

Oak Bluffs CPC Meeting  
12/4/06  
Oak Bluffs Library 2<sup>nd</sup> floor conference room

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

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

The meeting began at 10:05 am. Minutes from the 11/20 meeting were reviewed.

Motion was made and seconded to approve the minutes.

**The Board voted 9 - 0 to approve the minutes from November 20<sup>th</sup>.**

1st on the agenda was the Bradley Church/Denniston collection preservation. Peter asked Alison, who represents the historical society to the CPC what's the value of the materials still in side the Denniston church. Alison said there are volumes of information and artifacts remaining in the residence and the Vineyard Museum hopes to uncover a lot of information not only about the Bradleys and the Dennistons but also about the time period of the Vineyard as well. Cheryll asked about what comes with the budgeted cost. Alison said its man hours plus special materials used for safekeeping storage plus expertise in deciphering all the documents. Both Harvey and Alison talked about how the house will end up having an area where the historical documents will be displayed. Stephen talked about how the project falls in line with the CPC's vision of preserving our heritage and satisfies the Committee's criteria of recommending the project because it will be of high visibility once it's done. Harvey made a motion to recommend the amount of 25 K proposed for the collection preservation. James seconded. In the discussion Mike talked about all the projected costs for the Bradley Square project and thought there should be more an effort from the museum to pay for it and more volunteers for the research instead of requesting such a high dollar amount. Harvey said there is a big cost in the materials needed to properly preserve documents. Alison said there are already a number of volunteers working on the Bradley Square project, she being one of them. Cheryll talked about the issue of accountability. How does the Committee know how the money gets spent for what.

-There was a discussion about how all the projects could get funding. Joan talked about the two engineering projects that were not before the CPC at the present time. There was another discussion about the total amount of money available for recommendation.

**The Board voted 6 – 2 – 1 to recommend the funding request of 25K for the Denniston/Bardley Family Collection.**

Next on the agenda was the request for 400K for the Bradley Square community housing project sent in by the town's Affordable Housing Committee. Harvey talked about the project taking over a year and to consider the idea of bonding the project so that CPA funds can be used over a longer time period. He told members that if they thought the amount was too much perhaps through bonding it could be spread out over two or three years.

-Peter talked about the zoning problems the project has. He also asked about potential commercial use the project might have since half of the lot is commercially zoned. He also said the Commission will also be involved that could delay it by years.

-Alison said the team designing the project feels they could break ground next spring. James talked about the various town departments that have reviewed the project and are on board. Peter asked how the whole project would be paid for. Harvey talked about the different funding efforts that are going forward to offset the shortfall in total cost projections. Alison talked about how many units would be sold as affordable and what would be at market rate. She said that the proposal is to have two units at market rate and that sale would offset the gap in the total projected cost.

-Mike stated he liked the project specifically because it would make that part of town much more attractive than what it currently is. But in the end it's going to cost more. He talked about the viability

of selling units for such a high price in a time when the real estate market is down. Joan supports the project but said she has concerns about public money being given to an organization that only uses one contractor whose building costs are astronomically high. Peter also expressed the same concern. Joan and Peter talked about how different manufacturers use materials that provides cost savings for projects that avoids cost overruns.

Harvey said perhaps the committee handling the project should meet with the CPC over the concerns they still have. After that there was a lengthy discussion from Committee Members about representing various groups, committees and town departments for the CPC and being able to vote on projects they were representative of. Most members felt comfortable being able to vote recommended funding for projects they were affiliated with. Harvey said he'd wait until Adam had the chance to confirm with the State Ethics Commission what, if any, disclosure(s) were needed so as to not create a conflict of interest.

-Committee members deferred voting to recommend the proposed amount and asked that a letter be sent to the AHC stating the questions they still had about the project and to follow up with another meeting on the proposal January 8<sup>th</sup>.

Concerns of the Committee:

- 1.) Allocation of any funds before official community review hasn't even started: (Permit applications to the Building Department; referral to the Commission; Zoning Board Review as a friendly 40B).
- 2.) # of units at market rate v. remaining # at affordable housing rate. (projected \$ sales of all 13 units in the project.
- 3.) Project bidding. 30B or only one contractor. If only one contractor then the Committee would like to see a breakdown of proposed construction costs.
- 4.) What are the other sources of funds the AHC will be looking at to cover the total cost of the project.
- 5.) Do the income limitations for the affordable units match the CPA guidelines for community housing projects?
- 6.) How much of the requested 400K is for historic preservation and how much will be dedicated for community housing.

-Alison told Committee Members there was a public meeting about the Bradley Project on Monday, December 10<sup>th</sup>. Adam said he'd have the letter ready to give to Ron Diorio before that meeting.

Next on the agenda was the Helm Home loan. Harvey said it provides additional monies for people in need to obtain mortgages. He said it helps people to be able to pay money back over time.

Mike said it's not the business of giving taxpayers' money to people so they can borrow more on discounted land and buildings in the 1<sup>st</sup> place.

