

Oak Bluffs CPC Meeting  
03/18/2008  
Oak Bluffs Library 2<sup>nd</sup> floor conference room

Members Present: Stephen Durkee, Chairman. Alison Shaw, Peter Martell, Joan Hughes, James Westervelt, Harvey Beth, Charles Rock, Cheryll Sashin\*.

\*Arrived after the vote for minute's approval.

Also Present: Sam Berlow, Friends of Little League  
Rich Combra, Park Department. Selectman Ron DiOrio.

The meeting began at 3:05 am.

Minutes from the 3-4 and 3-14 meetings were reviewed. A motion was made and seconded to approve the minutes from the March 4<sup>th</sup> meeting.

**The Committee voted 5 – 0 – 2 to approve the minutes from March 4<sup>th</sup>.**

A motion was made and seconded to approve the minutes from the March 15<sup>th</sup> meeting.

**The Committee voted 5 – 0 – 2 to approve the minutes from March 14<sup>th</sup>.**

1<sup>st</sup> to speak to the Committee was Sam Berlow from Little League. Adam handed out the League's application to build a new recreational area on the land the town had bought from the Leonardo's. Sam said this had become an alternative sight from the original plan to have two fields at Veira Park. Sam said that the MVC had asked him to look at it as an alternative sight not only for Little League but also to relocate other recreational assets, like the Niantic Park basketball court, out to a less densely populated area. Sam told Committee Members that if the 200K allocation was transferred to Leonardo it would go towards building two fields and a proposed parking lot area.

-Charles asked what was currently around the Leonardo property. Sam showed where the landfill and wastewater facilities were as well as residential lots that had foundations in place and other empty lots that are meant for affordable housing. Richie added that the few homes that were close to the property were much further away than the residences that bordered Veira. Ron also added that the affordable housing lots probably wouldn't be used because their proximity to the landfill makes them decisively unattractive.

-Harvey asked if the neighbors are aware of the proposed plan to build a recreational facility on this property. Richie said there hasn't been a public meeting yet but it was planned. Harvey stated that although it's a small group of neighbors, they still should be reached out to so they are aware of what's coming down the pipeline. Harvey also asked about fencing. Sam said the property is well isolated from the public roads and the neighbors.

-Ron stated that if any further CPC money is needed for this project, it should come from other towns since this facility will be used by kids throughout the island. Sam said he hopes that private funding will pay for any costs additional to the baseball fields.

-Alison asked if Veira will still be used. Sam said it would be as island wide the demand for fields for boys and girls baseball and softball play outweighs supply.

-Richie said the goal would be to get the two fields and parking lot in place 1<sup>st</sup> and then work on the other aspects of the facility. He said the new site is better situated for that part of the town that has more year round residents.

-James asked about the CPA rules for building this type of recreational facility on town owned land. Harvey thought the take on CPA spending was that it couldn't be to renovate or rehabilitate existing fields but could create new fields or facilities. He said Town Counsel should make a determination on the idea before it goes any further.

-Alison asked Ron how he felt about the project. He personally thought it would be great for the town but with it being used by everyone on the island hoped that other funding sources would be available island wide to offset its overall cost.

-Richie said he would try to plan for a public meeting to alert the neighbors before town meeting.

-Sam talked about how access would be from Pennsylvania via County Road. Alison said the space would be filled up for recreation but could grow with the additional lots around the property. Ron confirmed that the property is town owned and bought with a broad interpretation as to what it would be used for. Richie said the town would maintain ownership but if it did create playing fields the Parks Department would oversee the maintenance.

Committee members discussed the lots that were part of the resident home site plan and if they could be used for expansion of the overall area.

-Adam asked Sam what the 200K transfer of money would pay for. Sam said the two fields and parking would cover the current funding. He also said that the new plan is more than what Little League wants and that overall the project will belong more to the town than to Friends of Little League.

Richie said the Highway Department will be doing the clearing of the land and infrastructure related to road access and irrigation.

Peter made a motion to have the CPC recommend rescinding the 200K allocation for recreation fields at Veira Park and having the ball fields created at the Leonardo Property instead. Joan seconded.

**The Committee voted 8 – 0 to rescind the 200K allocation for Veira Park and reallocating the same funds for the proposed project at the Leonardo Property.**

Charles gave a report on his work to create signs for the CPC for funded projects around town. He showed sketches of signs that have been created by Melissa Patterson from “All About Signs.” The sketches were shown with four alternative sizes (10 X 12”, 15 X 18, 20 X 24, and 24 X 48). Members discussed what size the signs would be in relation to how they would appear from the road with certain projects. Charles said the projected cost for all the signs would be around 2,000 dollars.

There was a short discussion on how the signs would be attached to a structure and how they would be made so that they could stand alone. The Committee went back and forth as to how many are needed.

The Committee, by consensus, agreed to purchase 8 signs. 4 would be 15 X 18 and 4 that would be 20 X 24.

-Adam handed out copies of the letter the CPC would be mailing to the voters + the warrant for the CPC. He talked about the FinCom had changed its vote to not recommend the Cupola restoration project for the Tabernacle. Committee Members discussed how the letter and the warrant would get out to the voters. Peter asked for a 1,500 allocation so that the reading materials can get to all the head of households. Adam showed that the letter included the recent vote to add the Pay Beach restoration and passed out what the warrant will look like for the annual meeting.

-Joan talked to the Committee about the controversy the ConCom has in its request for matching funds for the seawall restoration. She said the Conservation Commission is working under state and federal guidelines to obtain funding through engineering studies so that the beach’s embankment system can be repaired properly. She went through the history of what the commission already has in place for funding for the whole waterfront town owned property. She says the Beach to Boardwalk Task Force has a different agenda based on what they want to do with recreational areas affiliated with the beaches and what ConCom is trying to deal with in bringing an emergency repair to fruition. Members discussed how communication between the two groups has not been a two way street and how the master plan for the beach rehabilitation should not go in two different directions.

The meeting adjourned at 4:15pm.