

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

November 1, 2021 5:00 p.m. meeting on Zoom

Present: Joan Hughes, chair, Barbara Alleyne, Jim Dearing, Tony Lima, Jim Bishop, Ewell Hopkins

Also Present: CPC Admin Assistant Margaret Knight, Maura McGroarty, Rene Hill

Approve Minutes:

Minutes from CPC meeting on Oct. 4, 2021 were approved with 2 abstaining.

New CPA Applications: Eligibility and Questions

Island Autism Affordable Housing

There were questions about the budget (a line item budget needed) and the proposed time line, and what previous grants were received from other towns. The project is eligible.

Habitat for Humanity, Prospect Ave.

Jim B said Habitat is ready to go on the project already funded, and that this one is \$34K more due to increase in cost of materials. He said it would start after the other is finished, next year. The project is eligible.

Harbor Homes

The project is eligible.

Rental Assistance

The project is eligible. Margaret said they asked for less funding than last year because of the problem of finding rental properties.

PALS Program

The project is eligible. There were questions about the figures in the application budget, and how many projects were done or committed.

Aidylberg Affordable Housing

The project is eligible. Jim B. said the quotes were dated March, and mentioned price increases since then. Ewell questioned whether there was a problem with giving CPA money to a project that is also federal funded through HUD [Comm. Pres. Coalition said no problem]. There was a question of what other towns had been asked, and had given previously. Ewell said this would be a “friendly 40B.”

Noyes Building Affordable Housing

The project is eligible. Jim B said costs for the project increased by over 30% due to the need to pay prevailing wages because the town is doing it instead of TRI, who has the mortgage for another year. There was discussion of the project possibly being funded with AH Trust money.

OB AH Trust Southern Tier Affordable Housing

The project is eligible. Jim B. said this request for an enhanced septic system is to be an incentive for the developer, to keep as many affordable units in the project as possible, as opposed to market rate. He said there were only 2 bidders on the project. He said the enhanced systems reduce the nitrogen to almost zero. Tony questioned this request in relation to the IHT budget which includes septic costs. Jim B said the number of market rate units and the length of the land lease will be negotiated with the developer. Ewell said Onyx and IHT are both bidding on the project, and that this request is independent of either vendor.

IHT Southern Tier Affordable Housing

The project is eligible. Ewell said they are seeking funding now, despite the developer not being chosen yet, in order to not miss this year’s CPA cycle if they are chosen. He said they would probably be returning for funds in future years. Ewell said there is a review committee to report to the selectmen, and that that would happen within two weeks. Tony expressed concern about the timing, so that if IHT doesn’t get the project, any CPA funds would be available for other projects. Joan said money could be put in a reserve fund; Margaret said in order to spend it, a vote at a town meeting would be needed. Jim B said 70% of the occupancy would go to Oak Bluffs residents or employees.

Cottagers’ Corner Rehab

The project is eligible. Barbara said the floor leveling part of the request may need to be revisited, but that they had wanted to get a proposal in before the deadline. She said the building is sinking, as documented in the CPC historical report and in a report from John Lolley. Jim B asked why the Cottagers are not aggressively addressing the foundation issues. Barbara said the Cottagers understand that it is essential. She said there is one corner that Lolley looked at, and that they would get him involved in order to obtain more information.

Old Business

Flying Horses Project

Margaret said the CPC had requested the Vineyard Trust get two new quotes for the project. She said the Trust said it wasn’t possible to get two quotes, that Myles Thurlow and John Andersen had worked on the Flying Horses for many years and knew the structure. The Trust had emailed new quotes from Myles and John. Margaret said town counsel had said it was up to the CPC to decide whether to release the grant funds following the resolution of the Trust’s legal issues.

The CPC voted unanimously in favor of releasing the funds.

Interview schedule

It was agreed to schedule the application interviews over 3 meetings: November 15 and 29, and December 6.

Updates:**Tabernacle Roof**

Jim B. said he understood the MVCMA wouldn't be using their roof grant within the next two years because they planned to go forward with the greenroom and bathrooms on the back instead of the roof. Margaret said Ashley Khattach was the new project manager, and that she would be in touch with her.

Next meeting will be November 15, 2021. The meeting was adjourned at 6:06.