

DRAFT
Oak Bluffs CPC Meeting
7/27/10
Oak Bluffs Town Building Department Office

Members Present: Stephen Durkee, Chairman, Alison Shaw, James Westervelt, Harvey Beth, Cheryll Sashin, Nancy Phillips, Charles Rock, Jevon Rego* & Joan Hughes*.

*Arrived after minutes approval.

Also Present: Adam Wilson, Zoning Administrator and Administrative Assistant to the CPC.
Ewell Hopkins, Director – Island Affordable Housing Fund
Minutes from prior meetings were motioned for approval.

The Committee voted 5 – 0 – 2 to accept the minutes from the 3/1 & 3/22 meetings.

-Committee members reviewed a project report prepared by Adam. The report showed the spending status of all the projects the town has approved in the last four years.

-Committee members discussed the work that had been done clearing out the Leonardo Property. Adam stated that he had spoken to Wastewater Manager Joe Alosso who confirmed that the Wastewater Commission had approved returning any CPA money spent so far on the “Penn Ballfield” if it was necessary in order to finish the recreational project to put playing fields on top of the leeching area used in the planned wastewater plant expansion. Nancy talked about the ongoing review of the site and problems with grinded metal filings that are still part of the total clean up of the area before the recreational landscaping can occur.

-Next was a review of the Library Conversion Project. There was talk about the money still not used for the completed project. Harvey said when all the final bills come in; all of the available money will be used up. A lottery was held for the apartments. Expected occupancy will be September 1st. James said the lottery has established the order of acceptance for families. No handicapped persons applied for the 2 bedroom unit. James said the pharmacy is already open 7 days a week.

-Ewell Hopkins spoke to the Committee about the Bradley Square affordable housing project. He said that the project is still pursuing financial support and it is hoped to start ground work in September. The plans have not changed. Harvey asked if there is an alternative strategy should the project not receive enough fundraising support to go forward. Ewell said by the end of September they’ll decide what option they’ll go with. Steve asked if IAHF is spearheading the fundraising effort. Ewell said the NAACP is also looking for a way to get into a position of having enough money so that the property’s mortgage can be eliminated.

-Nancy talked about the Ocean Park Bandstand project and the \$74K still in the account. She said the timeline for completion has changed because when it comes to historic rehabilitation, there has been a lot of unseen work added to make the restoration a success. She cited for the committee additional work projects that had to be added to the restoration because of issues dealing with rot and mold with present materials in the structure. She also pointed out that the principal contractors – the Dunkel Brothers - have not been available to do historic carpentry because their other business – selling spring water – keeps them very busy in the summer. She said the weathervane has become a real issue since the neighborhood community is very divided as to what design the wind directional sign should be. James asked if a weathervane is needed. Nancy says the people who live in Ocean Park have lived with a weathervane and want another one and are adamant about it. Nancy talked about other things needed to finish the project. Other materials and mechanicals are now needed so as to prevent the structure from once again rotting out. She discussed a pump that is housed within the bandstand used for the man made pond also needing to be replaced. The one being used at the moment is on loan from a landscape

contractor. She stated that because the entire site is historic and not just the bandstand, the project should be allowed to use all the available funds to rehabilitate everything. She said without the pump the water in the pond is unsafe. Nancy asked committee members if a new pump could be included in the costs to renovate the bandstand. Joan asked if the remaining funds are enough to get everything done. Nancy said yes. Jevon asked if the committee can be allowed to make decisions like this. Steve said the town voters have to decide. Nancy said the original application has a letter from the Park Commissioners requesting that as part of the total restoration, all electrical components shall be replaced. Alison said if it's in the scope of the project, go ahead and do it.

-Joan took up the next project review which was the repair of the collapsed beach wall. She said the repair is almost done and the remaining \$7K will be used for replanting. There was a short discussion on the existing fencing and how to get invasive species like poison ivy off of the embankment.

-The Historic Bradley Collection was discussed and the letter from the curator of the MV Museum stating that the projects finish should occur in March of 2011.

-Nancy talked about the Seaview Heritage Project and how the memorial fountain won't be worked on until after Labor Day. The clay brick bathroom restoration will also have to be done by June 2011 in order for the town to remain qualified for the matching grant from the state.

-Joan talked about the Shoreline Engineering Project. A review of what's been paid so far did not reflect several bills handed in that lower the overall dollar amount for the project's expenses to date. Joan said a lot of the engineering reports have been done and there is still some sediment transport issues that have to be worked out. She said that the overall plan is to have a beach management system in place that will work towards a ten year nourishment cycle that will keep the sand permanently on the town's beaches.

