

Oak Bluffs Community Preservation Committee
P.O. Box 1327
Oak Bluffs, MA 02557



Joan Hughes, Chairman
Jevon Rego, Vice Chairman
Amy Billings
Jim Bishop
Stephen Durkee
Bo Fehl
Charles Rock
Alison Shaw
James Westervelt
Margaret Knight, Admin. Assis't

Oak Bluffs Community Preservation Committee Minutes

February 22, 2016, 7:00 p.m.

Present: Joan Hughes, chair, Jevon Rego, vice-chair, Amy Billings, Steve Durkee, Alison Shaw, Charles Rock (remote attendance), James Westervelt

Also Present: Margaret Knight, CPC admin. assistant, Peter Bradford

The meeting was opened at 7:00 p.m.

Minutes:

The minutes from the CPC meeting on January 25, 2016 were approved; Steve abstained.

Remote attendance:

Joan said that Charles would be attending the meeting by speaker phone. Votes would be taken by roll call.

Finances:

Joan explained the accountant's CPA figures, and said there was \$1,562,767 available for grants for the 2016 ATM. A sheet with accounting was passed out (included with minutes).

Joan said the 5% admin funds for fy2017 would be \$33,749; the 10% reserves for each of the three categories would be \$67,498 for each. Jevon made a motion to approve those amounts as presented. It was seconded. A roll call was made: the vote was unanimous in favor of approving the amounts to be voted at ATM. Joan said the budgeted reserve would be \$438,736.

Project Applications discussion and vote:

Invasive Species in Eelgrass

Steve said he has been supportive of Dave's past projects but that this one seems like a lot of money to tell us what we already know. Joan said the science is interesting and good but applies to all the lower Cape as well as the island and that OB shouldn't pay for it all. Jim said he has had four studies funded for a total of \$219,000. Alison and Jevon

both questioned how the project is eligible. A motion was made and seconded to recommend the project to ATM.

A roll vote was taken; the vote was unanimous in opposition to recommending the project.

Martha's Vineyard Museum Window Restoration

Peter spoke in support of using CPA funds for this historic building. Jevon said the CPC has shown support through two grants for a total of \$100,000 for the roof and chimneys. Joan said she agrees the building is historic, but thought the funding is not well thought out. She said she would consider a grant if they had an architect's drawing showing how they would actually be doing the windows. Alison said it feels like stockpiling funds, and suggested taking a year off from grants. She said the CPC doesn't like having their money tied up so far in advance with no action. Joan said the only other town recommending money for the project is Tisbury, which recommended \$39,000. A motion was made and seconded to recommend the project to ATM.

A roll call vote was taken; the vote was unanimous in opposition to recommending the project.

Kuehn's Way Affordable Housing

Jevon said the CPC would like to see AH projects in OB, and that money going out of town is not available for future in-town projects, and asked what Peter thought. Peter said, personally, he would like to keep funding in OB but that Kathy supports AH island-wide. He said OB might have about a million dollars for an OB project.

Margaret said town counsel had said the project was definitely eligible, but questioned how OB would protect its interests. He said that the CPCs should get together to create some kind of document to secure OB funds. Margaret said that Michael didn't think the money should be given until something was signed that had the answers.

Steve said Tisbury was asked for \$300K and recommended \$200K, Edgartown and WT recommended \$100K, Chilmark recommended \$33K of the \$70K asked. Joan said OB has been the only island town not to support IHT regional projects. Alison said this is the first one that she supports, and that OB may be asking other towns for regional funding in the future. Jim said he is on the fence. He said the land will be owned by the IHT, not the OB AH Trust, and that OB won't have any control over it. He said there should be a grant agreement, and that he felt the CPA law didn't support it, and also that there is no credit for AH stock. Jevon said OB might be in a position to be asking other towns for money in the future. Joan said IHT will be coming back for more money because this is an \$8 million project, and that that is a lot of grants to secure. She said next year they may come back for another \$100K when OB may be trying to do an AH project in town. Jim said this is for pre-development costs.

Charles said he had suggested that there should be a condition that IHT, within the next 48 months, aggressively provide assistance to OB to develop affordable opportunities within the town, with verification. He said he could support them if they agreed to this. Peter said IHT has come to the AHC and can't wait for OB to figure out what land can be developed with AH. He said the Kuehn's Way project reminds him of Bradley Square, a project that may not be doable; also, the AHC has not decided to do projects by approaching other towns. Amy said she has never been in favor of support for projects outside of OB. She said this looks like Bradley Square, and they will be looking for more money, but it sounds like a good project. Jim said they have responsibility to the

OB taxpayers, without getting any credit for building AH. Amy said she would like to see what the new AHC does. There was some discussion of recommending \$50,000.

