

Minutes – West Tisbury CPC meeting – February 6, 2008

Approved February 27, 2008

Present: Sean Conley, Al DeVito, Caroline Flanders, Ginny Jones, Dale Julier, Bruce Keep, Susan Phelps, Peter Rodegast; Tony Nevin, Admin. Asst. Absent: Lesley Eaton.
Also present: Philippe Jordi, Pat Manning, Hermine Hull, Ruth Kirschmeier.

Caroline called the meeting to order at 5:35 to consider some administrative issues. Tony reported that a letter had been received from the Department of Revenue, responding to a query from Caroline on December 12, 2007, concerning use of CPA funds for Mill Pond dredging, and read its critical text aloud. He noted that the letter is less comprehensive than the opinion of Town Counsel, which had been presented orally before the meeting of January 30, and distributed copies of a written version. Tony also requested authorization to approve administrative charges less than \$200 in order to avoid the nuisance and delay of getting the Chair's signature. Al DeVito moved that Tony be so authorized, Ginny Jones seconded, and the motion passed unanimously. Finally, Tony presented an invoice for \$1500 from the Community Preservation Coalition for membership in calendar year 2008. Al DeVito moved that payment be approved, Dale Julier seconded, and the motion passed with 7 in favor, 1 opposed, and no abstentions.

The committee then considered a rewording of the motion passed on January 30 concerning the affordable housing project at 200 State Road, FY08-04, repeated below as underlined text:
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.

Philippe Jordi argued for inserting "*by the Island Housing Trust*" after "developed," and for changing "by" to "with" after "selected," on the ground that IHT had extensive experience in working with town housing committees on selection practices, most recently with Edgartown, where 3 of 9 units were set aside for town residents. Pat Manning explained the need for flexibility in the selection process because some businesses or institutions might contribute significant sums if their critical employees received preference. Philippe suggested that West Tisbury residents might receive preferences for some but not all of the proposed homes; for example, West Tisbury residents might receive preferences for the four units reserved for applicants earning less than 100% of the County median income. Caroline noted that in any event, CPA funds cannot be used for housing for applicants with incomes greater than 100%. She then read the text revised as requested by Philippe and Pat:

To recommend that \$400,000 be appropriated from the Community Housing reserve toward construction of affordable housing at 200 State Road being developed by the Island Housing Trust with funding by the Island Affordable Housing Fund, provided that eligible applicants will be selected with the West Tisbury Affordable Housing Committee. Al DeVito moved acceptance of the revised text, Ginny Jones seconded, and the motion passed unanimously with Dale Julier and Peter Rodegast abstaining. Philippe and Pat departed.

Sean reported informal discussion with the Paths committee concerning the roadside paths, FY08-03. Hermine Hull and Ruth Kirchmeier stated that the Paths Committee was going to request \$5000 in town funds for general planning of pathways, and asked about the fate of the \$80,000 appropriated in 2007 for the path on the east side of Old County Road now that the plan calls for a path on the west side. It was suggested that the money could be revoted back into the Undesignated reserve, but after further discussion of the project, and in order to minimize confusion at the Annual Town Meeting, Caroline suggested that the committee stand by its vote on January 30, and the committee agreed. Hermine and Ruth departed.

The minutes of January 30, 2008, were reviewed, amended, and approved unanimously with Ginny Jones abstaining.

The committee then reconsidered the best approach to fund permitting for Mill Pond dredging, FY08-09A. In view of Town Counsel's explicit concerns about funding permitting as a separate component of the project, Caroline presented two draft revisions of the warrant article recommending appropriation of \$50,000 for permitting the Mill Pond dredging project; the motion passed on January 30 is repeated below.

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.

After discussion, the committee agreed that the following revision would make permitting a component of the dredging project, and that it could be justified as necessary for rehabilitation:

To see if the Town will vote to appropriate from the Community Preservation Historic Resources reserve the sum of \$50,000 toward the dredging and rehabilitation of Mill Pond, including permitting and design work. Ginny Jones moved acceptance, Al DeVito seconded, and the motion passed unanimously. Sean agreed to work with the town Historic Commission to obtain a letter designating the Mill Pond as a historic resource.

Tony agreed to prepare final warrant articles with wording to include the Undesignated reserve in articles relating to Community Housing because the total recommended far exceeds the total available in the Housing reserve. Tony also agreed to update the committee's minutes on the CPC website, and to begin work on a brochure describing the projects recommended for CPA funding for distribution to voters.

Caroline advised the committee that, for personal reasons, she might have to decrease her involvement and a new co-chair might be needed after July 2008.

The meeting was adjourned at 6:45 pm. The next CPC meeting will be on February 27, 2008, at 5:30 pm.

Respectfully submitted,

Tony Nevin, Admin. Asst.