Joan said there was a meeting with Travis (Larsen, Town IT Manager), to get all the plans together and put them on the web site. She told committee members how different types of sediment transport can affect the harbor jetties. Conditions of the existing jetties were discussed. Joan said that refurbishment of the beaches will be the end result of DOT money being used to protect the state highway and the embankment that runs above it.

-Committee members talked about the town potentially buying a dredge and if it could be shared purchase with other towns that face east towards the water. Harvey and Joan talked about the beach management plan and how the SSA's dock is figured into it and how the existing timber groins can be used once again to build up the beach.

-Nancy talked about the Niantic Park project and the engineering plans needed to fix the flooding. She said there are still meetings going on with other engineering groups that will involve future billing so there is anticipation that the remaining \$2K will all be used up.

-Adam reported that he hadn't heard from the Church window group but that two payments have been made and \$8k remains as a final payment. Charles reported that he had gone by the church and could see that several of the windows appeared to have been rehabilitated.

-The Eastville Beach Project was discussed. Steve stated there was a letter from the beach committee and that they were working towards completing the project, including the installation of the canine waste receptacles. There was discussion on the amount of visitor usage of the beaches and the trash being left behind. Joan said there was work still being done trying to deal with invasive species. She reported that there are still permitting issues with projects trying to remove the weeds and plants.

-Nancy reported on the Niantic Pavilion and bids going out to do the work. She said the location will

remain the same and the preliminary bids all came in at the project's funded amount.

-Steve said there will be a joint meeting of the BOS & CPC August 10th @ 4 pm out at the Sailing Camp to review CPC projects. Steve said it will be a reception and not a meeting. There was discussion on how to make the meeting an appropriate venue for what the committee has done recommending projects for voter approval and how to get information to the public as to when the committee meets and how to obtain an application and other facts about the CPC.

-Next up was a discussion about the 10% allocation of funds for different categories. Adam gave a report to the committee on what projects have used the 10% allocation each year in the three CPA categories. Cheryll said there should be a more precise understanding of what's in the undesignated fund balance. She pointed out that far more than 10% is allocated, especially in the community housing and historic preservation categories. Harvey asked if in 2008 the 10% allocation that was not spent for open space would carry over until such time that it would be used for another project. There was agreement that any prior year's funds that were still part of the 10% requirement would be cumulatively added to the next year's appropriation. Harvey said that the statute was written so that a minimum of 10% would be allocated to each category but there is freedom for the town residents to choose the maximum choices on how the money can be spent. This led to a discussion about how the town can determine the priorities of how all the funds available in the CPA can be spent and how it doesn't necessarily have to be evenly divided among the three categories. Committee members talked about considering ways to bank some of the money available for future use.

-The committee talked about the spending of the fund in prior years. There was discussion on putting more funds into savings.

-James and Cheryll asked about current revenue and what wasn't spent in the new fiscal year. Adam showed on a report from the DOR that there was a state match of 204K but it wasn't used by the committee for the this year's recommendations. There was discussion on prior years having revenue left over and prior year's recommendations being more than what the reported revenue is. Harvey said the discussion should be deferred until there can be a meeting between M. Dutton and the treasurer as to the type of information the committee needs to make an accurate determination going forward on the total funding available to the CPC.

-Schedule of future meetings. The Committee decided that Mondays are a better time to meet and the downstairs meeting room was available the 2nd and 4th Mondays. The committee agreed that the next meeting will be September 27th @ 4:30 pm.

-Adam gave a report of the CPA Coalition meeting in Northhampton. He talked about SB 90 coming to a vote. He said the 1st round projected match would only be 30%, down from 48% from last year. He said the plenary session he got the most information from dealt with historical commissions seeking compliance for projects and how they can get designated. He gave Alison materials he obtained that give guidelines for historical acceptance of local town projects.

-Steve brought up the issue of chairmanship. Harvey motioned to nominate Steve to another year as chairman. Alison Seconded. Steve said he's happy to serve. The committee talked about the success of CPA projects, including the recently completed Noyes Building Conversion. By consensus the committee agreed to have Steve be chairman for another year.

There was talk about the process of getting a reconsideration of the CPC. There were also questions on the history of the town adoption and if there was a provision for senior exemption.

-Jevon said there should be more advertising to get more interest in the CPA and different types of project applications. He asked that administrative funds be used to advertise and drum up more

applications. The committee agreed to advertise 2 months in advance to request project applications from town residents. Adam said he'd advertise in both the middle of August and September for applications that have a deadline to be in by October 15th. Op Ed pieces were discussed adding value to CPC Projects.

-The Meeting adjourned @ 7:15 PM.