

Oak Bluffs CPC Meeting
11/20/07
Oak Bluffs Library 2nd floor conference room

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

*Arrived shortly after meeting began

Also present: Adam Wilson, Zoning Administrator and Administrative Assistant to the CPC, Ron DiOrio, Chairman of the Affordable Housing Committee, Liz Durkee, ConCom Administrator, and Nancy Phillips, Chairman of the Oak Bluffs Beach to Boardwalk Task Force.

The meeting began at 10:00am. Committee Members were told by Nancy that due to a need to expedite funding for engineering designs, the applications for the town's beach restoration were moving forward to the December Town Meeting with funding from the certified free cash estimate instead of CPC funding. Ron told Committee Members that the applications that have been submitted to the CPC should be postponed until the December meeting occurs. Nancy Phillips had come to present her funding request but since the task force had worked a recommendation from the Finance Committee to obtain other funding, she felt she didn't need to present. They wanted to postpone the application to the CPC until it was determined if the town will allocate the project's funds out of the free cash on the warrant. Liz Durkee from the Conservation Committee reported that their group had also done the same thing for the beach side engineering request so they too wanted to postpone their request for funding.

-The Committee was then given a report by those members that attended the Coalition Conference in Bridgewater over the weekend. James mentioned the public relations aspect for the committee with using signs on certain projects promoting the use of CPA monies. He also mentioned how we were advised not to use CPA money for legal counsel unless required for a specific project, and that it was very important that we start having annual public hearings to establish needs, goals and budgets. Harvey spoke of his conversations with people he knew on the state level from the Department of Revenue's Office. Adam passed out reports on budgeting and finance issues and a handout outlining allowable spending purposes for the CPA's resource allocations.

-Stephen brought up next to the table a request from the Affordable Housing Committee to recommend the 176 thousand dollars still in the Community Housing Account be appropriated towards the Old Library Conversion Project at December's Town Meeting.

-James made a motion to recommend the 176K allocation for the Old Library Conversion project. Peter seconded.

The Committee voted 8 – 0 to recommend the 176K allocation to the Affordable Housing Committee for the Library Conversion Project.

-Next on the agenda was approval of minutes from November 6th's meeting.

Peter made a motion to approve the minutes. Stephen seconded

The Committee voted 8 – 0 - 1 to approve 11/06 minutes.

-Next on the agenda was the application to renovate the downstairs area of the Sailing Camp. Liz requested that the application be withdrawn for consideration because Town Counsel's opinion was that it would not be an appropriate project using CPC funds. The Committee, by consensus, granted the request.

There was a gap in the agenda so Committee members and Ron discussed the Resident Homesite Committee. Ron said the committee is actually defunct since its chairman no longer lives on the island and members have conflicts being on the committee and recipients of resident lots. A history of the resident homesite program was talked about by Peter, Harvey, Ron and various members of the

Committee. Ron said the Affordable Housing Committee is moving forward to take over the program of residential homesite and hopes that at April's town meeting a vote to dissolve the committee will occur.

-Rich Combra from the Parks Department spoke next about the renovation project for the Town's Bandstand in Ocean Park. The request is for 200K and is based on cost projections submitted by both the Town Carpenter and the County Engineer. Rich said he would like the whole project go out as one bid. He said the Department still needs to do research on the handicap accessibility issue. He thought an accessible lift would be the answer instead of creating ramp access.

Rich told Committee Members that the structure is primarily used by the band and for weddings. He said he is concerned about its continued use and safety issues involved.

-Peter asked about the Friends of Oak Bluffs funding. Richie said they only have 15 thousand to work with. Stephen asked about the handicap requirements and Rich said that because the restoration has a high dollar amount and the renovation will close to 100%, it will trigger the need for handicap access. When asked about project costs and a time frame for completion he said it was possible to ask for 1st year funding to do structural work and then a 2nd year to do final completion. He said he would like to begin the project in September of '08. Committee Members talked about the possibility of borrowing against future 3% funding.

Rich said a new foundation has been put in. When asked if there is a cost savings in just tearing down and rebuilding, Rich said that as a historic property and one of the unique symbols of the town, he doesn't want the structure to be demolished. The Committee discussed what guidelines would be needed if there was historic value to the bandstand.

-The next presentation was for the restoration of the Tabernacle's cupola. Russ & Sally Dagnall, Norm Whitney and Craig Lowe of the Tabernacle Restoration Fund Committee were all in attendance.

Russ spoke to the CPC about the cupola restoration as the 3rd phase for the total restoration of the structure. Built in 1879, Russ talked about the top of the Tabernacle being the most visible part of the Campground community. Russ described the many materials being used for repairs. The "Topping off the Tabernacle" project is designed to keep the top of the building in good shape for the next 30 years. He hoped that the Committee will look favorably towards funding the project because the Tabernacle is used by all members of the Vineyard Community and not just Oak Bluffs residents.

Committee Members asked questions about financing. Russ stated that the work is estimated to cost 600K and that the restoration fund committee hoped 1/3rd could come from the CPC. He told the Committee the project has already started and they have 200K currently available. They have a timetable for completion to occur around the middle of May.

-Mike asked where other funding can come from. Russ said they still have a donors list from the original fundraising campaign to draw upon again if need be. Committee Members and Russ briefly discussed what reconstruction guidelines might be needed since the structure was a historic landmark.

James stated that if the appeal is for a structure used by all on the island, other town CPC's should be contacted and project money should as well be applied for.

-Cheryll asked how many phases are in the total restoration. Russ said this would be the final one and they are working on establishing an endowment fund for future restorative work.

-Harvey asked what the Committee will do if the project approaches completion and they don't have enough funds. Russ said they have a line of credit to cover the projected costs.

The last meeting was with Pat Manning and Lindsey Lee representing the Martha's Vineyard Museum. The request for 25 thousand dollars is for a historic preservation project of the Denniston Church archives for future generations. The Denniston family and Bradley Church has numerous documents still located within the structure and the project is to research and archive all the items available.

Lindsey talked about the treasured documents that could be preserved at the museum. It is their hope that when the house is reopened as a museum and cultural center, many of the preserved artifacts would be on display as part of the permanent exhibit they plan to establish there.

-Peter asked about the makeup of the building. Pat said 1st floor would be a cultural center and 2nd floor will have 3 affordable housing units.

-Harvey said the Committee would benefit from a walk through of the building. Alison said she would be happy to give the Committee a guided tour since she has the key.

Adam asked how the funding request cost would be broken down. Lindsey said it would be man hours, rental of storage facilities and hiring of expertise. Pat said he hopes the project will get going in May.

The meeting adjourned at 12:05 pm.