

Town of West Tisbury
Community Preservation Committee (CPC)
Meeting Minutes – December 12, 2018, 5:30 pm
Howes House

The meeting was called to order by Chairman Bea Phear, at 5:31 pm.

Present: Bea Phear, Leslie Eaton, Ted Jochsberger, Cheryl Lowe,
John Brannen, Doug Ruskin

Others: Heidi Dietterich, Administrative Assistant

Invoices for Approval:

The Committee reviewed the Martha's Vineyard Agricultural Society's invoice for reimbursement of the \$15,000.00 appropriated for the Barn Door replacement project. Dietterich reported that the historic preservation restriction had been received for this project. It was also noted that the entire project's cost was \$26,232.00. On a motion made by Cheryl Lowe, seconded by John Brannen, the Committee unanimously approved payment of \$15,000.00 toward this invoice.

Old Business:

The minutes from the November 14, 2018 meeting were reviewed. On a motion made by Doug Ruskin, seconded by Cheryl Lowe, the minutes, as amended, were approved unanimously.

Dietterich reported that the Affordable Housing Trust Committee had agreed to approve the Grant Restriction, but they had not had a quorum in place to do so. The Restriction remains on their agenda for approval at their January 8, 2019 meeting.

New Business:

The Committee discussed the applications for 2019 CPC appropriations.

West Tisbury Congregational Church Accessibility and Kitchen Plan. Doug Ruskin asked about historic preservation in regard to this application. The Committee reviewed the Department of Revenue's definitions chart for CPC projects. The project is asking for accessibility improvements, as well as bringing the facility up to its "highest and best use". On a motion made by Ted Jochsberger, seconded by John Brannen, the Committee unanimously agreed to recommend \$45,000.00 of Historic Resources Reserve fund for this project.

Aidylberg III. The Committee discussed that this is good project that is shovel ready. On a motion made by John Brannen, seconded by Cheryl Lowe, the Committee unanimously agreed to recommend \$50,000.00 from the Housing Reserve fund and \$25,000.00 from the Unreserved Fund for a total of \$75,000.00 for the Aidylberg III Island Elderly Housing project.

Harbor Homes – Homeless Prevention Project The Committee reviewed the sample warrant article received from Chuck Hodgkinson (Chilmark CPC) which could be utilized for this project. Bea Phear indicated that there could be conditions placed on this project within the warrant article. Doug Ruskin said he was concerned about the County being involved in the project. Dietterich said that Harbor Homes had separated from the County and was now incorporated and had applied for their 501c3 status. Ruskin asked about the current organization being a qualified entity to purchase and manage this project/property. The Committee agreed that they were impressed with the energy behind this project and that it was needed. On a motion made by Leslie Eaton, seconded by Cheryl Lowe, the Committee unanimously agreed to recommend \$43,000.00 from the Unreserved Fund, for the Harbor Homes Homeless Prevention Housing Project, provided that the Harbor Homes incorporation is complete; the purchase and management of the property is in place; fund raising and private financing is in place; and that other Island towns pay their share.

Dukes County Regional Housing Authority. On a motion made by John Brannen, seconded by Doug Ruskin, the Committee unanimously approved \$98,000.00 from the Unreserved Fund for Dukes County Regional Housing authority.

Scott's Grove Debt Service. Doug Ruskin recused himself. On a motion made by Cheryl Lowe, seconded by Leslie Eaton, the Committee unanimously approved \$61,655.00 from the Unreserved Fund for Scott's Grove Debt Service, Doug Ruskin abstained.

Mill Brook Watershed Management Plan. On a motion made by Doug Ruskin, seconded by John Brannen, the Committee unanimously approved \$40,000.00 from the Open Space Reserve Fund for the first phase of the Mill Brook Watershed Management Plan.

Maley/Field Gallery Access. Bea Phear recused herself. Leslie Eaton took over the meeting. The Committee discussed the high cost of this project. Leslie Eaton asked if other sources of funding and/or abutters had been approached to participate in this project. The 'Friends' of the Library aren't giving money for this project, the Library Foundation may have given funds in the past. The Committee understood that the Library has sent out a second RFP for this project hoping to get a lower bid. It was noted that the grant the Library had received from the Edey Foundation for the removal of invasive species, had been completed. The Committee discussed that whatever the CPC recommends, if the cost is higher, it is not paid—and if the monies are not fully utilized, they will be returned to the CPC fund. On a motion made by Doug Ruskin, seconded by John Brannen, the Committee unanimously approved \$30,000.00 for the Maley/Field Gallery Access project, Bea Phear abstained.

Bea Phear took over the meeting.

Project liaisons were put in place as follows:

Doug Ruskin – West Tisbury Congregational Church Accessibility and Kitchen Plan

Cheryl Lowe – Aidylberg III

Bea Phear – Harbor Homes – Homeless Prevention Housing

Ted Jochsberger – Dukes County Regional Housing Authority

John Brannen – Mill Brook Watershed Management Plan

Leslie Eaton – Maley/Field Gallery Access

Bea Phear reported that she had met with the Personnel Board on Thursday, November 15, to ask them to consider an increase in compensation for the Administrative Assistant. She said the Personnel Board had agreed to a two step increase for Dietterich, retroactive to her start date.

Chairman Phear asked that the Committee members complete their ethics questionnaire, as requested by the West Tisbury Town Clerk.

On a motion made by Cheryl Lowe, seconded by Leslie Eaton, the Committee approved unanimously to adjourn at 6:16 pm.

Respectfully submitted,

Heidi J. Dietterich
Administrative Assistant