

Oak Bluffs Community Preservation Committee
P.O. Box 1327
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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

May 2, 2016, 7:00 p.m.

Present: Joan Hughes, chair, Amy Billings, Alison Shaw, Jim Bishop, Bo Fehl, James Westervelt

Also Present: Margaret Knight, CPC admin. assistant, Dave Grunden

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

Minutes:

The minutes from the CPC meeting on March 21, 2016 were approved with corrections.

Use of CPA funds for project expenses:

Penn Field: Phil Regan asked about using CPA funds for purchasing a tractor to pull the field drag for the Penn Field project. Margaret read from the warrant article that approved the grant, which said funds were appropriated to help with completion of the landscaping. She read from the original application which said the money would be used for defined landscaping areas, including parking and viewing, and for shade trees. Bo said the rake would be used for maintenance. Amy said Little League has always done the field maintenance. Joan said she didn't think CPC had ever approved a piece of equipment. The committee agreed that the request did not fit within the allowable expenses, because it was for maintenance.

Historic Preservation of a privately owned house: Margaret said Terry Schaffer of the Dr. Tucker house on Ocean Park asked about CPA grants for historic preservation. The house is on the National Historic Register. Margaret said the tower needs replacing. Jim W. said the roof over the tower is unsafe, and that the owners of the 6 condos got an estimate for \$10,000 just to take it down. He said they came before the Cottage City Historic Commission, who suggested they shore it up. He said Phil Regan had said he knew of other private homeowners who applied to CPA for historic preservation. Jim said the Shearer cottage roof application [for a privately owned house] had been denied.

Margaret said she found one example of CPA funds being used for low and moderate income renovations of private homes in Cambridge. She said there was another Cambridge project to help non-profits with restorations of significant historical buildings.

Jim B. said it would cost \$50,000 to \$60,000 to rebuild the tower. Alison said the CCHD would enforce the replacement of the tower, and there would be 6 individuals to pay for it. Joan said it's hard in a town with so many historic properties to choose to help one and not another. There was mention that it would not pass on town meeting floor.

Project Updates:

Dave Grunden, Shellfish Projects:

Dave gave a summary of each shellfish and WHOI project that has received CPA grants [copy included at end of minutes or: [CPC Minutes 5.2.16 Dave Grunden report.pdf](#)]. Dave said the Saltmarsh Restoration project will now be for about 500' rather than the original two 100' sections. He said the EPA has purchased all the materials to date, which have been delivered. The material will be seeded with rib mussels. He said Mass Audubon and Felix Neck will do all the outreach.

Affordable Housing Committee:

Jim Bishop said the AHC met with Philippe Jordi, who requested \$50K more for preference for an OB resident for one apartment. Bo said the Selectmen may kick in \$50K. There was discussion of losing a town resident if they moved to this Tisbury development and of funding AH outside of town.

Conservation Commission updates from Liz: (copied below)

CPA Project Updates – Conservation Commission – 2016

East Chop Bluff & Road Preservation FY 2012

Funding: \$22,250 Balance: \$6,500.06

Preliminary engineered stabilization plans for the East Chop bluff. Plans include stabilizing and adding to the height of the existing revetment and heavy planting above the revetment to stabilize the remaining bluff.

East Chop Bluff Stabilization Project FY 2016

Funding: \$279,800 Balance: \$279,800

Final engineering plans and permits for bluff stabilization. This project was put on hold when the Town received a grant from MA DCR to fund this work. The grant then got revised to an alternatives study of methods to stabilize the bluff. The grant then got stalled at the state level (contract and bids were to go out in August 2015 but this has not happened). We are in the process of communicating with DCR and hope to convince them to support the project going forward rather than do an alternatives analysis that will take two years, since we already have preliminary engineered plans. The project also got stalled while the Town dealt with FEMA for Hurricane Sandy disaster relief funds and an appeal of FEMA's denial of funding for damages to the East Chop bluff. The appeal is under review.

Shoreline Engineering (Restoration/Engineering Surveys) FY 2010

Funding: \$75,000 Balance: \$9,667.92

This project includes survey conditions of the Sea View Avenue seawalls, a sediment transport study, analysis of repair/replacement alternatives, design and permitting for the North Bluff seawall replacement, and preliminary engineering for beach nourishment below mean high water and realignment of groins to better trap sand on the beaches.

