

Oak Bluffs CPC Meeting
12/02/2008
Oak Bluffs Library Selectmen's meeting room

Members Present: Stephen Durkee, Chairman. Peter Martell, Alison Shaw, Nancy Phillips, Cheryll Sashin, James Westervelt, Harvey Beth

The meeting began at 5:30 pm. The minutes from 11/18 were motioned for approval.

The Committee voted 6 – 0 -1 to approve the minutes.

-Stephen asked if everyone had the chance to review the job description for the administrative assistant tied in with Adam's job as Zoning Administrator. Cheryll asked how much input Steve had with the new job description. Steve said he left it up to the Town Administrator, the Personnel Board and the union to figure out how the jobs would merge together. He said he didn't feel right about dictating to them how the position should be paid for or how salaries get set aside.

-Cheryll stated she thought the AA's responsibilities should be dictated by the Committee's chairman. She asked how can the position change if not under the purview of the Chairman? Peter asked why there was discussion on this matter? He stated that the CPC's assistant is a paid employee supplied to the committee by the town for the committee's benefit. He said the committee does not have personnel requirements. Cheryll disagreed stating that the committee initially created a job description for the AA that has now been replaced by another one that committee members had no participation in creating. There was discussion about the committees separate powers from other town boards and the role the union plays with the AA position.

-James brought up the Planning Board's clerk and the part time role she plays for that committee. There was discussion on what would happen if the CPC was dissolved and how the job description would change. Harvey said a town employee was hired to do the AA job and that would continue whether or not it was the Zoning Administrator. If the Committee takes exception to that hiring practice then it would have to be an issue handled by the Personnel Board.

-Cheryll then took up the subject of pay for the position. She asked Steve if he had oversight in signing off on payroll for the position. Steve said he does it monthly. Cheryll said she has a need to know how the AA position gets paid. She said the salary compensation survey was done by the Zoning Administrator and she takes exception to some of the responsibilities because a new chairman down the road might want to take on some of the responsibilities that have been assigned in the recent job description. She stated she just wants more awareness as to what's going on with the CPC.

-There was more discussion on the payment process for the position. There was clarification that the position had been vetted by the personnel board and approved.

Next on the agenda was a meeting with the MVCMA and the project to restore the Tabernacle Clerestory. Bob Clermont, Craig Lowe and Bob Huss. Craig 1st thanked the committee for recommending the 100K allocation for the cupola project. He showed the before and after pictures of the cupola and how that project came to fruition. He said the restoration of the Tabernacle has been ongoing for 10 years. He said this year the project is to replace upper clerestory which has 48 windows. He said the structure has been around for 130 years and has been a continued resource for events not only to town residents but also for the island wide community. He listed the many events that take place there – graduations, fundraisers, children's programs and performances to name a few. He also pointed out that the Tabernacle is a major tourist destination. He said the goal is to spend 2 million so that the structure will be there for many generations to come. The project is scheduled to start the early part of 2009. He said the project is 500K and the request to the committee is 1/3rd of that amount or 170K.

-Peter asked about the window replacement. There was discussion on what had been restored to the structure in past years. Craig showed what they hoped to preserve and what needed total replacement.

-Alison asked if they had applied to other towns for similar CPC funding. Craig said Russ Dagnall had contacted other towns on the idea to seek funding and weren't encouraged to do so. They have been seeking grant money through groups looking to do historic preservation. Craig said their own capital campaign managed to raise 200K for the cupola work.

-Committee members discussed the amount requested as being 170K and not 500. There was discussion that the project might come back from bidding less than the projected amount. Stephen commended the group on the completed cupola project.

-The final project to replace the roof was talked about. Craig talked about work already done and how they've kept the existing roof secure and useable.

The next meeting was for the Seaview Heritage project. Rene Balter, Chairman of the Historical Commission presented to the committee pictures of the plan to preserve the red clay brick bathroom building. The pictures showed the difference the downtown area looked in the past and what it is today. The Old Tivoli building was discussed. She said the key to preserving the red brick building is because the roofline is the same as other rooflines built in the 1900's. She said it's a key architectural element. Rene said her commission looks at buildings not only for their age but people who may be associated with them and the architectural, political and social features they have directly related to the town. She said the building has been a landmark for about 75 years. It is the last remaining element of historical value for that landing area coming off the SSA wharf. She said the restoration and modernization of that building will be a tremendous asset to the town.

