

Oak Bluffs CPC Meeting  
06/19/07  
Oak Bluffs Library 2<sup>nd</sup> floor conference room

Members Present: Stephen Durkee, Chairman. James Westervelt, Cheryll Sashin, Joan Hughes, Charles Rock (via cell phone from New York), Peter Martell, Harvey Beth, Alison Shaw.

Also present: Selectmen Ron DiOrio, and Administrative Assistant to the CPC, Adam Wilson.

Minutes from 6/5 meeting were approved 6 – 0 – 1.

-Ron DiOrio talked to the committee about the relationship between the Affordable Housing Committee and the CPC. He talked about who is on the AHC and how they reach consensus on recommending projects for the town. He talked about the false start the AHC's trust got at April's town meeting by being withdrawn from the warrant but hoped that the idea the CPC had in giving money to the trust so it could be the catalyst for getting projects going in the town was still sound.

-Ron spoke of how the Denniston Project (on Masonic and Dukes County Avenue), will be great for the town and how dollars would be spent towards it. He said that he was taken aback that the Commission only gave 50K to the AHC and not the whole amount (226K). He wished that he had known that going into last meeting. He has a problem that the grant he seeks with matching funds needs the full dollar amount originally allocated for community housing. He came today to clarify the AHC's group makeup and how current members of the CPC who are also with the AHC can be better liaisons' between the two groups.

-Committee members discussed how putting the Denniston project in with the library proposal at the last meeting changed the perception of the request for the whole amount.

-Alison stated that her perception was the CPC members at first felt naïve about community housing projects and that who better but the AHC should have the money. But at the last meeting, when Ron came to the Committee with proposals for affordable housing projects that were clearly more identifiable, they feel that they need better CPC review.

-Ron talked about the recently hired grant writer. He also talked about the recent hiring of the architect and his preliminary drawings for the Old Library and how the 50K can go towards his services. As far as the Denniston project is concerned, he feels that is more of a community project with the raising of funds by many different groups. Ron clarified that the AHC will be mostly looking at renovation and restoration projects because they are entitled to grants and other sources of dollars. The library renovation is eligible for grants because it is a renovation and because it's looking for residents in the 80% bracket income ratios and not 140%.

-Joan talked about the money community housing needs and how some of the past proposals that came to the committee weren't well presented. She said that the CPC will always be looking for as much information as possible. Ron said the AHC's new website will provide a lot of information to the general public.

-Harvey disagreed with Joan's statement that community housing group's applications were poorly presented. He thought that the Commission had far reaching goals and the housing applications had tough competition with other requests for money. Joan said cost allocation was a big problem with the affordable housing applications.

-James said he wasn't a part of the review process but thought the specifics of projects takes merit for a group. He asked how to proceed with the application process when someone comes to the CPC without the particulars. Cheryll said if the trust is established then money can go forward into it. Committee members discussed the trust's different set of rules, Department of Revenue guidelines and the intent of the CPA.

-Joan asked about the 176k that is still out there and how can it be appropriated.

-Ron said Denniston is a good project with no opposition. Also the Old Library renovation has community support as well.

-Joan asked Ron how procedurally the AHC will report its spending to the CPC. Ron said there will be full disclosure and talked about how the numbers for any project will be open to public scrutiny.

-Harvey said the Trust will have 9 members from many different areas of the town. Harvey read from the application being presented and told the Commission it will touch on many different areas within the CPC.

-Charles commented that funds for commercial uses within a community housing project should seek other funds instead of CPC money. He asked about the grant writer's (Boyd) hiring. Ron said the Selectmen approved the hiring for the Library only. The Denniston project is different and has other sources for \$\$ and Boyd may be hired by the IAHF as well. Charles asked if there were more specifics on both projects that the CPC can get their hands on so that determining appropriateness can be easily voted on.

-Stephen talked about still needing something in writing so that there is no question about how the CPC procedurally follows up on its recommendations. The group talked about the project dynamics and how specific applications have been received. Ron promoted the old library project and the Denniston renovation stating that both have a ground swell of support. Joan said a general overview is needed so that there is no behind the doors perception is seen by the public on how the CPC proceeds. Ron said the appraisal needs to be updated.

Ron thanked the committee for its time and then left the meeting.

-Commission members talked about how CPC money can filter itself to groups like the AHC. Charles asked about how buildings get national recognition as places of historic register. Alison talked about how buildings get historic recognition locally if they are over one hundred years old. Charles thought additional funding could be obtained if historic value is established. A final discussion took place on the differences between preservation and retrofitting.

Members agreed for the Commission not to meet in July and possibly August.

-The meeting adjourned at 11:15am.