

Oak Bluffs CPC Meeting
02/19/08
Oak Bluffs Library 2nd floor conference room

Members Present: Stephen Durkee, Chairman. Cheryll Sashin, Harvey Beth, James Westervelt, Peter Martell, Charles Rock (via cell phone).

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

The meeting began at 10:05 am. Minutes from the 1/08 meeting were reviewed.

Motion was made and seconded to approve the minutes.

The Board voted 6 - 0 to approve the minutes from January 8th.

-The first issue discussed was with Charles about where the Committee stood with creating signs that promote CPC funded projects. Charles said he had difficulty getting together with Alison to move forward with sign creation. The group talked about the sign the town of Concord created for its projects and consensually agreed that it would copy that design. There was discussion about hiring Maynard Silva to do them. Charles was instructed to get quotes from several island sign makers for 5 – 9 signs in different sizes.

-Sam Berlow from Friends of Little League spoke to the Committee next. He told the Committee that he was instructed by the MV Commission to look into alternative sites for the Viera ball field project that is under DRI review. His group is looking onto the Leonardo Property, which the town has acquired next to the wastewater facility, as an alternative site for both a baseball and other recreation type field. He cited several problems affiliated with the existing project that would be alleviated if the little league field were to be moved: more land, less parking issues were mentioned. He said that FoLL was pursuing this idea with the town and the Parks Department.

-There was discussion as to who owned the land and what was going on with property development. It was understood that the land had been bought so that in the future leeching space would be available. James asked about ownership of the land. Sam said the town has to turn it over to the Parks Department. Peter questioned why have it designated? James also talked about the need for municipal parking and how it might be used for that as well. There was discussion of other lots that are town owned and for resident homesite and how they are factored in to the total area.

-Stephen talked about the logistics of creating warrants to get the 200K transferred to the new site. Harvey talked to the Committee about how the committee could recommend the land use once it has been determined who owns the property and who could have access to it. Committee Members agreed they could recommend rescinding the appropriation if town officials agree that the alternative site can be used for recreational fields.

Cheryll asked that there be more information on what will be proposed and a statement from Wastewater as to what they perceive using the property for down the road.

-Adam asked if the DRI process continues if the project is moved. Committee members said if there is a parking lot issue and traffic, they may still consider it a DRI. Sam said he would talk to M. Dutton on the approval of the move and get back to the Committee.

-Adam talked with Committee Members about generating a preservation plan according to guidelines in the CPA Act. He handed out different parts of the plan to representatives from different departments. He asked if a paper can be put together and presented in a public hearing along with the recommended funding projects. Harvey stated that the plan should be brought to the attention of staff at the MVC since they have a lot of background information that would be helpful for the report. Adam mentioned people he has already contacted for the report and asked if Members can help him get more.

There was a general discussion as to what should be in the plan as far as goals and objectives for the various areas the CPA designates money for. Open Space was central in the discussion on what type of goal(s) the CPC should have for open space. Committee Members talked at length about the amount of land that is tax exempt.

-Adam asked if there can be a public hearing on the plan and tie it in with the projects being recommended. The Committee talked about having the hearing in March.

-Adam handed out a proposed warrant article for the Committee to review. The Committee briefly discussed the recommending process and Adam added he hoped to draft another report of the recommended projects to be mailed to voters prior to Town Meeting. Peter said he would find a way to print the mailing labels. Questions arose about the dollar amounts and how the funds would be held in reserve and if there was enough to recommend.

Committee Members talked about the different money allocations. Adam talked about the 10% going into the reserve for Open Space and can't be used because there are no applications for either open space and/or recreation projects. Peter asked for total amounts that can be spent and what was left over from the previous year. There was some confusion as to what was actually available to be spent for the recommended projects and what could be allowed for administrative costs and what was left over. Adam asked if the Town's financial team could address the total funds available. Harvey said he would follow up with K. Gomez & P. Manzi on the financial reporting to the CPC. Cheryl asked that there be a full report on how the Committee spends all its money. Adam said he could generate that report since he has been paying the bills for projects already approved and has kept track of administrative expenses.

-On the agenda was the subject of changing the pay structure for Adam so that half his salary would be paid out of CPC administrative fees. Stephen wanted Michael to discuss the budget proposal and asked the Committee to hold off until the Town Administrator could come to the meeting.

-Committee Members discussed when to have a public meeting. March 18th was designated as the day to have the public hearing. Members agreed to meet that morning at 10am and again at 4pm in the Town Hall Conference Room for the public hearing. The Committee stated that they still wanted to meet on March 4th as well.

-Charles asked that agendas be created prior to scheduled meetings. He also brought up the subject of the Bradley Square project not pursuing tax credits in its financing strategy. Harvey said he would put Charles in touch with the project's management team to find out why they are not pursuing that alternative financial strategy.

The Committee adjourned at 11:15 am.