

Oak Bluffs CPC Meeting
01/30/07
Oak Bluffs Library 2nd floor Conference Room

Members Present: Stephen Durkee, Chairman. Joan Hughes, Alison Shaw, Charles Rock, Peter Martell, Mike Marchand.

Also Present: Adam Wilson, Administrative Assistant

The meeting began at 10:05 am

-Peter talked about conflict of interest. He said that unless a Committee Member stands to financially profit from a money seeking application, there is no reason not to be able to vote for any of the requests that have come before the Committee, even if he or she is affiliated with an application coming before the group. Steve said it's better to have a uniform vote for the voters to look at when Town Meeting comes around than a vote that had to include abstentions.

By consensus Committee members agreed that if a fellow member doesn't stand to profit from a project's financial request, he or she can vote for a project they have an affiliation with.

-Peter motioned the minutes from the January 23rd meeting be approved. Mike seconded.

The Committee voted 6 – 0 to approve the meeting minutes from Jan. 23rd.

-Steve asked if everyone had read the memo's from the Seaview Avenue Task Force. Adam handed out copies to all members. Committee Members took a few minutes to read each one. Adam then handed out a list of criteria for the committee to consider when making recommendations. He stated that he copied the list from other Massachusetts towns that have active preservation committees and have passed projects through their own town meetings.

-The Committee talked about procedural matters for discussing the various projects. They decided to consider each project and the requested amount and vote to recommend, recommend but with an amount different from what was requested, or not recommend the 11 projects previously agreed met CPA guidelines.

-The Committee decided to discuss the affordable housing applications first.

-The Committee discussed first the Island Elderly Housing's 30K request for the screen and power assisted doors and landscaping. Committee Members said the proposal doesn't address the need for more affordable housing, which is underserved island wide and the primary focus of the CPA. They felt the request only serves to maintain and to accessorize what is already in place. When asked about a capital reserve fund that should be in place the Committee was told that Woodside village was tapped out. Another criterion the applicant could not provide is a dedicated source of funding, other than the CPA, for future maintenance. The Committee felt other sources of funding, especially for handicap accessibility, should be known to the housing group and actively pursued.

-Peter made a motion not to recommend IEH's funding request. Mike seconded.

The Committee voted 6 – 0 to not recommend IEH's 30K funding request.

-The Committee next discussed the request from the Dukes County Regional Housing Authority and their 24K request for the Rental Conversion Program. Committee Members felt that the RCP satisfied many of the groups' criteria for affordable housing. First and foremost it recommends to town voters a project that provides for Oak Bluffs families, as mentioned in the Preservation Committee's Vision Statement. The program increases the number of affordable housing options for residents island wide. The project also helps an under-served population and is economically feasible to implement. Committee Members complimented David Vigneault's presentation and took note of fellow Members affiliated with affordable housing and their endorsement of the rental program.

-Alison motioned to recommend the DCRHA's 24K request for the Rental Conversion Program. Peter seconded.

The Committee voted 6 – 0 to recommend the Dukes County Regional Housing Authority and their 24K request for the Rental Conversion Program.

-The next application discussed was the Island Affordable Housing Fund's 100K request for The Jenny Lane Project. Committee Members stated that the money requested is too much to secure only one affordable housing opportunity for an Oak Bluffs resident; an opportunity that a resident may get anyway through income qualification and the planned lottery. The Committee is also looking for projects that are highly visible to town residents in Oak Bluffs. The project also does not serve multiple needs and populations and only narrowly focuses on one aspect of the CPA.

-Peter motioned not to recommend IAHF's request to fund 100K towards the Jenny Lane Project. Mike seconded.

The Committee voted 6 – 0 not to recommend the IAHF 100K funding request for the Jenny Lane Project.