Sea View Avenue Beach Preservation Project FY 2016

Funding: \$120,575 Balance: \$120,575

Comprehensive shoreline preservation project that evolved from Shoreline Engineering project – includes additional studies required by MA DEP to meet standards of MA Wetlands

Protection Act regulations. The project consists of final engineered plans and permits for the placement of beach nourishment on North Bluff, Pay and Inkwell Beaches below mean high tide to widen the beaches for recreation and storm damage protection. The plan includes adjusting the length of the groins at Pay and Inkwell beaches to better trap the sand on the beaches. It also includes repair of old timber groins at the North Bluff Beach to help trap sand. This project got put on the back burner for the last couple of years due to storm damage to other town properties during Hurricane Sandy; engineering work was required to advocate for FEMA disaster relief funds to dredge the Little Bridge inlet, replace the failed North Bluff seawall, and stabilization of storm-damaged East Chop Bluff. This project is now back on track. Once the permitting is completed the Town can apply for grant funding to repair the groins and add sand to the beaches.

Watershed/Drainage FY 2011

Funding: \$49,500 Balance: \$15,453.60

This project addresses storm water management on Pay and Inkwell beaches and Sea View Avenue, including removal of drainage pipes from the beaches and treatment and diversion of storm water south of Inkwell Beach. Complications arose with Mass Highway, owner of the road over right-of-way easements and storm water treatment techniques. This also got stalled due to issues relating to Hurricane Sandy.

Coastal Climate Change Vulnerability Assessment & Adaptation Plan FY 2015

Funding: \$50,000 Balance: \$0

This project is an in-depth study to assess localized risks of climate change on the shoreline and to provide adaptation strategies. The Town hired Kleinfelder, Inc., of Cambridge, MA for the work. State-of-the-art mapping was provided by the Woods Hole Group. A public meeting presenting the results of the study was held in September 2015 and was attended by over 70 people. The final, written report is expected any day.

Vulnerable sites include the Oak Bluffs Harbor, Sea View Avenue by Farm Pond, East Chop Drive by Crystal Lake, Beach Road by the hospital, and salt marshes. Suggested adaptation plans are included in the report.

Sailing Camp Park Trails - Phase I FY 2014

Funding: \$30,000 Balance: 0

Land survey, natural resources inventory, and trail design for public walking trail system for passive recreation at Sailing Camp Park, Town-owned conservation property.

Sailing Camp Park Trails - Phase II FY 2015

Funding: \$50,000 Balance: \$223.94

Construction of public walking trail system for passive recreation at Sailing Camp Park, Town-owned conservation property.

Sailing Camp Park Coastal Bank Restoration FY 2015

Funding: \$41,600 Balance: \$1,656.50

Restoration of an eroding coastal bank on Town conservation property. The plan was for "soft" or "green" infrastructure rather than a hard seawall or revetment and it designed to be sued as a model project for private property owners facing bank erosion. The project consisted of natural fiber rolls to support strong vegetation to hold the bank in place.

Joan said the East Chop Bluff project has been stalled because the state money was not forthcoming, but that the project will be revived at the state level, so the town will get the money. She said that an alternative analysis will have to be paid for by the town.

Joan said the Sea View Avenue beach project has been waiting for DEP to delineate the engineering they want. She said the town has signed a contract for \$110,000

which should get through the permitting, but won't take the whole grant. She said the state needs to tell us what it's going to do first.

Bikeway Connections:

Margaret said the bike committee has \$12,000 left and still have the Sea View Avenue connection to look at. She said the work they have done so far is on the drawbridge to Sunset Lake connection.

Stained Glass Windows:

Margaret said Barney will put off doing the last four windows until after his Germany project but that he is now being paid from the final grant money.

High School Track:

Margaret said the superintendent wrote an email that said they are working on figuring out funding for the project, and are hoping to start in Sept. with a combination of CPA, school, and private funds.

Permeable Barrier Study for Lagoon Pond:

Margaret said the study is finished, and that it cost less than expected. Gail sent an email (dated 4/8/16) regarding the study.

