

Oak Bluffs CPC Meeting
10/21/2008
Oak Bluffs Library 2nd floor conference room

Members Present: Stephen Durkee, Chairman. Alison Shaw, Peter Martell, Nancy Phillips, Charles Rock (via phone), Cheryll Sashin, Joan Hughes, James Westervelt.
Also present: Selectman Ron DiOrio.

The meeting began at 5:30pm. Minutes from 9/9 were motioned for approval.

The Committee voted 8 – 0 to approve the minutes from September 9th.

-James asked if there was any response to projects assumed completed. Adam said the Committee had letters from the highway department saying the Hartford Park project was done and the Vineyard Museum saying the East Chop Lighthouse project was complete. Adam said he talked to Paul Manzi and was told the remaining money did not need a town vote in order to have the money returned to the CPC general fund.

-Ron spoke to the committee that there was a proposal from the Affordable Housing Committee for \$226K for the library conversion project. He reported that the project was in receipt of a \$453K grant from the state and so the project will have an \$850K price tag but will bring a return to the town of \$50 – 55K per year. He also told the Committee that there is a petition submitted to rescind the CPC \$400K allocation for Bradley Square. He said the petition did not garnish 200 signatures so the town doesn't have to deal with it until the next scheduled town meeting which at this point in time will be next April. There was discussion about how the application seems to be going and why the petition exists in the 1st place. Ron reported there is also a petition supporting the affordable housing project. Committee members talked about the different concerns raised by opponents about the project.

-Adam asked about the next meeting being on Election Day. James said he and Harvey won't be at the 11/4 meeting. The committee couldn't meet the following week because it is a national holiday. Adam said he and Steve would determine when the committee would meet next.

Adam gave the letters to Steve for the projects completed. He reported that on the matter of the Enhanced Septic Incentive project he had not heard back from Shellfish Warden Dave Grunden on its status. Cheryll and Joan stated the project has run into a snag because the bank that originally supported the loan aspect has merged with another bank and they no longer support the loaning program that ties in with the project.

-Nancy asked what's the process for looking at the applications. Steve said this is the most applications the committee has received in any one year. Alison said each one should be reviewed and to decide which ones to invite for a formal presentation. Steve said there is 2.5 million in requests and only 750K in available revenue. Steve broke down the requests to be 736K for housing, 725k for open space and historic preservation is over one million.

-Peter made a motion that the funding request for the Tabernacle be turned down. No one seconded.
There was discussion about how the revenue would be allocated to each category. Steve asked that the committee for now to just look at each project informally without making any judgments. Adam reported that the money available for '09 is \$400,904 from the 3% surcharge, \$271,093 from the state's 1st round match and \$78,875 from the 2nd round totaling \$750,872.

-Cheryll asked if there is any revenue left over from the previous year. Adam said there was money coming back from the finished projects as well as left over administrative expense funds. Adam said there is also interest from the revenue sitting in project accounts but not spent yet. Adam estimated there's \$30k more to perhaps work with. He talked about the 10% allocation needed for the three categories and 20K again being allocated for administrative expenses.

-Joan asked what to do about the funded projects that are not moving forward? Cheryl said as long as it's in the Town's account and earning interest, it's fine. Committee Members discussed the desire for the more visible approved projects come to fruition.

The Committee reviewed the applications received and determined the following:

-Tabernacle Clerestory Renovation is a historic preservation project and should be further reviewed. Questions arose on whether they approached other CPC for money since the structure is used by all on the Vineyard;

-Sail MV Work Vessel. Cheryl said that they applied for CPC funds last year in Tisbury and although somewhat controversial, did get an appropriation. Joan said the work vessels would replace the whalers that work in the lagoon and are based at the Sailing Camp. Steve asked if the acquisition of two wooden boats is historic preservation? Joan said the boats are part of the heritage of work boats that plied the local waters. Alison said Tisbury did vote it as a historic preservation project. The Committee tabled the application for the present time.

-Shearer Cottage. Alison asked if funding can go to a private homeowner. Peter thought you could as long as the structure is historically significant. He talked about the home being an African-American guest house for many years. But he objected because the residence is being used as a business so it should find its own funding for repairs. Alison agreed. By consensus the Committee did not want to further review this application.

-Seaview Heritage. Peter had concerns on allocating money for the restoration of the Seaview Avenue Extension bathrooms because A, they're too small and B, handicap access will be cost prohibitive. He feels the structure holds no historic value to the town. Joan said it meets the criteria for both historic preservation and open space/recreation. Cheryl said the project qualifies but may need to concentrate on one aspect instead of four. By consensus the Committee would further review the project.

Stephen asked if the committee should have a public input session prior to them making their recommendations? There was discussion about the role of the CPC and how the towns vote for the projects. James said other towns have had public hearings a month before town meeting so that their recommendations could be commented upon. He said that even though committee has had one of these sessions and no one has showed, they still need to be done each year.

-Niantic Park. The project does qualify as open space/recreation. Nancy said parts of the park are historic as well. Committee members discussed the Newton lawsuit and how it might prevent this project from going forward. It was debated that because the park wasn't acquired with CPC money, funding for rehabilitation and/or maintenance is not allowed. Creation of a new b-ball court vs. replacing one that's there was discussed. James said you can preserve things but not propose maintenance. Alison said that there maybe aspects within the proposal that don't have to apply to the Newton case. By consensus the Committee wanted to further review this project.