-The group next discussed the Island Housing Trust's 192K request for the Twin Oaks Project. Committee Members first stated that the request is not economically or otherwise feasible to implement. The request does not seek to create new affordable housing opportunities, a criterion the Committee first looks for in an affordable housing application, but to finish out paying for a project that has been completed. Committee members and members affiliated with affordable housing had concerns over how the project ended up costing so much. Since the applicant has demonstrated the inability to financially implement the project as it was originally proposed, the majority of Committee Members did not want to recommend a "beyond budget" funding request.

-Peter motioned not recommend IHT's request for 192K for the Twin Oaks Project. Mike seconded.

The Committee voted 5 – 1 not to recommend IHT's request for 192K for the Twin Oaks Project.

-Committee members talked about funding for affordable housing. How much should go to affordable housing out of the total money available from the CPA fund. Committee members agreed by consensus that 1/3 of CPA money should go to affordable housing. Mike then stated that if the Committee were to give 250K to the Town's Affordable Housing Committee for their trust fund, that would be more than 33%

-The Committee, by consensus agreed to give 250K to the Town's Affordable Housing Committee.

-Adam talked about CPA money available and what's designated for specific spending and what's in reserve. Steve told the Committee that after deducting for administrative costs, 700K would be the benchmark the Committee could look to spend.

-The next request for funding proposal was the Shellfish Department's 10K request for Invasive Species Mapping of Farm Pond.

Committee Members overwhelmingly supported Dave Grunden's proposal to help protect the Town's Ponds as part of the CPA's open space initiative and the Committee's vision statement to "protect our future." The project will serve the multiple needs of other town departments with the equipment being used. The applicant has site control and the project preserves a resource that could otherwise be lost. Peter motioned to recommend the Shellfish Department's 10K request for an Invasive Species Mapping System. Joan seconded.

The Committee voted 6 – 0 to recommend the Shellfish Department's 10K request for an Invasive Species Mapping System.

-Dave's other request, 20K for a denitrifying septic system program was considered next by the Committee. Members endorsed the project because once again it helps preserve open coastal water space and is a providing program for Oak Bluffs families that may be in need of financial support for installing a system to reduce nitrogen loads in coastal waters. Another criterion the Committee approved of is the program leverages additional sources of private funding and the project works to protect one of the Towns greatest assets: Sengekontaket, Farm and Lagoon Pond.

Peter motioned to recommend the Shellfish Department's 20K request for a denitrifying septic system program. Steve seconded.

The Committee voted 6 – 0 to recommend the Shellfish Department's 20K request for a Denitrifying Septic System Program.

-The next application was from the Parks Department and a 30K request to restore Hartford Park. The Committee endorsed the project as a rehabilitation of one of the Town's neglected open spaces. Members talked about the reasons why the Parks Department's request for an irrigation system and landscaping did not fall under the capital improvement program. It was acknowledged that it has been, and for some years. Committee Members knew from their own experiences requesting funding for projects on the CIP can wait five and then ten, and then fifteen years before ever getting funding. The request satisfies the Committee's desire to offer a high visibility project for the town and serves multiple needs and populations. The restoration focuses on both open space and recreation and the project is economically feasible to implement. Most importantly, the project enhances currently Town-owned open space.

-Alison motioned to recommend the Parks Department's 30K request to restore Hartford Park. Peter seconded.

The Committee voted 6 – 0 to recommend the Parks Department's 30 K request to restore Hartford Park.

-The next application was the Vineyard Museum's 140K request to restore the East Chop Lighthouse. Peter motioned to recommend 100K provided that Edgartown approves a similar request for the lighthouse restoration in their town. Mike seconded.

-Committee members talked about the cost savings should both projects be approved. Joan talked about the applicant seeking other limited funding contributions and how the project won't stand up unless the applicant is recommended the full asking amount.

Peter amended the amount to be 140K contingent upon Edgartown's funding request approval. Mike seconded.

-In the discussion the Committee Members agreed on many points that the restoration of the lighthouse fulfills various criteria for the CPA. It is a project of high visibility and preserves an element of the Town's heritage. The Vineyard Museum's presentation demonstrated their ability and competency to implement the project as proposed and funding the project will give the museum leverage for additional sources of public and/or private funding. The project also preserves what will be a Town-owned historic asset.

