

Town of West Tisbury
Community Preservation Committee (CPC)
Meeting Minutes - October 31, 2018, 5:30 pm
Howes House

The meeting was called to order by Chairman Bea Phear, at 5:30 pm.

Present: Bea Phear, Leslie Eaton, Ted Jochsberger, Chuck Hodgkinson,
John Brannen, John Rau, Jeffrey DuBard, Nancy Dole

Others: Heidi Dietterich, Administrative Assistant

Old Business:

Invoices to be reviewed by the Committee which were over \$10,000.00 included the Scott's Grove project, Fire Station Water Tank project, which had been completed. On a motion made by Chuck Hodgkinson, seconded by John Brannen, the Committee approved payment of this invoice in the amount of \$43,205.00 unanimously.

The Committee reviewed the Martha's Vineyard Agricultural Society's invoice for \$15,000.00. This project has been completed. The Committee agreed that payment of this invoice should take place after the deed restriction has been recorded by the Registrar's office. The MVAS was responsible for getting the restriction recorded.

The minutes from the October 3, 2018 meeting were reviewed and on a motion made by John Rau, seconded by Ted Jochsberger, they were approved unanimously, with Leslie Eaton abstaining.

The Committee discussed the Island Housing Trust's 'Hanover House Workforce Housing' application. After receiving Town Counsel's input on the project, which addressed the Anti-Aid amendment, and input from Shelly Goehring at the Massachusetts Fair Housing Office, and Stuart Saginor at the Community Preservation Coalition office, the Committee's concern remained that public monies would be funding a project which was not open to the public. This would create a conflict. Due to the 'exclusionary nature' of this application, on a motion made by John Brannen, seconded by Chuck Hodgkinson, the Committee voted unanimously that the application was ineligible for CPC funding, with Ted Jochsberger abstaining.

New Business:

Due to computer issues at Town Hall, the Committee had received an additional Eligibility Application from the MV Agricultural Society in a timely fashion, but it was in the 'junk' mail and not found until after the deadline. The Committee reviewed their application for replacing the fencing around the MVAS property to determine it's eligibility for CPA funding. The Committee determined that the project was not eligible for funding because it did not meet the eligibility definitions. On a motion made by Chuck Hodgkinson, seconded by Ted Jochsberger, the Committee voted unanimously that this project was ineligible for CPC funding.

Final applications were distributed to the Committee and reviewed. Questions to be asked of the applicants and a schedule of interview times for the November 14 public hearing were discussed and reviewed.

It was noted that David Vigneault, of the Duke's County Regional Housing Authority, did not need to attend and make a presentation, since the CPC was well aware of the work the program does. They asked Dietterich to contact Vigneault and let him know he did not need to make a presentation.

The Committee reviewed the West Tisbury Congregational Church application. It was noted that the estimate from Hutker Architects was high, and the Committee would like to know the justification for the \$45,000.00 design fee for the project.

The other two historic resource applications, Historic District signage and the fence for the MV Agricultural Society, were not eligible for funding, so they would not need to present their projects at the public hearing.

The Aidylberg Affordable Housing for the Elderly would need to have an Affordable Housing Deed Restriction placed on it and would be asked about agreeing to this.

Harbor Homes applicant would need to have an Affordable Housing Deed Restriction placed on any property purchased for this project. The Committee also wanted more information about the organization. Is this a larger organization working on the South Shore, or is this a local effort only? Who is on the steering committee? These questions would need to be addressed during their presentation.

The Hanover House application had been determined ineligible, so they will not be asked to present their project at the public hearing.

The Scott's Grove financing amount had gone up since the Eligibility application had been received. Dietterich explained that the initial amount was an estimate and that the number presented \$67,750.00 was the correct number from Kathy Logue. The amount had increased due to interest rates going up.

The Mill Brook Open Space project was reviewed. The Committee would like to know why the applicant is asking for \$80,000.00 over two years, instead of asking for \$40,000.00 this year, and \$40,000.00 next year. To keep monies limited to the Open Space Reserve funds, the CPC wanted to know how the monies breakout from the applicant.

The Maley/Field Gallery project was reviewed. Bea Phear recused herself from this discussion and Leslie Eaton took over the meeting. Chuck Hodgkinson had spoken with Beth Kramer about the 1/8 acre swath of land that was being considered for improvement. The middle bid came in at \$37,000.00. The Committee asked that all three bids be brought to the public hearing for the CPC's review. The Committee also asked Dietterich to check with Town Administrator, Jen Rand, about procurement rules being followed for this project. Following this discussion, Bea Phear took the meeting over from Leslie Eaton.

The Committee asked Dietterich to set up the meetings for the public hearing in 15 minute increments, for a brief presentation followed by a question and answer period.

Bea Phear asked the Committee to consider an increase in compensation for the Administrative Assistant. On a motion made by Chuck Hodgkinson, seconded by John Brannen, the Committee unanimously approved this action.

The Chairman indicated that the CPC 'regional' application process was no longer working well, with coordinated deadline dates and regular communications. She would like the Committee to review the application process, forms and schedule for next year, which can be addressed during the summer months.

On a motion made by Ted Jochsberger, seconded by Leslie Eaton, the Committee approved unanimously to adjourn at 6:15 pm.

Respectfully submitted,

Heidi J. Dietterich
Administrative Assistant