

Town of West Tisbury  
Community Preservation Committee (CPC)  
Meeting Minutes – January 22, 2020, 5:30 pm  
Howes House

The meeting was called to order by Chairman Bea Phear, at 5:32 pm.

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

Others: Heidi Dietterich, Administrative Assistant

Chairman Phear presented an invoice for the Harbor Homes Homeless Prevention project, approved in 2019, in the amount of \$43,000.00. Harbor Homes is scheduled to close on a property for this project on January 31, 2020. On a motion made by Ted Jochsberger, seconded by Cheryl Lowe, the committee unanimously approved the invoice in the amount of \$43,000.00 to Harbor Homes.

Several pieces of correspondence were reviewed, including thank you notes from the Field Fund irrigation project, as well as from the Martha's Vineyard Public Charter School were received. Also, information that had been requested from the Field Fund addressing the guarantees for irrigation work and materials, as well as the length of the warranty on the Hydropoint parts (five years) was received.

Old Business:

The Committee reviewed the minutes from the December 11, 2019 meeting. Lesley Eaton asked about the Old Courthouse Road wording and questioned Larry Schubert's information regarding past home ownership projects failing. The Committee reviewed the minutes line by line and agreed they were corrected as presented. On a motion made by John Brannen, seconded by Ted Jochsberger, the committee unanimously approved the minutes as presented.

A draft of this year's warrant article was presented to the Committee. The Committee made a change to the article which addressed the Old Court House Road project and the Perlman House project. The rest of the articles were asked to be reviewed again and Phear asked that the Committee review the warrant language carefully and let Dietterich know if there were any additional changes that needed to be made. Any feedback from the Committee should be given to Dietterich by Friday, January 24, 2020.

New Business:

Phear shared with the Committee that after the research conducted by John Rau and the town attorney on the application for development of the Shared Use Path on County Road, there was another option on the table for the CPC to consider. Initially, this project was deemed ineligible due to the land not being permanently restricted as open space land. However, after speaking with Berta Geller, of the "Complete Streets" Committee, it was agreed to ask if the Board of Selectmen and the Highway Department might consider changing the use of this property. Also, there would have to be a determination if there was enough land to have this Shared Use Path in the designated location. The Town Byways committee reviewed the proposed SUP location and determined that there was enough land for a Recreation/Open

Space SUP and enough land for the highway department to do its work. The Board of Selectmen has asked Jen Rand to research with Town Attorney, Michael Goldsmith, and develop a warrant article that would change the use of this land to 'Open Space or Recreation' for the citizens consideration at town Meeting. If this article is approved, then a Community Preservation Committee warrant article recommending appropriating monies toward this project would be considered by the citizens. With the change of land use and restriction in place, it would be eligible for CPA funding.

Chairman Phear asked the Committee if they would consider re-opening the discussion to recommend this project to the Town. Phear also noted that the State had approved the \$20 million budget surplus be distributed to participating CPC communities, so the 'cushion' of CPC funds would be replaced by these monies if the CPC recommendation is approved by the voters.

Discussion by the Committee followed. Committee members asked if this application is eligible, why not recommend it to the voters? Also, this project would be leveraging funds from the State, through the "MassTrails" fund. Once the design piece of the project is completed, "Complete Streets" monies would pay for the actual construction of this Shared Use Path. West Tisbury would not qualify for the "Complete Streets" monies unless the survey and engineering work was completed by the Town (in this case, using CPA funding, if approved).

On a motion made by John Rau, seconded by Ted Jochsberger, the Committee unanimously approved the following warrant article, with possible revisions by Town attorney, Michael Goldsmith.

**ARTICLE XX:** To see if the Town will vote to appropriate the sum of Twenty Six Thousand dollars (\$26,000.00), from the Community Preservation Open Space/Recreation Reserve Fund and Ninety Nine Thousand dollars (\$99,000.00), from the Community Preservation Undesignated Reserve Fund for a total of One Hundred Twenty Five Thousand Dollars (\$125,000.00) to the West Tisbury "Complete Streets" Committee. This article is conditional upon the Town's approval of Warrant Article XX, changing the use of the land to "Open Space", and putting in place the required Matching Funds from the Town to apply for a MassTrails grant, for this project. The Community Preservation Act monies will fund the development of Construction Documents, which will include the following tasks: Concept Design; Preliminary Design; Final Design; Meetings; Direct Costs. This document will be used for the design of a Shared Use Path (SUP) on Old County Road in West Tisbury, from State Road to Hopps Farm Road and from the West Tisbury School to Scotchman's Lane.

The Committee received the Town Report as submitted by the due date of January 3, 2020.

Bea Phear asked if Committee members were on the Stuart Saginor's email list with the Community Preservation Coalition. She noted that statewide, CPA communities will be receiving a revenue increase from the increase in fees from the registry of deeds. This year, a second distribution from the \$20 million budget surplus, will be distributed to participating communities. The actual numbers will be announced by the Department of Revenue by January 31, 2020. Phear also mentioned that next year, the state matching funds and the local surcharge revenues would be shown on the 'CPA Funds Available' chart.

A discussion on Committee representation and the CPA bylaws was the next agenda item. Cheryl Lowe was planning on resigning from the Parks and Recreation Committee and would no longer be the representative on the CPC. To date, there had not been interest from members on the Parks and Recreation Committee to take her place on the CPC. The Committee reviewed the local CPA bylaws to see if the Parks and Recreation Committee could appoint a representative (not necessarily a member of their committee) to the CPC. Phear noted that the State legislation would not allow that, the representative had to be a member of the Parks and Recreation Committee.

John Rau said he would be interested in serving on the Parks and Recreation Committee and would pull papers and start getting signatures. He would then resign his 'at-large' seat on the CPC, leaving a vacancy. Cheryl Lowe indicated her interest in continuing to serve on the CPC. Following elections, Lowe would ask the Board of Selectmen if they would consider appointing her to the vacant seat left by Rau.

Chairman Phear noted that at the next meeting on February 26, 2020, the Committee will review how recommendations should be presented to town Meeting.

With no further business, on a motion made by Jeffrey DuBard, seconded by John Rau, the Committee unanimously agreed to adjourn at 6:10 pm.

Respectfully submitted,

Heidi J. Dietterich  
Administrative Assistant