

Town of West Tisbury  
Community Preservation Committee (CPC)  
Meeting Minutes – December 11, 2019, 5:30 pm  
Howes House

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

Present: Bea Phear, Ted Jochsberger, John Rau, Jeffrey DuBard, John Brannen,  
Gary Montrowl, Nancy Dole, Lesley Eaton, Cheryl Lowe

Others: Heidi Dietterich, Administrative Assistant

Chairman Phear opened the Public Hearing and welcomed the public who were in attendance. She asked the Committee to introduce themselves and invited the first interviewee to begin.

Martha's Vineyard Public Charter School Playground – Pete Steedman – Amount Requested: \$19,000.00

The school's principal, Pete Steedman, gave a brief introduction of the Charter School. The Martha's Vineyard Charter School is one of the oldest charter schools in Massachusetts. It is in its twenty-fifth year. As the School looks to its future, they push the envelope on learning and encourage their students to participate in physical education daily, no matter what the weather. The older students don't have good equipment. Steedman introduced two of the School's students, who shared that they would go outside more if there were better equipment for their age group. Cheryl Lowe asked what ideas they might have. A climbing structure would be a place to start. Bea Phear asked if there was a 'grand scheme' to the planning of this playground. Steedman responded that if a student was not participating in a sport, there wasn't anything for them to do, the equipment was too small. Ted Jochsberger asked if the playground was open to the public, it is, except during school hours. Steedman noted that the landlord is 'Options in Education' (OIE), and that he (Steedman) is the president, but a non-voting member of the OIE Board of Directors. As president, he makes recommendations to this board of directors and informs them of what is beneficial to the school. The OIE has all necessary insurance in place for this playground. Bea Phear asked that if the lease ceases between the school and OIE, if a 'clawback' pertaining to the life of the equipment (ten years was discussed), if the school would have an issue with that. Steedman said no, and that the lease with OIE wasn't going to be paid off until 2032. John Rau asked if the cost exceeds the application request of \$19,000.00, would the school parents raise additional funds? Steedman replied that they would.

Field Fund, West Tisbury School Irrigation Project – Mollie Doyle – Amount Requested: \$55,000.00

Mollie Doyle introduced her associates, Rebekah Thomson of West Tisbury and Dardanella Slavin of Chilmark. Ms. Thomson gave an introduction on partnering with other towns and described the techniques that the Field Fund uses to create a regenerative turf so that less water and supplementation are required for the fields. The Field Fund uses high tech equipment, which is used regionally. Currently, they work with five of the six towns on the Island. In West Tisbury, there are three to four hundred kids in the soccer program and West Tisbury School fields are well used. The system that is being proposed is the same system at the Oak Bluffs school, which also used CPC funds. The well will need to be upgraded and the field will need to be re-graded. They are not asking for the full amount and will do the work over the summer. The West Tisbury School is supportive of this project. The Field Fund has other funding sources as well, the U.S. Soccer grant will help with upgraded irrigation and might offset the cost of this

project. Bea Phear asked who maintains the field? The Field fund pays for maintenance; the school pays for mowing, turning on and off the pop-up irrigation. The Field Fund has a contract with the school. Gary Montrowl asked about the lifespan of the equipment. The Committee asked the applicant to respond to this question on the warranty and life expectancy of this equipment. Mollie Doyle would get back to Heidi Dietterich on the response to this question. Doyle also noted that there was an installer of this equipment on the Island and that the real goal for this type of field development is a regenerative approach to the turf, which has an added benefit of sequestering carbon.

Bea Phear shared with the Committee that the Mill Pond application from the Board of Selectmen had been withdrawn.

Phear also reported that research had been conducted by John Rau and the town attorney on the application for development of the Shared Use Path on County Road, which was deemed ineligible as presented. The land it was proposed to be constructed on is a highway easement, which makes the project ineligible. John Rau shared that for CPC funds to be utilized, the land must be permanently dedicated to open space. Bea Phear suggested that if the easement was changed, the project might be allowable. She had gone to the Planning Board and made this suggestion for that board to ask for monies directly from a warrant article. It was further noted that the implementation of such a path will be paid for by the State. The monies that were being applied for would have helped to leverage State funds.

Bea Phear asked if there were any other questions from the presenters, or from the Committee members, there were none. The public hearing was closed at 6:02 pm.

#### Old Business:

The Committee reviewed the minutes from the November 13, 2019 meeting. There was a motion made to approve the minutes by Gary Montrowl, seconded by Jeffrey DuBard. Discussion followed. Lesley Eaton questioned the number of people (eighty) in the minutes waiting for rentals and asked where that number had come from. Dietterich responded that David Vigneault of the Dukes County Regional Housing Authority had provided that number during the meeting's project interview. Eaton said that number was incorrect and she had called the DCRHA office, and there were thirty-six people waiting for rentals, not eighty. The Committee approved the minutes as presented unanimously, with Nancy Dole, Cheryl Lowe and Lesley Eaton abstaining.