-Alison said there's no high visibility return for the Committee. Charles said feels like another subprime lending program which he didn't favor.

Peter made a motion not to recommend the 50K requested allocation, Mike seconded.

**The Board voted 8 – 1 not to recommend the 50K request for the IAHF's Helm Home Loan Program.**

Next on the agenda was the Parks Department request for 200K to renovate the Ocean Park Bandstand.

Peter motioned to recommend the 200K. Alison seconded.

Mike said it's the signature landmark of the town. Committee members all agreed the structure was in serious need of repair. There was a discussion about the costs being spread out over two years. Joan said the costs bear out in terms of what complete restoration + installation of handicap lift will cost. Joan said it's a high visibility project that preserves the town's heritage. When it's done it will be more functional than ever for community events, weddings and other uses.

**The Committee voted 9 – 0 to recommend 200K for the renovation of the Ocean Park Bandstand.**

Next on the agenda was the 24K request for the Old Library conversion.

-Committee Members talked about what had been committed so far towards the renovation. Peter 1<sup>st</sup> asked if the state had approved the 125K allocation for each of the units proposed. Harvey said they'll know in February. Peter then asked where the money is relating to the proposed commercial space. Harvey said that would come from the lessee. Mike said he thought if the grant money does not come through, the plan for the building should change and it should be demolished and replaced. Peter agreed. Committee members talked about the current structural integrity of the Old Library.

Peter made a motion to recommend the requested 24K. Joan seconded.

**The Committee voted 8 – 0 – 1 to recommend the 24K for the library project.**

Next on the agenda item was the request for 42K for the County's Rental Conversion Program. Mike expressed concerns about the formula created for working families to qualify. There was a discussion about those recipients in the program who qualify as SSI applicants. Harvey clarified that the formula for work hour qualification is meant for those who can't work full time as opposed to the idea that one can just work enough to qualify.

Committee Members talked about the number of landlords available vs. need. There was concern about the recommended funding for the program not being fully used.

-Peter made a motion to allow 24K. Charles seconded.

Peter said let's see if the DCRHA can get full expenditure on what's been appropriated. Harvey commented that the funding is designed to be available on an as needed basis. Joan said the increase in funding has more to do with a projected increase in the housing market available to rent year round.

-Stephen asked if the increase is designed to have money available if supply of housing becomes more available. Peter said there is no question that demand is a constant. Harvey said perhaps the funding could be in place and then drawn down on an "as needed" basis. Unlike last year, when the 24K was given to the Housing Authority in one payment, they can have the 42K and demonstrate to the CPC how much of it the program actually spends. Committee Members agreed the funding request can be recommended but restricted so that unused funds may be able to come back to the CPC for other housing needs.

Charles withdrew his second. Peter withdrew his motion.

Peter another motion to approve the 42 K with a contingency that the money will be appropriated on an as needed basis, Joan seconded.

**The Board voted 8 – 1 to recommend the 42K for the RCP with the above stated condition.**

Next was the 200K request for the tabernacle cupola restoration. Peter gave his background history of how the structure was created and his personal relationship of the Camp Meeting Association. Joan said she has concerns with giving money to a church. It's a religious organization. Harvey said the Coalition still thinks that CPC money can be used for these types of historic preservation projects. Peter talked about how the Association works on a year round basis. James said he was abstaining from the vote since he is an owner within the MVCMA but pointed out the Tabernacle is a major historic landmark not only for the town but island wide. He hoped future requests would go to all the towns. Charles agreed.

-Committee members talked at length about the Camp Meeting Association's make-up and how the organization would use the money. Charles said it is still a community use structure. Mike made a motion to recommend 100K for the cupola restoration. Peter seconded.

**The Board voted 6 – 1 – 2 to recommend 100K for the Camp Meeting Association's Cupola Restoration project.**

Committee Members discussed the 10% allocation of funds for each of the three resources.

There was discussion on what to do with the money allocated for open space/recreation since there were no applications requesting funding for that area of the CPA.

-James talked about all projects getting voter approval should have the stipulation that signage be included during construction. Charles said he would work on a sign design.

Charles asked about the numbers generated for the reserves and prior years. Adam said Paul Manzi was the one to talk to if anyone had a question on the CPA reserve allocation. Adam said he'd contact Paul and get stat info to email everyone on how much is eligible to be spent.

Last on the agenda is the 7+K funding request from IHT for 27 Sunset Road.

Peter made a motion not to recommend the funding. Mike seconded.

Peter said there is still money in the resident homesite fund and any additional expenses the organization accrued securing the resident homesite lot for affordable housing should come from it.

Harvey said the project has similar characteristics to last years request for the Twin Oaks project in that the organization is looking for money that has been completed.

**The Board voted 9 – 0 not to recommend the funding request from IHT for 27 Sunset Road.**

The Committee by consensus agreed not to meet again until January 8<sup>th</sup>.

The meeting adjourned at 11:50 am.