

Oak Bluffs CPC Meeting  
03/04/2008  
Oak Bluffs Library 2<sup>nd</sup> floor conference room

Members Present: James Westervelt, Acting Chairman. Cheryll Sashin\*, Harvey Beth, Mike Marchant, Joan Hughes, Charles Rock.

\*Arrived after vote for minute approval.

Also Present: Adam Wilson, Zoning Administrator and Administrative Assistant to the CPC.

The meeting began at 10:05 am. Minutes from the 2/19 meeting were reviewed.

Motion was made and seconded to approve the minutes.

**The Board voted 4 -0 - 1 to approve the minutes from February 19<sup>th</sup>.**

Committee members discussed meetings in March and April. They decided that the regular morning meeting scheduled for 3/18 should be at 3pm instead of 10 am. Adam said he would contact all members to find out if there were strong objections to the change.

Committee talked about meeting after Town Meeting April 8<sup>th</sup>. The 15<sup>th</sup> was scheduled for the next meeting. The Committee decided not to meet April 1<sup>st</sup>.

-Charles talked about the CPC signs. He told the Committee he left several messages to M. Silva but never hear back. He is now in touch with M. Patterson with "About Signs" in West Tisbury to do the requested work. Committee members discussed the size and number of signs to be made and the status they will have in regards to the town's by-laws.

Next on the agenda was a discussion about revenue available for the recommended projects. Harvey first talked about the interest generated in the account and how it is assigned to the designated categories. He discussed the 12K in interest available in the general fund.

Harvey passed out a work sheet from the accountant's office. He pointed out that the CPC's warrant article needs to have the 10% appropriation for open space even though there are no recommended projects this year for that category. He talked about revenue that has been put aside for already approved projects and what has been spent for administrative costs and what balance remains.

The spreadsheet indicated that there was enough money in the fund for all of this year's recommended projects + the 10% allocation for open space. Harvey thought there was a remaining margin of 30K in the account. He pointed out that the warrant article did not have that line item in it and should the Committee like prior years simply recommend the 5% allowed. Adam stated that he submitted a budget for 20K in administrative expenses that had been approved by the Committee. He also talked about what amount of money remained in the current administrative budget. Harvey and Adam went over the numbers and came to a conclusion that there probably wasn't enough to fund a 5% allocation for administrative expenses but there would be at least 30K in revenue should the administrative budget need it.

-Harvey asked about the interest and where it goes with the CPA account. He also discussed decreasing revenue, both in interest and matching funds from the state. He said he thought that after this round of recommendations there should be policy created about how money can be saved for a rainy day.

Charles asked about how the funding gets approved at the state level. Harvey said that after five years the state can vote, and has voted to lower the matching rate. James added that many of the larger cities in Massachusetts never adopted a CPA and will vote to reduce tax shared money since they aren't the beneficiaries of them in the first place.

- Harvey said he thought that after this round of recommendations there should be policy created about how money can be saved in the CPA for a rainy day.

-The Committee talked about how the CPC warrant will be received at Town Meeting while discussions of overrides and tax hikes will dominate the meeting's agenda.

-Cheryll handed a balance statement for the checking account for the CPC funds the town has. There was a short discussion on how much interest there actually is between what the town has in its checking account and what the state has in investments.

-Harvey suggested a change in the warrant article to include the 10% appropriation for open space and a 30K allocation for administrative expenses. Adam talked about the way the town first draws from the 10% reserves for an approved project until it is depleted and then commits the remaining amount needed for the project from the general fund.

-Harvey motioned to change the proposed warrant article to include the 10% amount for open space and include a 20K line item for administrative expenses. Mike seconded.

**The Committee voted 6 – 0 to approve the changes in the CPC warrant.**

Joan asked who was going to speak on behalf of the CPC at Town Meeting. Adam said he planned to but would mail a letter to every head of household prior to the meeting hoping to fully explain the CPA and what the Committee is recommending and why.

-Adam said he would try to pull the preservation plan together before the planned public meeting March 18<sup>th</sup>. Mike said most info for the Parks Department is available from Nicole Morey. James said the Planning Board's master plan would still have a lot of info despite being 10 years old.

-Harvey talked to the Committee about tax credits for the Bradley Square Project. He reported that most tax credit money is used for rental projects and not ownership, which B-Square is. He also said the project is too small and most credits run for much larger projects. Charles spoke about his conversation with P. Jordi of IHT and how credits can be used based on certain types of situations or if the project can't get the sales it needs and has to refer to rentals instead. Harvey hoped that by the time the project is completed, the market will have rebounded enough in order to achieve sales projections.

The meeting concluded on that note at 11:05 am.