The Committee began discussion of the voting on the applications for Community Preservation funding for FY 2020.

On a motion made by John Brannen, seconded by Lesley Eaton, the Committee unanimously approved \$19,000.00 to fund the Martha's Vineyard Charter School's application for playground equipment. Nine votes in favor, zero opposed. (9-0-0)

On a motion made by Ted Jochsberger, seconded by Cheryl Lowe, the Committee approved \$55,000.00 to fund The Field Fund's application for implementing a new irrigation system for the West Tisbury School fields. Eight votes in favor, one opposed. (8-1-0)

On a motion made by Cheryl Lowe, seconded by Jeffrey DuBard, the Committee approved \$4,015.00 to fund the Martha's Vineyard Museum's request to preserve three objects: a handmade booklet by Nancy Luce; a large format photograph of a class of 1955 trip to Washington, D.C.; and a large format photograph of the Martha's Vineyard Airport during the WWII era. Six votes in favor, three opposed. (6-3-0)

On a motion made by John Brannen, seconded by John Rau, the Committee approved unanimously \$3,500.00 to fund the Martha's Vineyard Agricultural Society's request to preserve and restore three objects: an ox cart, previously owned by Leonard Athearn; preservation of the historical Ag Hall model with a protective case; and conservation of photos, slides, papers, ephemera of the Martha's Vineyard Agricultural society historic documents. Nine votes in favor. (9-0-0)

The Committee reviewed the application amounts for the housing projects which was well over the amount in the housing reserve. Cheryl Lowe said that in the past, the Committee has left a balance in the overall CPC budget. Voting continued.

On a motion made by John Brannen, seconded by Gary Montrowl, the Committee unanimously approved \$60,000.00 to fund the Dukes County Regional Housing Authority's request to fund the rental assistance program for West Tisbury residents. Nine votes in favor. (9-0-0)

On a motion made by John Brannen, seconded by Jeffrey DuBard, the Committee unanimously approved \$56,925.00 to fund the Scotts Grove Debt Service. Nine votes in favor. (9-0-0)

On a motion made by John Brannen, seconded by Ted Jochsberger, the Committee unanimously approved \$100,000.00 to fund the Island Housing Trust's development of seven new apartments in the Perlman House, located in Vineyard Haven, which will be permanently deed restricted for affordable housing. Nine votes in favor. (9-0-0)

On a motion made by Ted Jochsberger, seconded by Lesley Eaton, the Committee discussed the Harbor Homes application. The question of ownership of the property was raised, would it be Harbor Homes, or Island Housing Trust? Island Housing Trust may be making a bridge loan to Harbor Homes, . Gary Montrowl expressed his frustration that Edgartown does not participate in regional projects. Pending clarification of how the warrant article is written, the Committee unanimously approved \$80,000.00 for the Harbor Homes housing for homeless residents earning less than 30% of the County median income. Nine votes in favor. (9-0-0)

On a motion made by John Brannen, seconded by Jeffrey DuBard, the Committee unanimously agreed not to fund the Island Housing Trust's application for the Daggett Avenue Townhouse project. Nine votes in favor. (9-0-0)

The Committee discussed the Old Court House Road project application. Following the last CPC meeting, Chairman Phear had looked at the numbers a single homesite option might have provided for this property. She agreed with the Affordable Housing Committee's decision to create rental units for this property due to past home ownership opportunities failing. The failures were due to maintenance costs and building improvement costs which created a property that was "underwater". She shared that Larry Shubert and the Affordable Housing Committee felt that with professionals handling this property, it would be a successful addition to the affordable housing opportunities in West Tisbury. Lesley Eaton commented that the Affordable Housing Committee should make sure their numbers are correct.

On a motion made by John Brannen, seconded by Ted Jochsberger, the Committee approved \$220,000.00 for the Old Court House Road project, with Nancy Dole opposed and Lesley Eaton abstaining. Seven votes in favor, one opposed, one abstention. (7-1-1)

On a motion made by Jeffrey DuBard, seconded by John Brannen, the Committee voted to approve the West Tisbury Affordable Housing Trust's application for \$145,000.00. Eight votes in favor, Ted Jochsberger abstained. (8-0-1)

Chairman Phear thanked the Committee for their hard work and noted that drafts of the warrant language would be sent to the Committee prior to the next meeting on January 22, 2020.

With no further business, the meeting was adjourned at 6:50 pm.

Respectfully submitted,

Heidi J. Dietterich  
Administrative Assistant