

Town of West Tisbury
Community Preservation Committee (CPC)
Meeting Minutes – October 28, 2020, 5:30 pm
Virtual Meeting via Zoom

The meeting was called to order by Chairman Cheryl Lowe, at 5:31 pm.

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

Absent: Doug Ruskin

Others: Heidi Dietterich, Administrative Assistant, Dawn McKenna, Ashley McKenna

Old Business:

The Committee reviewed the minutes from the September 30, 2020 meeting. Chairman Lowe asked if the Committee had any changes or corrections to the minutes. On a motion made by John Rau, seconded by Beatrice Phear, the Committee approved the minutes, with one correction, with Ted Jochsberger abstaining.

A report was reviewed on the TRI/PALS CPA application. The Committee had asked to have more research done on this application's eligibility. Dietterich provided the results of the research, with information received from the Massachusetts Housing Partnership and the Community Preservation Coalition. With these two resources input, it was determined that the program continues to be seen as 'not eligible' for Community Preservation Act funding by both organizations. The Department of Housing & Community Development memo addressing "Public Housing, Notice 2013-14" citing that CPA monies could be used for rehabilitation projects was addressing existing public housing, with permanent affordability restrictions—not private market rate homes. TRI/PALS citing this DHCD memo as a case to support and preserve public housing is misleading. Placing a short 'affordable housing' lien on a private market rate home in order to access CPA monies is seen as a loop hole. TRI/PALS is making the 'rehabilitation' affordable, not 'housing'. This is not the intent of the CPA legislation. On a roll call vote, the Committee voted that this project is not eligible for CPA funding, with Nancy Dole voting to approve the project and Lesley Eaton abstaining.

New Business:

The 2020-21 CPC Final Applications were reviewed. Additional information was needed from several of the applications. Dietterich was asked to convey the committee's questions to the applicants so they would be able to address them during their interviews.

Tabernacle Roof Application. Dawn McKenna and Ashley McKenna were in attendance via Zoom to discuss the Martha's Vineyard Campground Association, Tabernacle Roof restoration application. Ashley McKenna was looking for support from all the CPA's on the Island, the project had used the 50/50 formula to determine amounts to request from each community. The project could be pushed over

multiple years. Bea Phear suggested the applicants be sure to consider the “Island factor”, as costs can go up by 20% as a surcharge for the ferry and importing workers for the project. John Rau asked if the project was a multi-year project, maybe half could be funded this year, then the second half the next year. Jeffrey DuBard asked if there was a contract already signed within the application. Ashley McKenna said they were getting started with hiring a project manager as the first step. The applicants will return on November 18, 2020 to make their presentation.

Island Autism Center & Neighborhood. The Committee asked that more information on the disparity in amounts being requested from the different communities in this regional application be provided. Was the 50/50 formula used for determining how much each community’s appropriation should be? A proper pro forma should be presented for the Committee’s consideration, as well as what the program is on soliciting more donations/contributions for this project. Who would decide on who is able to live in this new affordable housing?

Harbor Homes of Martha’s Vineyard. The Committee asked that a report be given on the status/progress of the men’s housing already established. Also, how will the budget and staffing be addressed in this new application for women’s housing? Was there a property already in mind for this new project?

Mill Brook Watershed Management Plan was discussed. It was noted that the project had not yet begun. The Committee wondered if a new appropriation was actually needed yet, or if the existing appropriation would be sufficient until the project got underway.

Martha’s Vineyard Shellfish Group’s application was reviewed and noted that it was very thorough. The Committee asked if this applicant could address the issue of cyanotoxins in the ponds on the Island and if the MVSG was working on this problem.

Misty Meadows Sensory Trail. This project had withdrawn from the application process.

Lambert’s Cove Beach Rope Railing & Barrier. The Committee would like to hear more about the responses from the Conservation Commission and Sheriff’s Meadow about any issues with their approving this project. Would this be a permanent structure along the dunes, would the dunes be preserved, and how?

The Committee decided that there would be two nights of interviews. The first night, November 18, 2020, would be the non-housing applications, and the second night, December 9, 2020, would be the housing applications. They asked that the longer discussions be put at the end of the interview schedules. The Tabernacle would be the final interview for November 18 and the Island Autism Housing project would be the final interview for December 9.

With no further business, the meeting was adjourned at 6:22 pm.

Respectfully submitted,

Heidi Dietterich
Administrative Assistant