The Committee voted 6 – 0 to recommend the Vineyard Museum's 140K request to restore the East Chop Lighthouse.

-The next application was the Beach Task Force's 200K request to replace the fence along Seaview Avenue.

-Peter motioned to approve the Seaview Avenue Fencing application for \$200K. Alison seconded.

-In the discussion Joan, who is a member of the task force, said that she agrees with the proposed beach rejuvenation and sidewalk fencing but the proposal for what the fence will be or look like has not been finalized. Committee Members talked about the recent selectmen's meeting and the request for a separate warrant article being asked for by the Task Force to pay for an engineered site plan. Members knew that the contract for the landscape architect has not been approved yet. The question was asked about the amount requested just for the fence which, as far as its design and materials being used was still under consideration by the Task Force.

-The Committee talked about the engineered beach survey needing separate funding. Committee members had concerns that the task force should be working on groundswell voter support and there hasn't been an opportunity to do that yet. Peter talked about a mock up of the fence for town resident consideration.

Peter asked instead of 200 thousand what would be a more suitable amount Joan said 25 to 30K, enough to cover Tom Wirth's contract and the engineered beach plan. Several Committee members thought 50K is a better amount for planning in the first year. Steve said it worries him that the money requested is for the actual fencing. He doesn't want the fence to be bought and then have it sit in the highway barn for a year while the permitting gets done. Alison asked can the fence wait another year. Mike said that's a given. Even if the new fencing was ordered tomorrow, it would still be a year before the Park's and Highway Department could install it. Committee members stated that they are very supportive of the project but it should take more time to be planned out properly.

-Peter withdrew his motion. Alison withdrew her second.

-Peter made another motion to recommend 50K for additional planning, surveying and permitting process for the Beach Task Force. Alison seconded.

The Committee voted 6 – 0 to recommend 50K to the Beach Task Force for planning, surveying and permitting for the fencing along Seaview Avenue.

The final application was for the expansion of Viera Park for Little League Baseball. Committee members agreed that the project is consistent with the Committee's goals of providing for Oak Bluffs families as well as children from around the island. The applicant is presenting a project of high visibility and addresses a need for an under-served population. The expansion of the overall park as a recreational complex serves multiple needs and addresses more than one focus area of the CPA. The presentation given for the project was presented as being very feasible and Vineyard Baseball has demonstrated the ability to implement a similar project (the high school field). Sam Berlow was on hand to reiterate the project making the park safe for everyone and enhancing the town-owned property. He also stated that the project includes provisions for a dedicated source of funding for ongoing maintenance once the complex is finished.

-Committee Members talked about 176K left in the fund. Mike stated he wants the Viera Park Little League Project to have at least 200K if it is to have any hope of coming to fruition. He also thought that if the project received 200K it will probably be able to solicit enough funding from other sources so as to not have to come back to the CPC for funding next year.

-Joan stated that if the Housing Trust was reduced by the amount being given for the Rental Conversion Program, then the Baseball complex can have 200K.

-Peter made a motion to recommend 200K for the Viera Park Baseball Complex Project. Steve seconded.

The committee voted 6 – 0 to recommend 200K funding for the Viera Park Baseball Complex Project.

-Peter made a motion to recommend 226K for the Town Affordable Housing Committee's Trust Fund. Alison seconded.

The Committee voted 6 – 0 to recommend 226K for the Town Affordable Housing Committee's Trust Fund.

The Committee talked about being on Special Town Meeting so approved funding can be available right away.

-Adam said he would contact Mike Dutton and request 8 slots for the warrant.

Steve confirmed that all approved votes for funding were 6 – 0.

The Committee canceled the meetings scheduled for February (6th & 20th) but agreed to meet the 6th of March.

The Board adjourned at 11:30am.