Joan said the CPC gave money to IHT for winterizing the Richmond Ave house and had said it didn't need to be LEEDS-certified, but that IHT made the house super-insulated, resulting in a second mortgage for the new owner. Alison said they were overbuilding for what's in the neighborhood. Joan said she could see OB doing good modulars. She said she could see giving partial funding but not \$100,000.

A motion was made and seconded to recommend to ATM that the Kuehn's Way application be supported at the level of \$50,000. The roll call vote was 6 -1 in favor of the motion, with all voting yes, except for a no by Jim.

Rental Assistance:

A motion was made and seconded to recommend the rental assistance request of \$102,000 to ATM. By roll call, the vote was unanimous in favor of recommendation.

Title Research, Survey, and Percolation Tests:

Peter said the total project estimated cost is \$81,130, and the CPA request is \$61,130. He said the AHC discussed the project the previous week and agreed they would rather the project funds go through the usual CPC process rather than go directly into the AH Trust account. Peter said they would still have to get Trust approval for the other \$20,000.

Peter said the project would be for all town-owned lots and resident homesite lots. Jevon said the warrant article should say the money is requested by the AHC not the Trust. Peter said they want to keep some money in the Trust, so that if Towanticut turns out to be buildable, they could do a project with the funds they have, or they could come back to the CPC to request funds for that project. Peter said this would let them know if the titles are clear, or what they have to do to clear them. Jevon said he would recommend this as presented. Steve said it has his support.

A motion was made and seconded to recommend the Title Research, Survey, and Percolation Tests for \$61,130 to the ATM vote.

Charles said he objects to this request although he supports AH. He said if there was a well-supported plan with a budget, he would support. He said the Trust has a bank account and should be funding this project. Joan said she didn't see how the AHC could continue without an inventory of the properties for the titles. Amy said they have to prioritize spending, and questioned whether any money above the budgeted figure could come out of the Trust. Peter said they would start with Towanticut, but if the title is not clear on any lot, they won't spend money on clearing it. He said they would decide which lots to survey after they see which have clear title and which are on septic. Jevon said he wanted to show the CPC's support to the AHC, and that there is now a plan in place to support.

The vote was 6 - 1 by roll call in favor of recommending the AHC project for \$61,130 to ATM vote, with a no vote by Charles.

Historical Records Restoration:

Jevon said he supports the project but wondered about partially funding the project. Margaret said this is the Assessor's project to restore the actual books. Joan said the town is lucky to have old records, and that it's not a lot of money for this. Alison said

the company has a good track record, and she agreed the CPC should support it. Charles said he would like to see it funded through the town budget, but since that isn't happening, he supports it.

A motion was made and seconded to recommend the Historic Records Restoration project for \$79,500 to ATM vote. The vote was taken by roll call, and was unanimous in favor of recommendation.

Historic Lanterns Replacement:

Alison said the selectmen have questioned whether they have a say in this, and also, the MV Commission favors downward-facing lanterns, which these are not. She said the MVC does not have a say beyond the North Bluff, and the selectmen don't have a say, although their support would be good. She said historic commissions can apply without the approval of the Selectmen. She said when she explained to Kathy Burton about the lights, Kathy came on board. Amy said the neighbors at the North Bluff hearing said they disliked the globe lantern. Alison said her intention is to go forward with the whole plan but the North Bluff lights could be different. She said the globes are what used to be there 80 years ago. She said they would be single globes and lower to the ground than is there now. Joan said the North Bluff has only 5 downward lights in 600 feet.

Jevon suggested approving the application as it stands, but that it could be amended at ATM if something changes before then. Alison said that would be fine, because there are still many questions. Joan said when the North Bluff is finished, the issues will settle down. Alison said some of the criticism is only about lights on the new boardwalk. Joan said the street lighting on North Bluff is not included in that project.

A motion was made and seconded to recommend \$147,900 for the Historic Lantern Replacements to the ATM for vote. The vote was taken by roll call, and was unanimous in favor of recommendation.

Tabernacle Benches and Chairs Restoration:

Alison said this is a great project, that it's for an open public space, and that the benches are even older than the Tabernacle structure. Steve and Amy agreed.

A motion was made and seconded to recommend \$55,000 for the restoration of the Tabernacle benches and chairs restoration to ATM for vote. The vote, taken by roll call, was unanimous in favor of recommendation.

Tree Inventory:

Alison said the parks are no longer part of the proposed inventory, and the tree warden is in support. She said there is a new estimate from Bradford. Joan said it's a wonderful project, that in the old photos, the trees were a major part of the town.

A motion was made and seconded to recommend \$8,280 for the tree inventory to the ATM for vote. The roll call vote was unanimous in favor of recommendation.