Sunset Lake:

Margaret said the group is waiting for information on the sidewalk project. Amy said Richie decided to end the sidewalk before the corner where drainage is a problem. She said there had been a suggestion of making a bridge over that area to connect to a walkway and to the bike path. Jim W. said he suggested to Donna that they come back with another application to CPC to do a boardwalk all around the lake. Joan said a lot of the water in that area is coming from the old garage which will need remediation. Jim said he was thinking that the Friends of OB, Parks Dept. and Friends of Sunset Lake could make the application together.

Courthouse Electrical Upgrade:

Margaret said Martina said the project is in progress, that they are still waiting for the state to approve a DCAM engineer.

CPC relationship with FinCom:

Alison said she would like the CPC to look into whether other towns on the Cape have issues with FinCom. She said OB FinCom evaluated and voted on the CPA projects based only on the sentence in the ATM warrant. Alison said if there was precedence for them to not be involved, she thought they would be glad if they didn't have to vote on the CPA projects. Jim W. said he was told that FinCom member Herb Kiehn has been appointed to come to every CPC meeting next year. Alison said they should invite the CPC to their final meeting where they vote on the warrant. Amy said she thought it would be worth going to FinCom to explain what the CPA is. Alison said there should be a visual image to go with projects presented at ATM. Joan said a Powerpoint would be a good idea, with a graphic and a few words about something people might not understand.

Jim B. said the AHC hadn't voted for 32 units of AH but had authorized someone to look at the possibility of an RFP for 32, which is a small project for any developer. He said

the Town would be looking at paying \$30 million over 20 years. He said they did receive the money from the Southern Woodlands project. He said that the developers he talked to had said any project under 40 units without tax breaks would not be viable. He said he thought it would be 1 to 3 bedrooms residences on some of the smaller lots right now.

Letters of Agreement, Special Conditions:

There was discussion of whether IHT should reserve one unit for an OB resident despite not being given the full \$100,000 requested. Some felt OB should still get some benefit for donating to the project even if it was not all that was requested. Jim W. said he had a problem with OB not getting any credit toward the 10% of the OB's housing being affordable. Joan and some others said they didn't care about the preference for an OB resident because the person would become a Tisbury resident anyway. Jim W. said the state should make it possible for each town to get credit when doing regional AH. Joan said regional AH could be done under the County since it covers all six towns. There was a discussion of whether the money should be rescinded at a STM. Amy said that IHT should reserve a unit if OB donates any amount. Margaret said there was no discussion about the reserved unit after the CPC voted to recommend \$50K instead of \$100K. Joan said IHT will be asking for funds again, and that they should consider that as far as the issue of preference.

Jim W. brought up the issue of the town needing to get something back in return for contributing to a non-town project. Margaret said town counsel had said something about that but that he hadn't been able to look at it. Bo said the administrative expenses are high for the project. Margaret said Philippe had said the land will be permanently deeded as affordable so that even if their project fails it will have to be used for AH.

Jim B. said the plan for the title research, survey, and perc tests project is to get clear titles on all the properties, even if the Towanticut lot is found to be buildable. He said Peter Bradford has been working on this.

Alison said the lantern project is ready to proceed, and that it won't include North Bluff. Alison said she would be involved but that Jim Dearing will take over for her. She said Richie will be doing the project and that there will be a meeting of all interested parties. Amy said there is talk about replacing the sidewalks when they are dug up for doing the electrical work. Alison said she would make sure the correct fixture is chosen. She said the project is co-sponsored, and Richie has the expertise.

Joan said Liz will probably be the one to decide what the coastal eco-system study will cover.

Concerning the Tabernacle grant, there was agreement that there should be a recorded preservation restriction similar to the Trinity church one for the grant for the benches and chairs restoration.

Alison Shaw moving:

Alison will be moving to Edgartown, so she will have to resign after she registers with the town clerk there. She said she is trying to follow through with the HP projects for as long as possible. Alison said she would check with the HC about a replacement for the CPC.

Return of unused funds:

The CPC voted to ask Arthur to close these accounts and return these unused funds to the fund balance: Permeable barrier study, \$1,250; Collections preservation, \$.10; any unused Rental Assistance funds at the end of the fiscal year.

The meeting was adjourned at 8:45 p.m.