

Oak Bluffs Community Preservation Committee
P.O. Box 1327
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Jim Bishop

Joan Hughes, Chairman
Barbara Alleyne

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

Oak Bluffs Community Preservation Committee Minutes

October 4, 2021 5:00 p.m. meeting on Zoom

Present: Joan Hughes, chair, Barbara Alleyne, Jim Dearing, Tony Lima, Al Woollacott, Donalexander Goss

Also Present: CPC Admin Assistant Margaret Knight, Maura McGroarty

Approve Minutes:

Minutes from CPC meeting on March 15, 2021 were approved.

Eligibility Applications:

Aidylberg: The committee agreed the project was eligible to apply for funding. Al questioned why they were coming for additional money since the project was still only in the permit stage as of the spring.

Harbor Homes: Al questioned whether the committee could approve a grant to purchase the property since a mortgage had already been taken out. Margaret confirmed the request was to all 6 towns. The committee agreed the project was eligible.

Oak Bluffs Parks: Tony said the Parks Commission wanted to survey some of the town parks in order to do some rehab work. He said there had been encroachment so bounds needed to be established. He said priority parks were Naushon, Waban, Washington, and Wesleyan. He said not necessarily the whole park would need surveying, but where there was encroachment. Joan said this could be considered engineering prior to rehab work. Tony said they would get an estimate for the surveys, and that the request might also include funds for split rail fences as needed. The committee agreed the project was eligible.

Habitat for Humanity

Margaret said this was no longer on the agenda as Habitat had resolved the issue before the meeting.

Flying Horses

Joan said the legal issues had been settled, and the problem was from poor judgement. She said Edgartown had decided not to give their CPA grant as the work was more considered maintenance. Joan said Edgartown counsel Ron Rappaport had said it was up to the committee as to how to deal with the grant. She said OB town counsel had said he didn't want to advise anything since there was no legal problem, but to keep the process transparent and use best judgement. Barbara questioned why they wouldn't give funds since there is no legal issue and the project is important to the town. She said she had been solicited privately by Friends of the Flying Horses for restoration funds. [This solicitation was through Vineyard Trust.]

Tony suggested updated quotes or possibly getting a second quote, and that he wasn't opposed to funding the project. It was agreed to get new quotes from Myles Thurlow and John Andersen, and ask for a second quote.

Affordable Housing Committee grant extension

Margaret said Mark Leonard, chair of the AHC for OB, asked about a one-year extension of a grant approved at the 2016ATM to title search, survey, and perc test some town-owned lots for affordable housing; he said there were still lots for which this work was needed. Margaret said she would confirm that the funds were to be used for the small, scattered town lots. [Confirmed. Also, original application lists map and lot numbers for the lots in question.]

Maura said the AHC was looking at two larger projects, one near the rink and one for veterans, but that she understood that this grant was for smaller lots, including former "resident homesites," for building individual homes.

It was agreed to allow a grant extension of another year.

Updates:

Sunset Lake

Tony said they hoped to be done by the end of the week. He said all the hardscape work was done, and there was some cleanup and seeding left. He said the drainage structures performed flawlessly. He said after all was done, there would still be a one-year warranty on seeding and plants. He said erosion controls would come out in a year, and that the work was all in their contract. He said the town would need to deal with sediment (from the nearby "unaccepted" road) which used to flow into the lake.

Tabernacle Roof

Donalexander said the project costs had increased by a little over \$600,000 and that the MVCMA had not raised any of those funds yet. He said they had said the project would take 7 to 9 months once it was started. He said the MVCMA was waiting to see how much the next round of CPA grants would bring in from Tisbury, West Tisbury, and Aquinnah. Donalexander said they had decided on a roof material similar to what was there presently – corrugated fiber cement roofing panels.

Cottagers Corner

Barbara said the Cottagers had installed all the new windows. She said they had gotten a grant from the 1772 Foundation for painting, but first had needed to replace clapboards, which depleted their funds. She said they had replaced clapboards on the two visible sides, and that they expected to request CPA funds to replace clapboards on the other two sides, as well as replace doors.

Next meeting will be November 1, 2021, followed by Nov. 15. The meeting was adjourned at 5:40.