Boardwalk to Beach Wheelchair at Pay Beach:

Amy said they are asking \$15,000 now. She said the original plan was for a more permanent boardwalk, but this is for a removable mat. She said the stairs to the beach is costing much more than planned, but that stairs have to be installed, and in order to install them, there needs to be handicap accessibility to the beach. She said the mats they originally planned for would be too cheap. She said there are better roll-out mats, with

the most expensive one costing \$14,800, but they are looking at the one that costs closer to \$12,000. She said there is a question of freight and installation costs, but they would last quite a few years. She said the requirement is to get someone from the sidewalk to the beach wheelchair at the lifeguard stand, but that they've decided to put a mat to the Inkwell side of the beach as well. Amy said they probably shouldn't have to be rolled up for a storm, that they have big pins to secure them. She said they can be swept, and that they shouldn't be slippery. She said the new stairs should be safe from erosion.

A motion was made and seconded to recommend \$15,000 for the boardwalk to the beach wheelchair at Pay Beach to be voted at ATM. The roll call vote was unanimous in favor of recommendation.

Coastal Ecosystem Service Evaluation:

Joan said the cost has been revised using an east coast firm working with the studies the town already has, including the climate change adaptation study. Steve said he was happy with this estimate. Alison said it's about half what the original one was.

A motion was made and seconded to recommend \$60,000 for the Coastal Ecosystem Service Evaluation to be voted at ATM. The roll call vote was unanimous in favor of recommendation.

Oak Bluffs School Athletic Fields Study:

Amy said something needs to happen at the OB athletic fields, but wondered if there was a way for the school to put something in their budget to cover the cost. She said she didn't like the plan they brought in, and that she thought they should have an independent person plan the fields with more input from the public. Jim said the playing fields were not in the school's capital improvement plan. He said if it were accepted by the capital plans committee, they would look at when and how it could be funded, which could be years away. Joan said the applicants came in with a pre-determined plan, and that she'd like to see it put out to bid. She said she did not feel they should be funding athletic fields for the school. Amy said she wanted them to consider the ADA requirements, and that everything needs to come up to code. She said she's in favor of the study but hopes it's done right.

Joan said she heard a secondary figure of \$9,500. Alison said she is up in the air as to what they plan. Amy said she thought the school needed an explanation of what a study means, that it's a process. She said they need to see what the town needs. Alison said it's too early for the study. Joan said she wouldn't mind giving them money for a good study that included ADA, what was needed, wetland mapping, etc. Jim asked if it was just for the school. Amy said it was for everything, including Youth Soccer and other after school activities. She said YS could lease the fields.

Jevon said he'd like to support this with stipulations, and that the CPC has helped with other applications. He said they needed a general survey of the facilities, in order to come up with recommendations. He said it's a small dollar figure, and that the CPC supported the high school track. He said he didn't like that they had pre-determined what to do on the fields, and that they needed a survey and some planning. Amy said Park Department could help. Joan said she didn't want to give them money on the application submitted. Steve said he'd prefer to not recommend this, and that the CPC supports the idea of it, but it needs to be presented in a better way. Joan said she'd like them to come back, even for a STM, to get a committee together, talk to Amy, and figure out how to do this. Jevon agreed but thought for this small dollar figure, the CPC could fund this. Amy

said it could be a year before another town meeting. Joan said it will take a long time to figure out how to pay for the work, and that she didn't see the CPC paying for it. Steve said if there was urgency for this, they would have taken more time. Alison said they could have revised it after the initial interview, with all the CPC questions.

A motion was made and seconded to recommend \$15,000 for the Oak Bluffs School athletic fields study to ATM vote. A roll call vote was taken: Jim – no; Alison – no; Steve – no; Amy – yes; Jevon – yes; Joan – no; Charles – yes. Several people said no, but the school could come back with a revised application. **The vote was 4 – 3 in opposition to recommending the project to ATM vote.**

Parks Accessibility Study:

A motion was made and seconded to recommend \$15,000 for the Parks Accessibility Study to ATM vote. A roll call vote was taken; it was unanimous in favor of recommendation.

Sailing Camp Park Trails, phase 3:

A motion was made and seconded to recommend \$15,000 for the Sailing Camp Park Trails, phase 3 to ATM vote. A roll call vote was taken; it was unanimous in favor of recommendation.

Farm Pond Restoration:

A motion was made and seconded to recommend the second year request of \$125,000 (of the total \$250,000 approved) for the Farm Pond Restoration [culvert replacement match]. A roll call vote was taken; it was unanimous in favor of recommendation.

Niantic Park loan repayment:

It was agreed to recommend money to pay the whole loan off (\$350K plus interest), as money has been reserved to pay the loan and interest over a period of three years.

A motion was made and seconded to recommend \$354,000 to repay the Niantic Park restoration loan and interest. A roll call vote was taken; it was unanimous in favor of recommendation.

Joan said this year's recommendations were for \$609,809.50 [actual \$608,810] leaving \$952,958 in reserve.

Trinity Church law suit:

In response to Jevon's question about Brian Hughes' law suit, Margaret said Michael had filed a response, and that suit was completely finished, and nothing more had been filed.

The next meeting was scheduled for Monday, March 21 at 7:00 p.m.