

Oak Bluffs CPC Meeting
3/1/10
Oak Bluffs Town Library Meeting Room

Members Present: Stephen Durkee, Chairman, Alison Shaw, James Westervelt, Joan Hughes, Harvey Nancy Phillips,

*Arrived after vote for minutes approval.

Also Present: Adam Wilson, Zoning Administrator and Administrative Assistant to the CPC. Karen Achille & Selectman Ron DiOrio.

-The meeting began at 5:30 pm. Karen asked the committee about the master plan for the town's beaches. Joan said the plan is for beach nourishment that will have different components to it. Karen talked about the different beaches and what the recommended watershed survey was all about. Joan said the survey will help to finalize plans to do beach replenishment and to protect the beach area from water runoff. She described the location of the out flow pipes and figure out where it comes from in the town parks and how it can be mediated for the public's benefit and safety.

Karen asked how CPC projects get either recommended or denied. There was discussion on the recommendation process. Steve asked Karen where she thought the CPC's direction should go? Karen said the condition for the waterfront is the most important aspect that is a top priority. She said that Oak Bluffs is beautiful but the sidewalk and railings are dreadful. She said people who day trip walk around a lot so scenic beauty is essential.

Steve said that the downtown beaches were a priority for the committee from the get go.

-Ron gave thanks for the recommendation of 100K for the affordable housing trust. He said there are plans underway to use the 100K to buy a piece of property next to the library. The hope is to make it into rentals units. He said it is imperative to create rentals for the Town of Oak Bluffs. He thinks that the creation of town owned rental units will take the pressure off of the rental conversion process with D.C.R.H.A. He stated that without the IEH elderly rental units, the town's affordable housing stock is only 3% of all units in the town. Creating two units is a step in the right direction.

-Ron said there are additional dollars available through grants from the state. He stated that the old library conversion is on track and that a new foundation has been put in. He has hopes that the project will be done by the end of June and are pushing for occupancy July 1. There is a contract for a new pharmacy to get started by the 1st as well.

Steve asked what direction should the CPC go? Ron said that the CPA should be used for leverage for other dollars that can seed money for bigger projects. The Old Library Conversion Project is an example of getting ½ of the money from the state. He thought the bandstand should have gotten other dollars to make that renovation work. He said that the town can't afford to budget itself at the present rate. The town has to utilize itself to the fullest.

-Karen asked where matching funds come from? Nancy said there are state sources including the Department of Conservation & Recreation & federal parks assoc. that have matches. Karen said she is trying to create an endowment fund to help offset the costs of running the library and maintaining it as well as look for other matching resources to maintain the town's facilities.

-Nancy said the Parks department has created a non profit partnership so that people can make contributions towards the town's open spaces.

There was discussion on the lack of attendance at the meeting and how often the committee meets. Minutes from 1-11 were approved. Adam said the CPA article is on the warrant and the coalition bill has been paid.

The meeting adjourned at 6:05 pm.