

Minutes – West Tisbury CPC meeting – October 24, 2007

Approved November 14, 2007

Present: Sean Conley, Al DeVito, Caroline Flanders, Ginny Jones, Dale Julier, Bruce Keep, Peter Rodegast. Absent: Lesley Eaton, Susan Phelps; Tony Nevin, Admin. Asst.

Also present: Philippe Jordi, Island Affordable Housing; Glenn Hearn, Selectman; David Vigneault, Dukes County Regional Housing Authority; Nora Nevin, for absent Admin. Asst. Tony Nevin.

Caroline Flanders called the meeting to order at 5:35pm in the library of Howes House. Draft minutes of the meetings of October 10 and October 15 were distributed, read and approved.

Caroline distributed copies of the CPA Allowable Spending Purposes Chart. Philippe Jordi described his applications for the Island Affordable Housing Fund and Island Housing Trust (IHT) under the categories Open Space and Affordable Housing. The amount applied for is \$400,000 out of a total project cost of \$2,957,500 (preliminary estimate). Other funding sources are Island Affordable Housing Fund, Habitat for Humanity, and Martha's Vineyard Land Bank. IHT intends to purchase an eight-acre parcel at 200 State Road and sell four acres to the land bank commission, pending West Tisbury Planning Board approval of Form A subdivision plan and special curb cut permit. He justified the amount on the application, saying the more they receive, the less they'd have to borrow, citing a cost of \$50,000 per house as the basis of the \$400,000 figure, which includes related construction, not just design and development. Other plans possible include a 40B, or a special permit from the WT Planning Board. The final application is due October 31. Philippe left at 5:55pm.

Glenn Hearn referred to his application which was discussed at last week's meeting. Bruce asked about storage of drained sludge, and Peter asked for estimates for permitting for the drainage of Mill Pond. Glenn said the figures on the estimates varied widely, and that he didn't want them to become public, would give the figures to this committee in executive session only. Glenn said he would email a list of names of the public who attended a hearing on October 3. Dale wants to hear from the abutters, possibly in the form of a letter from them supporting the project in principle.

David Vigneault reported that he had talked to Sepiessa abutters to the proposed project Sepiessa 2 today. Lighting, traffic and parking were their primary concerns. The subjects of public safety and school bus turnarounds also generated constructive discussion. He said there is a need to discuss roads with the Land Bank, and the drainage of a wet area with the Town. Permitting should be wrapped up over the winter in preparation for a fall start. This application for development funding is in the CPA category of Affordable Housing; the request is for \$250,000 out of a total project cost of \$700,000. Other funding sources are: State Housing Trust Fund, DCRHA Development Funding, and a mortgage. The project aims to provide year-round affordable rental options for the Island's resident work force, and would do so by expanding the existing Sepiessa project by three additional apartments. He passed around architectural drawings, pointing out how the new units are similar to existing units, and how they differ. Several members endorsed their using the original South Mountain designs, as modified. All units are disability-friendly. Al asked what happens to the project if it receives less than the \$250,000 applied for. David replied that they'd have to defer some parts of the project for a year. He departed at 6:45.

Caroline introduced a statement from South Mountain Company for 2007-09 for the preliminary process to date in the amount of \$2,145.00. Peter moved, Ginny seconded, to pay the amount; committee approved the motion.

Al moved, Bruce seconded, a motion that the committee not support Tom Osmer's application for \$5000 to support sustainable fishing on the grounds that it not eligible for CPA funds. Dale said that it is a lobbying effort for a very worthwhile project, but that other funding sources would be more appropriate. The motion was passed unanimously. It was agreed that all ten other applications are eligible.

The next meeting is scheduled for November 14, 2007 at Howes House at 5:30. This meeting was adjourned at 6:57pm.

Respectfully submitted,

Nora Nevin (acting Admin. Asst.)