

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

The meeting was called to order by Chairman Cheryl Lowe, at 5:34 pm.

Roll Call Present: Bea Phear, John Rau, Cheryl Lowe, Doug Ruskin, John Brannen, Nancy Dole,
Jefrey DuBard, Lesley Eaton

Absent: Ted Jochsberger

Others: Heidi Dietterich, Administrative Assistant

Chairman Lowe read a letter aloud to the Committee, thanking Beatrice Phear for her service as Chairman for the CPC for the past two years.

Old Business:

The Committee reviewed the minutes from the August 26, 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 as presented, with Lesley Eaton, John Brannen and Jefrey DuBard abstaining.

Follow-up information on three projects were given. The Mayhew Chapel project was still not responding to status report requests from the Committee. Bea Phear said she would try one more time to get a response. Dietterich shared that she had found in the minutes from September 22, 2017, that this project had been completed, but they never requested any payment for this work. If this project is completed, the Committee can decide to return these monies (\$10,000.00) to the appropriate fund balance. The Martha's Vineyard Baseball project did report back that they would be using the remaining funding (\$2,582.98) for landscaping the handicapped pathway. The Martha's Vineyard Regional High School Track project had one more year (five year maximum) to complete this project. There had been no progress on the track project. The Committee discussed, if there is forward movement on this project, they can request an extension on this time frame, or reapply for the funding.

New Business:

The 2020-21 CPC Eligibility Applications were reviewed.

Martha's Vineyard Campground Association, Tabernacle Roof. On a motion made by John Rau, seconded by John Brannen, the Committee unanimously approved this application as eligible. The applicant will need to give firm numbers in their final application.

Island Autism Center & Neighborhood. On a motion made by Jeffrey DuBard, seconded by Beatrice Phear, the Committee approved this application as eligible, with Doug Ruskin recusing himself from the discussion and abstaining from the vote.

Dukes County Regional Housing Authority. On a motion made by Bea Phear, seconded by Doug Ruskin, the Committee approved this application as eligible.

Harbor Homes of Martha's Vineyard. On a motion made by Bea Phear, seconded by Jeffrey DuBard, the Committee approved this application as eligible. Doug Ruskin and Nancy Dole abstained from the vote. Discussion following the vote addressed that this would be a home for women. It was not a discrimination issue due to the fact that co-ed housing does not work.

TRI/Preserving Affordability through Loan Support. On a motion made by John Brannen, seconded by Doug Ruskin, the Committee discussed the eligibility of this application.. A concern about the short length (15 years) of the lien placed on homes receiving these grants was discussed as a very short time and these properties would not stay in the affordable housing inventory for the Town. John Rau commented that Stuart Saginor had determined this project ineligible and not within the intent of the CPA legislation. Nancy Dole commented she did not understand why it was not eligible and there was a heavy bias for lower income people and affordable housing, and other towns had approved the project. Bea Phear shared information from Chuck Hodgkinson (CPA) in Chilmark. Chilmark's program had spoken with their Town attorney, Michael Goldsmith, who had spoken with the Department of Revenue. Hodgkinson said they had taken out the descending payback to CPA (if the owner sold the property prior to the 15 year lien expiring) so that the full amount of the grant comes back to the CPA. It could be that the West Tisbury CPC looks at the Chilmark program and accepts the application on those terms. Doug Ruskin said limited affordability restriction was not good, it needed to be longer lien. Jef DuBard said it would be a better fit if the lien were made affordable in perpetuity. Ruskin asked if restrictions could be imposed. It was agreed that they could be imposed. Bea Phear asked Dietterich to contact Patricia Hunt at the Department of Revenue for more clarification on this legislation definition and the application. John Rau and Doug Ruskin said a permanent restriction would be desirable, doling out money for short term use on a short term lien is not as desirable. The Committee voted unanimously to not decide that the application was eligible until there was more information, but asked that the applicant go ahead and submit a final application.

Scott's Grove Debt Service. On a motion made by John Brannen, seconded by John Rau, the Committee approved this application as eligible. Doug Ruskin abstained from this vote.

Martha's Vineyard Shellfish Group, replace seawater lines. On a motion made by Doug Ruskin, seconded by Lesley Eaton, the Committee unanimously approved this application as eligible. The Committee asked Dietterich to have the applicant submit this project under Recreation versus Open Space. Also, to find out what percentage of shellfishermen are commercial or recreational.

Mill Brook Watershed Management Plan. On a motion made by Beatrice Phear, seconded by Jeffrey DuBard, the Committee unanimously approved this application as eligible. It was noted that a Committee had been formed for this project and had not been able to start due to Covid-19.

Misty Meadows Sensory Trail. On a motion made by Beatrice Phear, seconded by Jeffrey DuBard, the Committee unanimously approved this application as eligible.

Lambert's Cove Beach Rope Railing & Barrier. On a motion made by John Brannen, seconded by Jeffrey DuBard, the Committee voted unanimously to approve this application as eligible. It was noted that approval from the Conservation Committee would be required for this project.

The Committee was asked to be sure to be present for the Special Town Meeting scheduled for Tuesday, October 6, 2020 at the Tabernacle, in Oak Bluffs. The project applicants had been requested to attend this meeting if questions come from Town Floor. To save time at this Town Meeting, the Committee asked that the applicants be asked not to speak unless specific questions came from Town Floor addressing their project. The Committee asked Dietterich to email out the last set of minutes which had assigned CPC members to the proposed projects being addressed at this Special Town Meeting.

The liaisons for CPC projects were reviewed and updated. Several members on the liaison list were no longer on the Committee, and current CPC members switched projects for possible conflict of interest issues.

With no further business, on a motion made by Jeffrey DuBard, seconded by Beatrice Phear, the meeting was adjourned at 6:35 pm.

Respectfully submitted,

Heidi Dietterich
Administrative Assistant