Hartford Park and its rehabilitation was discussed. Neighbors to Niantic Park that might object to the proposal also were talked about.

-Eastville Beach Rehab. It qualifies as an open space/recreation project. James said if Tisbury shares the expense it would be worthwhile. Joan said they'll need conservation permits to do everything but the idea is to create a reasonable sanctuary for the birds. Committee members thought the price tag (15K) was very reasonable. By consensus the Committee wanted to further review this project.

-Old Fire Truck Preservation. Adam said he had heard the applicant has already raised the money to do the project. Peter said he knows that a lot of donations have already come in. Adam said it's an odd request to ask for the money to build the structure that will preserve the old truck. By consensus the Committee wanted to further review this project.

-Town of OB records preservation. Adam said the 38K request comes from a quote from a specific vendor. Cheryl said it for the old records dating back to the 1800's, some of which are collecting mold in the old town hall. It is historic preservation of town history. Joan said it would be giving something back to the town. By consensus the Committee wanted to further review this project.

-Window replacement at Trinity Methodist Chapel. Members said it does qualify under historic preservation. It's in the same category as the Tabernacle Cupola restoration. Peter said the church is in imminent danger of closing. Not enough Methodists around anymore. 64K price tag. By consensus the Committee wanted to further review this project.

-Circuit Ave restoration. Replacing the brick tree pot holders. Members questioned the historic preservation aspect. James said it doesn't fit the category. Isn't it a beautification project? Cheryll said brick sidewalks would be more historic than this proposal. By consensus the Committee did not want to further review this project feeling it does not qualify in any CPA category.

-Shoreline Drainage. Joan said let it pass until the next meeting. Cheryll said it looks like a project for the highway and/or Parks Department to handle. Because there was more info needed and was ok'd to be provided at a later date, By consensus the Committee wanted to further review this project.

-Monitoring for Invasive Plants. Joan and Alison questioned the appropriateness of the application coming from someone's business. Joan said once the inventory is done, what do you do with it? Is it an open space project? Adam asked if the project qualifies under open space as an acquisition, creation and preservation of open space. Alison said if a Town Board had requested this study fine but there's no provision for any follow through. It should have been channeled through the Parks Department. By consensus the Committee did not want to further review this project feeling it does not qualify in the CPA category.

-DCRHA Rental Assistance. Members said it qualifies for community housing. There was discussion on how the program has worked with funding the past two years. Alison said Harvey could better explain the program's capability. By consensus the Committee wanted to further review this project.

-The Oak Bluffs Fund. There was discussion about the Town's past attempt to establish its own fund for community housing projects. James said the MVC has encouraged each town to establish its own trust fund. The thought was raised that if every town did have its own fund, would the IAHF become obsolete? The idea is that the fund would only be available for Oak Bluffs use. James said there will be another attempt by the Town's Affordable Housing Committee in April to establish a town trust fund. There was discussion about the remaining money in the Resident Homesite Committee account going into the trust fund. Stephen asked if the proposal qualified under community housing. Everyone agreed. By consensus the Committee wanted to further review this project..

-The Helm Home Loan. Members questioned the application being presented to the Committee last year and being denied. Cheryll said the proposal talks about an opportunity lost despite the recent million dollar fundraiser the IAHF had. Alison said it's not for Oak Bluffs. Adam said that similar to last year the proposal does not satisfy the Committee's desire to offer projects of high visibility; showing town residents' tangible signs of how their tax dollars are being spent. The request also does not satisfy the Committee's criteria to recommend projects that serve multiple needs and populations and address more than one focus area of the CPA. By consensus the Committee did not want to further review this project.

-Shoreline Restoration Engineering Surveys. Joan said the project is an overview to help with the wealth and well being of the entire shoreline. The application will be an overview study that other agencies will be able to use the info for town purposes. The "umbrella" survey will produce a permit that can be more encompassing in looking for other grants and supportive money. Members agreed it qualifies as an open space project. By consensus the Committee wanted to further review this project.

-Town Hall Improvements. Alison questioned the applicability of the project being historic preservation when it asks to renovate a 1950's elementary school and make it look Victorian? James said that if the building across the street is reacquired, how do you make this building match that one?

Committee Members did not feel the proposal qualified as historic preservation. Chuck said historic designation with the National Park Service begins at 50 years. Alison said the goal is bringing the building back to being Victorian and it never was in the 1st place. This isn't a restoration.

By consensus the Committee did not want to further review this project.

-Fuel Assistance. Peter talked to the Committee about how fuel assistance has to be found on the local level because state and federal assistance has no money. His concern is the threshold for annual income

is so high and the paperwork needed to qualify is prohibitive. The Council on Aging keeps track of who is in need among seniors but with today's financial woes, there won't be any money for fuel assistance. He did say the federal government has allocated money to the state but no one knows who will end up qualifying. He said if there could be a 25K allocation, he would find a way to coordinate it through the C o A to distribute those in need. Alison asked where it qualifies, Peter said under community housing. Peter said Adam would coordinate payments working with the C o A.

-Alison asked to put the application on hold until it is completely filled out. James said how did this work if the money is not available until next July?

By consensus the Committee wanted to further review this project.

The meeting adjourned at 7 pm.