

Oak Bluffs Community Preservation Committee
P.O. Box 1327
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Joan Hughes, Chairman
Barbara Alleyne

Jim Dearing
Donalexander Goss
Ewell Hopkins
Antone Lima
Adam Wilson
Al Woollacott
Margaret Knight, Admin. Assis't

Oak Bluffs Community Preservation Committee Minutes

January 25, 2021 5:00 p.m. meeting on Zoom

Present: Joan Hughes, chair, Barbara Alleyne, Jim Dearing, Ewell Hopkins, Tony Lima, Adam Wilson, Al Woollacott, Donalexander Goss, Jim Bishop

Also Present: CPC Admin Assistant Margaret Knight, Maura McGroarty, Brian Hughes, Ashley McKenna, Dawn McKenna.

Approve Minutes:

Minutes from CPC meeting on January 11, 2021 were approved, with corrections.

Applications for ATM2021:

Habitat for Humanity

Margaret said Greg Orcutt had told her by phone that Habitat was not prepared to do two houses at once, that they didn't have the volunteer base. Greg had said they would plan to build the one on Eastville Ave. first, and that someone from Hutker's firm had offered to do plans for both houses. Greg had said that they didn't actually have the lots yet, and he planned to work with Jason Balboni to secure them. The committee agreed to consider the one project for Eastville Ave. for \$234,900 with an additional \$50,000 coming from the OB Affordable Housing Trust.

Harbor Homes

Margaret said that Karen Tewhey had said they did not yet know how many units were credited to the Vineyard Haven State Housing Inventory list. Maura said she had heard that Edgartown did not recommend any funds. The committee agreed to consider this project at \$104,800.

East Chop Lighthouse

Joan said she was unsure if the Coast Guard planned to clear the entire property of lead, or just where the lighthouse sat, as the CG had not responded to enquiries. Adam said that since they had said they would clean up the lead, that they would, but on their own time. Tony said the town is responsible for the park, and the CG only owns the small area of the lighthouse. Adam questioned if any boring had been done to determine how much soil needed to be replaced. Al suggested approving the grant

contingent on the lead being cleaned up. Joan said she was in favor of the renovation, as it was needed.

Tony said the park was closed presently, until the problem was solved. Adam said he didn't want to put a lot of money into the lighthouse if it wasn't going to be made available to the town. Tony said the MV Museum had the lease until 2022. Adam said it was appropriate to give money to the Museum with a condition that the funds not be released until a good faith effort had been made to acquire the lighthouse. Barbara said the lighthouse should be preserved regardless of who owned it. Adam said he was confident the town would move to acquire it. Joan said it would be island-owned at some point, and needed help now. It was agreed to consider this project at \$259,700.

Tabernacle Roof

Jim B. said there were no fixed plans yet, but that the roof material was concrete with a small amount of asbestos on top, and could be cleaned and sealed. He was opposed to spending money until a definite plan was made. Ashley said the MVCMA was proceeding with getting an OPM. She said the project timeline was approximately 2 years, and that the roof needed to be replaced completely within 3 years. She said they had started planning for this 20 years ago. She said the dollar figures came from previous bids, and that they would get a fixed price as the process went along. Ashley said the money would come from grants, their reserves, and their campaign for capital needs. She said they have money in reserve for maintenance once the roof is replaced. She said the costs had gone up, so they needed to raise more than originally planned. She said the architect would determine the roofing material.

Jim B. questioned why they had not set aside a fund for the roof. Ashley said they had been in a multi-year restoration and that funds had gone to previous projects. She said they knew they would have to raise significant funds. She said the request to OB was \$315,000 and that they expected the island towns' contributions to be over 2 or 3 years. She said Tisbury and West Tisbury had given half the amount asked, and planned to give the rest next year. She said Edgartown gave \$36,049 and had said to come back next year. She said Chilmark had an amount limit on grants to projects outside the town. [Chilmark recommended \$15,000.] Jim B. said he was concerned about acceleration of construction costs if the project were not done in the next 12 months. Ashley said their board had voted the timeline in October to be done within 3 years.

Brian said the Kaplan decision brought up the entanglement factor, and that asking the MVCMA to sign a preservation restriction in perpetuity went against their rights to do what they wanted as a church, hence the possible entanglement. Ashley said the Tabernacle was part of a National Historic Landmark, which provided additional protection as far as permanence. Jim B. said it would be difficult to change the Tabernacle structure by much because of federal preservation regulations. Brian said he was not sure if he would bring a law suit against the town if a grant were given.

Al said he was in favor of the grant, that less than 20% of the activities there were religious. He said the Acton case was about religious stained glass inside the church, which was very different than replacing the Tabernacle roof. Tony said court ruling said that it being an active church was relevant but not disqualifying, and that if the Tabernacle belonged to the Vineyard Trust, the grant would have been approved. He said the 3 steps in the Acton ruling could potentially be used to disqualify all non-profit's requests. Adam said the CPC had given previous grants for Tabernacle work, and he was in favor of the roof replacement. Barbara agreed but questioned the timeline for giving the full amount. Jim D. said he was surprised not to know the timeline or construction sequence, and whether the building would be closed for work. He agreed to recommend the full request at present. Donalexander said he thought the grant should be conditioned by a known solid budget and timeline. Jim B. said he would like to know where the MVCMA projected that the rest of the budget would come from, that he didn't want them to be short funded. He said he wanted to see solid numbers and what product they

would use for the roof materials. He said it was a good project for the town. Ewell said he would vote against the project.

Criteria for recommendation included that the project had high visibility, that the applicant had successfully implemented other similar projects, and that it leveraged multiple sources of funding. A roll call vote was taken:

Adam yes

Donalexander yes, contingent on a firm budget and timeline

Jim Bishop yes, provided there was a condition on knowing the actual budget and timeline.

Jim Dearing yes, with the same condition as Jim Bishop.

Tony yes

Al yes, contingent on a firm budget

Ewell no

Barbara yes

Joan yes

The vote was 8 to 1 in favor of recommending \$315,000 for the Tabernacle roof project, with the condition that the materials, budget, and timeline were established, with that condition having received the CPC approval. [An historic resources agreement would also need to be recorded at the Registry of Deeds.]

East Chop Lighthouse

The committee's criteria for recommendation included the project's high visibility, successful implementation of past projects, that it leveraged multiple sources of funding, and that it preserved and enhanced a town-owned asset.

The vote by roll call was unanimous in favor of recommending \$259,700 for the East Chop Lighthouse restoration to ATM2021.

Habitat for Humanity

The committee's criteria for recommendation included that the project served an under-served population, that the applicant had successfully implemented similar projects, that it was economically feasible, and it was consistent with the committee's and the selectmen's goals and objectives.

The vote by roll call was unanimous in favor of recommending \$234,900 for the Habitat for Humanity affordable house to ATM2021. Jim B. said he would prefer Habitat to get both permits in the first year.

Harbor Homes

Jim B. said HH was looking at the old OB tennis club as a possible location, with the Island Housing Trust, and the state. The vote by roll call was unanimous in favor of recommending \$104,800 for the Harbor Homes affordable house to the ATM2021.

Other business

Tony questioned whether there was conflict of interest in regards to a vote for Tabernacle funds if the town meeting were happening in that building. Joan said she would ask town counsel.

It was agreed that the required annual CPC public meeting would take place before the annual town meeting.

The meeting was adjourned at 6:20. No future meeting was scheduled.