-Dave Caron, Board of Health Commissioner, spoke to the committee about the need for a rest room and facility that is user friendly and clean. He read correspondence from a tourist complaining about the cleanliness of the bathroom. He compared it to run down facilities he had seen in Russia. Dave said that it's letters like that that prompt the BOH to seek this type of funding to fix the town's bathrooms. There was discussion about the general state of all the restroom facilities in town and how much they get used. There was talk of their use for people to change clothes.

-Nancy talked about options for finding a solution to the problem. She said historical preservation + ADA access will require lifting the building up or excavating around it. Lifting it will reduce frost problems. She said the project could dovetail in with the fishing pier that's being planned.

-Peter asked if the funding is in place for the pier. Cheryll asked how does a handicap ramp affect access. Nancy said a ramp going down potentially could flood the building. There was discussion about how out of code the current structure is.

-Peter asked why keep a building that is too small for today's public demands. Nancy said because it's on a coastal bank it requires more than a local permit to either work on or replace. There was discussion about how Tisbury brought their bathrooms into compliance.

-Dave Wilson spoke next about plans to preserve the civil war memorial statue. He said a volunteer group in 2001 75K was raised to help bring back the statue to a restored condition. He said the statue needs to be repainted and some conditioning for rust prevention. The request is for 10K to do the work. Cheryll asked why doesn't the same group who raised money the 1st time around work again to raise the 10K. Dave said he was the chair of that group and doesn't think he'll get the same support the 2nd time around. He said private funding will not be available. There was talk about the funds available in the Parks Department budget for manpower of its facilities. Revenues the parks receive were also discussed.

-Nancy said there is a match from the federal land/water conservation fund of almost 300K. She said she needs the entire amount matched with CPC funds in order for the grant to go through. Peter stated there might be other ways to secure the funds without needing all of it coming from the CPA. Cheryll asked if the project's total cost is 600K. Nancy stated the highway department might be able to budget for the engineering part and pointed out what exactly the money requested could accomplish.

-Stephen asked if the drinking fountains in the statue will ever work. Dave said the plumbing is there but there is no place for the water to go. He said there are also legal issues about the water being clean to drink.

Nancy moved on to the Niantic Park project. Peter said she should withdraw the project until next year – there's no money for it. Nancy said she revised the project to be only for 80K. She explained the picnic pavilion needs to be preserved. Built in 1947, Dave Wilson said there were many gazebo-type structures used for music and public gatherings. He talked about the age of the structure and the many uses it can be used for the public. He said there are architectural elements of the pavilion that could be tied into its historical use for that park area.

Nancy asked committee members to look at the Newton decision. She referenced the definition that allows preservation as protection of real property from destruction but not for maintenance. **She quoted from the decision, "The other purpose for which CPA funds may be used is for the *preservation* of land for recreational use or for the *rehabilitation* or *restoration* of land for recreational use. "Preservation" is defined very narrowly in paragraph 2 of the CPA as the 'protection of personal or real property from injury, harm or destruction, but not including maintenance.'"** She showed pictures of road water runoff from the different roads around the park. Nancy contends that the area is unusable for recreation and needs to be brought back through CPA funds. She says a survey of the whole park is needed along with grading and drainage so the park can be preserved as open space.

-James and Nancy discussed whether or not the request can fall under recreation. She wants the pictures to go to counsel as part of their review.

-Peter thought the proposal really falls under maintenance of the park. Nancy disagreed. Discussion about counsel vetting the projects was discussed.

-Nancy was thanked for all her hard work on the projects presented.

The next review was for Eastville Beach's restoration project. Members of the committee introduced themselves and talked about the beach located by the drawbridge. It's a beach that has been neglected and now this ad hoc committee has been formed to restore it and keep it environmentally friendly. A site plan was shown indicating what parts of the beach are owned by the two towns. 55% of the area is owned by OB, 10% by Tisbury and the rest by the County. The project has a lot of support from various organizations. The request is for \$30k which will be split between the two towns.

-In the summery of how the money will be spent, an info kiosk will be built so that information about regulations and birding can be displayed. There is also a need for bike racks. Another portion of the money will be for clearing shrubbery and invasive plants and re-fencing. As site survey would be needed by a survey engineer. The parking lot would be re-graded after the clean up and a picnic area would be created. There would be an analysis done to establish a beach management plan for the future. Peter asked about the lots the town owns and it was shown that they are just overgrown areas with trees.

At this point the tape ended and was not turned over so any further comments on the last part of the meeting would be welcomed.

The meeting ended at...?