

DRAFT
Oak Bluffs CPC Meeting
09/18/07
Oak Bluffs Library 2nd floor conference room

Members Present: James Westervelt, Acting Chairman, Joan Hughes, Cheryll Sashin, Alison Shaw, James Westervelt, Charles Rock, Harvey Beth.

Also present: Adam Wilson, Zoning Administrator and Administrative Assistant to the CPC
Sam Berlow, Veira Park Baseball project, David Vigneault, DCRHA

The meeting began at 10:05

Minutes from the September 4th meeting were reviewed. Harvey asked Adam to amend the minutes concerning his statements on approval of project monies from year to year. The committee approved the minutes as amended, 5 -0 - 1.

James introduced Sam Berlow from the baseball project at Veira Park. He passed out to the committee a recent updated site plan showing the changes. He explained that the project is now in front of the Martha's Vineyard Commission for a DRI review. He said the project has changed in that there are now no plans for a concession stand and the fence for the new ball field will be a removable fence that would only be used during the season. He showed the Committee the design for parking along the street. He stated that a redesign of the field now has the existing trees not being removed and different types of fencing would be used; split rail around the park and safety fencing close to the playing field.

Committee Members and Sam talked about the differences between what was originally proposed and what was now in front of them. Sam said the only real difference was the elimination of the concession stand and a new parking scheme that reduced the number of parking places and spread them more around the park. Harvey asked if there will be any cost savings from what was originally proposed. Sam said the elimination of the concession stand will probably save some money. Harvey said if there any savings, it should be brought back to the town for other future projects. Sam said they won't know the final cost until after the Commission review and what the bids end up being.

-Harvey asked if the fields will be available for other activities during the season. Sam said there are no locks and any one can use the fields at any time when baseball is not in play.

Committee Members and Sam discussed different "park" uses for residents, both in season and at other times when Little League is not in use.

Charles asked if the CPC has a time limit for funded projects. Adam stated the Committee doesn't have a policy for deadlines of voter approved projects. Harvey said that as a rule for any capital improvement project in government, once the funds are appropriated, the funds are there until the project is done or a town meeting comes along where there is a vote to rescind the funds.

David Vigneault spoke next on the Rental Conversion Program (RCP). He started off by thanking the Committee and the town for getting the money to his organization soon after it became available. He said that fundraising has been successful in paying for the existing vouchers for rental programs. He said there are a number of opportunities for more rental conversions and the wait list is growing. Landlords are in short supply but the real estate market has slowed to the point that people are reconsidering doing the RCP. The problem is many property and potential units are substandard for the program. The program looks for referrals and hopes that the inspections and people in need can be a good match. He talked about how the program is growing and has a level of success that is exemplified by Oak Bluff's enthusiasm for making the program work.

-Harvey said if more people know about the program and have properties available they will consider using the program if they can meet the standards.

-The Committee discussed how the town's Affordable Housing Committee is looking for ways to integrate their projects with the overall scheme of things related to affordable housing island wide.

David said there is a lot of growth and opportunity coming down the pipeline. He wants to discuss in a

public forum sometime in the near future on how the RCP will work for enough people who can make a jump from rental assistance to either complete sustainability or eventual ownership.

-Cheryll asked if there are ways to better advertise to program's availability. Harvey said landlords are difficult to reach out to and Cheryll said perhaps the town's mailing lists maybe utilized for info purposes. David said he could put a letter together if there was a way for it to go to Oak Bluffs residents. Committee members discussed the validity of putting the letter in with one of the town's tax mailings.

-David said most landlords are completely satisfied with the program. He could recall only one eviction over the years affiliated with the program.

-Adam next updated the Committee on the other approved projects. He sent correspondence to Dave Grunden of the Shellfish Department asking for a report of the species mapping and the septic denitrifying loan program but got no response. Joan said he had talked to Dave about putting together a report but acknowledged that he has been overwhelmed with work related to rebuilding beach bulkhead and sand replenishment for the beaches. Adam also spoke with the Parks Department about the rehab of Hartford Park and told the Committee that only some work on the sidewalks and planting of a few trees remained to complete the work.

-Adam handed Committee Members a memo from Craig Dripps regarding the East Chop Lighthouse and the work being done there. Committee members read the report and then signed off on the RFP's related to that project for engineering studies and a lease for housing for the workers painting the lighthouse.

-James asked if Michael Dutton was coming to talk about 30B procedures. Adam corresponded with Michael but he was on vacation and would plan on coming to the next meeting.

-Adam told the Committee that public service advertising had been done in both newspapers and the application for funding is available online to download from the OB website within the Building Department. Deadline for applications is Friday, October 5th at 4 pm.

-Adam handed out for signatures an RFP for a lead paint inspection for the old library coming out of the Affordable Housing Committee's 50K allocation for that conversion project. Adam also had a bill from T. Wirth for the Boardwalk railing project but wanted to check that another one had already been paid first before asking for signatures.

-The Committee had a discussion on the price of the rental the Museum had for the workers doing the East Chop project. James then asked if anyone is interested the State Coalition's conference November 10th at Bridgewater. Adam indicated he wanted to go so that he could do some more networking for the Committee with regards to the CPA.

The Committee decided not to meet the 1st Tuesday on October (2nd) since the deadline for applications is the 5th. The next scheduled meeting will be Tuesday, October 16th, at 10 am.

The meeting ended at 11:15am.