

CPC Minutes – West Tisbury CPC meeting – January 30, 2008

Approved February 6, 2008

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

Also present: Glenn Hearn, Bill Haynes, Hermine Hull, Mal Jones, Ruth Kirschmeier.

Caroline called the meeting to order at 5:35. The minutes of the meeting of January 16, 2008 and the immediately following public hearing were reviewed and unanimously approved. It was agreed that better committee preparation and more public information dissemination would be useful before future public input meetings.

An updated budget was distributed and the committee began its review of proposals beginning with FY08-09A, permitting for Mill Pond dredging. Caroline presented a summary of comments by Michael Goldsmith, Town Counsel, concerning problems with funding a permitting-only project to be followed by dredging operations under the category of Open Space Preservation. Peter reported for the Conservation Commission that there was no evidence of invasive species in Mill Pond and that the argument for retention of nutrients to protect Tisbury Great Pond was weak. The committee reviewed written comments from Ebba Hierta and noted that it might be advisable to wait until completion of the estuary study in progress, although Peter noted that the report may have little impact on the decision process for Mill Pond. Glenn Hearn repeated many of the points previously made in support of the proposal. To guide discussion, Caroline led the committee through the CPC's list of evaluative criteria. Following discussion, Caroline moved to recommend that \$50,000 be appropriated from the Historic Resources Reserve for Rehabilitation to support permitting and design work necessary for dredging Mill Pond. Susan Phelps seconded, and the motion passed, 5 in favor, 2, opposed, with no abstentions.

Bill Haynes, Hermine Hull, Mal Jones, and Ruth Kirschmeier arrived, and the committee considered proposal FY08-03, roadside paths. Discussion began with a review of evaluative criteria, noting that the first half of the project was supported last year. Questions were raised about the degree of community support, width and location of the path, safety issues, availability of easements, and the overall rationale for putting a path along Old County Road, including issues raised in written comments from Ebba Hierta. The possibility of using funds for path projects and related engineering without specifying path location and design in detail was raised and welcomed by Paths Committee members but was not put to a vote. Following further discussion, Peter Rodegast moved to recommend that \$80,000 be appropriated from the Undesignated Reserve for Recreation for the paths project as requested in proposal FY08-03, and that the appropriation of \$80,000 approved at Annual Town Meeting in April 2007 be subject to revote. Al DeVito seconded, and the motion passed unanimously with no abstentions.

Glenn Hearn, Bill Haynes, Hermine Hull, and Ruth Kirschmeier departed. The committee agreed to forego discussion of its evaluative criteria for projects that had already been considered in depth at previous meetings.

The committee discussed proposal FY08-01, Town Hall renovation. Al DeVito moved to recommend that \$100,000 per year for 5 consecutive years be appropriated from the Historic Resources reserve to support debt service for the Town Hall renovation bond issue. Sean Conley seconded, and the motion passed unanimously with no abstentions.

The committee reviewed the budget for proposal FY08-02, affordable housing at Bailey Park. After discussion, Sean Conley moved to recommend that \$45,000 be appropriated from the

Community Housing reserve to fund predevelopment costs including access and electricity rights for three affordable single-family homes on Bailey Park Road. Al Devito seconded, and the motion passed unanimously with no abstentions.

The committee discussed whether proposal FY08-04, affordable housing at 200 State Road, included eligibility for housing applicants whose incomes exceeded 100% of the County median income, and noted that Habitat for Humanity would be involved. After discussion, Sean Conley moved to recommend that \$400,000 be appropriated from the Community Housing reserve toward construction of affordable housing at 200 State Road being developed with funding by the Island Affordable Housing Fund, provided that eligible applicants will be selected by the West Tisbury Affordable Housing Committee. Al Devito seconded, and the motion passed unanimously with Dale Julier and Peter Rodegast abstaining.

After discussion of proposal FY08-05, Helm loan fund, Al Devito moved to recommend that \$50,000 be appropriated from the Community Housing reserve to a fund administered by the Island Affordable Housing Fund to support second mortgage loans to qualified buyers of affordable housing. Dale Julier seconded, and the motion passed unanimously with no abstentions.

After discussion of proposal FY08-07, Sepiessa expansion, Al Devito moved to recommend that \$250,000 be appropriated from the Community Housing reserve to fund construction of three additional affordable rental units at the Sepiessa Point apartments. Bruce Keep seconded, and the motion passed unanimously with Dale Julier and Peter Rodegast abstaining.

After discussion of proposal FY08-08, rental subsidies, Dale Julier moved to recommend that \$30,000 be appropriated from the Community Housing reserve to provide rental subsidies for West Tisbury applicants eligible for the Dukes County Regional Housing Authority's Rental Conversion Program. Al Devito seconded, and the motion passed unanimously with no abstentions.

After discussion of proposal FY08-10, historic resources inventory, which had requested \$26,000, Caroline Flanders moved to recommend that \$13,000 be appropriated from the Administrative reserve to update the survey of West Tisbury's historic resources in a form suitable for later preparation of an electronic database. Susan Phelps seconded, and the motion passed unanimously with no abstentions.

The meeting was adjourned at 7:45 pm. The next CPC meeting will be on February 6, 2008, at 5:30 pm.

Respectfully submitted,

Tony Nevin, Admin. Asst.