

Oak Bluffs Community Preservation Committee
P.O. Box 1327
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Joan Hughes, Chairman
Jevon Rego, Vice Chairman
Amy Billings
Jim Bishop
Jim Dearing
Stephen Durkee
Bo Fehl
Charles Rock
James Westervelt
Margaret Knight, Admin. Assis't

Oak Bluffs Community Preservation Committee Minutes

January 9, 2017, 7:00 p.m.

Present: Joan Hughes, chair, Jevon Rego, vice-chair, Amy Billings, Jim Dearing, Steve Durkee, Bo Fehl, Charles Rock, Jim Westervelt

Also Present: Margaret Knight, CPC Admin Assistant, Herb Kiehn, Steve Auerbach, Dan Waters, Barbara Alleyne

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

Niantic Park

Amy said that all of Niantic Park work is done except some landscaping that will happen over time.

Cottager's Corner Restoration, revised application

Dan Waters and Barbara Alleyne were present to update the Cottager's application. Dan said they are now requesting \$25,600 for the roof work only. The windows and doors will be put off, since they were not sure they could get approval for them from the Copeland and the Cottage City Historic Districts in time for this year's grant process, since they would need to advertise and notify abutters. He said the CCHD said the roof work would fall under "non-applicability." He said the total cost of the roof project would be \$35,600 and the Cottagers would put \$10,000 toward it. He said both Copeland and CCHD voted approval for the roof. Dan said the asphalt shingles would be replaced with the same, and the roll roofing would be replaced with rubber. He said they hope to come back regarding windows next year.

Jevon said the project would need to go to bid, and he questioned the estimate figures. Joan said there are very few DCAMM-certified contractors on the island, and recommended putting more money in the budget. [Bob Whritenour later clarified DCAMM rules as only applying to projects over \$100,000.] Joan suggested they do more research on the cost for the roof alone, and that the DCAMM adds up to 50% to the project cost. Jevon said he wanted to make sure they plan enough money to be able to do the work.

Minutes:

Minutes for the 12/12/16 meeting were approved. Jim W. abstained.

Project Applications Discussion:

Joan said there is \$1,152,783 available to give out for grants. She said the estimated income for fy2018 is \$627,700, so the 10% reserves will be about \$63K. She said there is \$576,960 in the undesignated fund balance from previous years. She said if all the proposed projects were funded (at \$800,415), there would be \$352,368 left in the undesignated fund.

Jevon said he still has questions for the AHC. It was agreed to go through all the project applications twice and plan to vote at the next meeting.

Cottager's Corner Restoration

Steve said he was in favor of giving them the grant as they are a long-standing Oak Bluffs non-profit with a historical building, who gives back to the town. Others agreed. Jevon questioned if the CPC had received a letter from the Historical Commission stating the preservation projects for this year are of historical significance, as required by law. Margaret said she would check into that. [OBHC plans to meet Jan. 18 and CPA projects are on the agenda.]

Marine Hospital roof and chimneys

There was no discussion at this time.

Oak Bluffs Antique Fire Truck

Steve said the fire truck is historic for the town should be preserved and exhibited. Amy said the truck was purchased with private donations, and that it would be stored in the fire museum. Bo said all the mechanical systems would be restored, not just the engine.

Oak Bluffs Fire Museum Artifacts

Amy said this would be just an inventory. Steve said the work that the Zabloneys do was specialized and the project shouldn't go out to bid, that the request should be for under \$10,000. Amy said there is \$20K in the museum account but they would like to keep that for future maintenance. She said they would come back to CPC for money to build the displays, and that they have people who want to donate money now. Everyone expressed support for the project.

Trinity Church Stained Glass Windows Restoration

Jevon said this is a continuation of a historically significant project the CPC has been funding for years. Margaret said Barney plans to finish all the windows that he is funded for before summer, and that he just took out two windows and has two more after that. She said the church has eight more half windows after these are done, and this new request is for four of them. There was general support, but Jim W. expressed concern that the church is not open for public functions. He questioned what would happen if other churches requested funds. Steve said the church has community suppers in the off-season, and hosts self-help groups, and the boy scouts. Amy said anyone can get married there. Jevon said town counsel was comfortable defending this case as eligible for CPA funding. Amy said the church is part of the historical campgrounds. Joan said if the church

were not used as a church anymore, the building would revert to the campground which is protected. Margaret said other island towns have given money to their town's churches.

Bikeway Connection Design

Jevon said he strongly supports this, despite the high cost, and that the bikeway is desperately needed. Bo said he had a lot of questions and concerns, and that he thought it would be hard to pass at ATM. Steve said he was concerned because of hearing about neighbors' opposition, despite the applicants saying the neighbors supported it. He said he was also concerned that the state would not come through with the funding. Jim D. said the design costs are high because of land configurations along the route, and that the construction costs may be higher than anticipated once they do the design work. He said the only way to find out is to investigate, and that he supports the project. Steve said he agreed, but he still had questions. Charles said the CPC came up with the project in a brainstorming session, and that there was agreement among the committee members that it was a good project. He said the town administrator has carried the project, and that for a relatively low investment, there is a payback of \$2.5 million. He said the CPC should give it full support. Amy said if the state didn't follow through, the town would be left with a partial design. Joan said she supports the project but questions whether issues with abutters will become problematic, and whether the national political climate will make funding uncertain.

Joan said a future bike path might end up going on East Chop Drive. Steve A. said the New York Avenue part of the bike connections plan will never happen because there would be too many impediments on it. He said this proposed path would connect with an already existing path. Joan said there would be a lot of easements. Charles said the work would all be on the hospital side. Amy said people on the other side of the road would also be affected. Joan said they would have to use the full legal layout of the road, which would include land that people use as their own.

Jevon said the design is the job of the bicycle committee, and that there are experts doing the work. He said the town won't get a path if the CPC denies this grant. Others agreed. Charles said Greg Coogan, bike committee chair, had said he would see if the highway department would put signs up for bikes to go on East Chop Drive this coming summer. He said the next segment to be addressed would be the Sea View Avenue connection. Steve A. said an uninterrupted bike path system will never happen, and that little parts are realistic. He also said the TIPS program is planned way in advance, and has a long history of success. Jevon said the current bike route signs send people down Vineyard Avenue, and is a functioning route into town.

Coastal Bank Restoration at Little Bridge

Jevon said he was in favor of this, and the low cost. Steve said the erosion there needs to be addressed. Joan said Dave would use some of the leftover materials and some of the same volunteers as the Felix Neck marsh restoration project. Jevon said Dave has done a great job to leverage other funds and volunteers. Others said they supported the project.

Jetty Beach Dunes Restoration

In response to Charles' question about who would get conservation approval, Joan said the person who gets the bid would do that. She said the estimate was from Wilkinson Ecological. Jevon and others said they were in favor of the project.

Herring Run Restoration

Jevon said he was in favor of this project for the same reasons stated previously. Others agreed.

Pennacook Park Restoration

Jevon asked if there were any other options besides the expensive granite curbing that was proposed. Amy said they plan to meet with the neighbors and anyone once they come up with a final design. She said the preliminary design came from the phase two parks assessment. She said a sidewalk was mentioned for one or both sides instead of a walkway through the park. Amy said the estimate for work, including seeding, irrigation, and granite curbing, would make it look like Hartford Park, which was the original goal, but that the curbing cost was unexpected. In response to Jevon's question about if the grant were for a lesser amount, Amy said they would make that work. She said they need some way to keep cars out of the park, and that people don't like the split rail fences, but that sidewalks work. Amy said they can't meet with abutters until they have a plan, but she believes the neighbors will help with the work if the grant is for less. She said the parks will be adopted by their neighbors.

Joan asked if, in some areas, there could be native shrubs along the edges that might need less irrigation. Amy said she had promised the water department there wouldn't be irrigation, and that that could be taken out of the estimate. In response to Jim D.'s question if there were plans for extra sewer drains, Amy said there had never been any flooding problems in the area, and it is level there.

Joan said she is in favor of doing the parks but would like to find a reasonable dollar figure to be able to keep doing the other parks. She said the granite curbs and some of the other estimates were high, and that she thought there should be some other plan than irrigation. Jevon mentioned cast concrete curbing instead of granite, like the curved curbs at Hartford Park. Amy said she would use them if they were available. In response to Margaret saying sidewalks were not eligible for CPA funds, Amy said walkways were done in the Niantic Park restoration. Amy said the path, without curbing, could be used on the side where the traffic doesn't go.

Oak Bluffs School Restoration

Bo said he now supports this project and that the heaviest use is from the town. Jevon said he is in favor of this, and that it's a valuable asset for the town. He said this is just the design phase and they will be back for more funds. Others said they supported the project. Joan said she didn't necessarily feel the CPC should support the construction of the whole project. Steve A. said the school is hard pressed for funding and he supported the project.

Sunset Lake Restoration

Jevon said he supports this project done by a grassroots organization, that they have done a lot of work to take care of their own neighborhood. Joan said it's one of the best projects the CPC has supported. Steve said it's the spirit of community.

Kuehn's Way Affordable Housing

Steve said his concern was about how much Tisbury has to pay for the project in their town, and how much Oak Bluffs would be asked for if an IHT project comes to OB. He questioned how much to put toward another town and how much to save for OB. Jevon agreed, but said if a project were in OB, the town would need cooperation from the other island towns. Amy said there were opportunities in OB that were not yet being done. She said IHT is not part of Tisbury's town affordable housing work, and that she didn't want to see OB have no money for doing their own AH. Joan said OB has the heaviest need for AH. She said she is not necessarily comfortable with funding IHT, as a business, and at their level of spending on their housing. Amy said there are a lot of town homesite lots that could be for one bedroom houses. Joan said she couldn't see giving out the amount requested because of the need for a reserve. Jim W. said IHT will be overseeing the housing, and that he thought a town should be overseeing the AH since it's getting taxpayers' money. He said he wanted to see AH money spent in OB. Jevon said the threat of 40B is not realistic since there have only been two of them on the island. He said he'd like to fund some of this but not the full amount. Amy said she supported OB doing homeownership on bigger lots that have 100 year leases on the land. Charles said OB will need regional support when some AH project happens in town. He said he was in favor of supporting the project, although maybe not at 100%.

Rental Assistance

There was no discussion, as this program has general support.

PALS Program

Amy said she liked the idea of it. Jevon said he did, but was not sure he'd want to fund it fully. Joan said it's a well-run program, and the other towns are supporting it. She said it's helping people in OB. Charles said since it's only helping two or three families, he'd support the full request.

The meeting was adjourned at 8:50 p.m. The next meeting is scheduled for January 23, and then Feb. 6.