

Town of West Tisbury
Community Preservation Committee (CPC)
Meeting Minutes – November 18, 2020, 5:30 pm
Virtual Meeting via Zoom

The meeting was called to order by Chairman Cheryl Lowe, at 5:30 pm.

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

Others: Heidi Dietterich, Administrative Assistant, Dawn McKenna, Ashley McKenna, Angela Lucky, Selena Roman, David Bouck, Donna Paulnock, Emma Green-Beach, CJ Rivard, Peggy Stone

Community Preservation Committee Chairman, Cheryl Lowe, opened the Public Hearing at 5:31 pm.

Millbrook Watershed Management Plan \$40,000 - David Bouck, Angela Luckey, Selena Roman

David Bouck began the presentation with an overview of the project. The goal is to have a year-long monitoring program of the Millbrook, then have the results of the analyzed by a company specializing in this work. Horsley Witten would be the company conducting the analysis. Bouck indicated the variables they would be monitoring included dissolved oxygen, water diversions/withdrawals, nutrients and water flow, as well as others. They would be working with the neighbors of the Millbrook as well, to be sure to get as complete results as needed to address the issues. The management of the data would be handled by Horsley-Witten, but the monitoring would be conducting by a continuous measurement regime of local volunteers. Angela Lucky reviewed the budget, Year one has \$26,000.00 committed to Horsley-Witten, and \$14,000 committed to data collection, for a total of \$40,000.00. The Committee asked about the water willow borer. Bouck indicated it was a 'species of special concern' on the Massachusetts list from Department of Environmental Protection, it was a good species to have, as it helps keep at bay the grass, known as water willow, which is gradually filling in the pond. \$10,000.00 of the second year's grant appropriation would be used for the water willow borer assessment. Doug Ruskin asked about the timeline. Luckey said sampling would begin in March 2021 for one year, with sampling occurring each month, twice a month through the summer. Sampling should be completed by Spring 2022 and all data given to Horsley-Witten for analysis. A report with the results should be received by July 2022. Bouck was confident the project could be completed in one year.

Martha's Vineyard Shellfish Group – \$34,359 - Emma Green-Beach

Emma Green-Beach presented the request to replace the seawater line for the Hughes Shellfish Hatchery located on Lagoon Pond. She reported that all the shellfish seed from this hatchery is distributed to all the Island towns for commercial and recreational shellfishing. This request to replace the lines is to make sure they are operating so the hatchery can remain. The components have been failing for several years and are on their last legs. Millions of baby quahogs would die if the lines go down. The State of Massachusetts owns the building and would probably board it up if the hatchery stopped operating. The State calls on the MVSG to manage the property for them. The MVSG used the 50/50 funding formula for their CPC project requests. Each town gets an equal cut of shellfish seed. The engineering drawings are in draft form and she realizes she has put an aggressive timeline forward for the

project. She wants to be ready to proceed with the project if funding is approved. She knows that she will have to start permitting processes as well. Doug Ruskin asked if costs would increase since the plans were not finalized. Green-Beach replied that the estimate is from a local contractor and she'd asked that they keep the costs real. She felt good about the numbers she was submitting. Ruskin asked if there were other sources of funds available. Green-Beach replied that 20% of the funds were coming from MVSG and if there were any additional costs incurred, MVSG would cover them. Ruskin asked what the percentage of shellfish were harvested by commercial interests, or recreational interests. Green-Beach replied that it varied by town, West Tisbury purposely seeds in shallow waters so dip-netters can have better access. Deeper water is harvested by commercial shell fishermen, where wild shellfish are more prevalent. Beatrice Phear asked about the lease with the State, and if this might be leasehold improvement. Green-Beach replied that currently, there is a bill in the House of Representatives to grant MVSG a 15 year lease to this facility. If this does not meet with approval, there would be no project.

Lambert's Cove Beach Rope Railing and Barrier - \$30,000 – Peggy Stone

Peggy Stone reported that this project still needs to go out to bid and receive a minimum of three bids. All is contingent on Town meeting's approval of the project. The 'railing/barrier' would consist of posts and nautical rope, and be placed over the dunes to 'Coca-Cola' stream, with the railing looped through or tight. They would be placed in the least invasive way to deter people from going into the dunes. Cheryl Lowe asked if this was a permanent structure? Stone replied that it would be permanent. John Brannen indicated that the Conservation Commission was encouraging Parks & Recreation to install something like this to protect the dunes. There may be different permitting processes involved, and if there are no environmental issues, Con Comm would be supportive of the project. Nancy Dole asked if the railing would run the entire length of the beach and block the ends of the public beach. Stone replied no, the railing would be just along the dune line.

MV Campground Association, Tabernacle Roof - \$215,850 – CJ Rivard, Ashley McKenna

CJ Rivard introduced Ashley McKenna who made the presentation. McKenna said the main purpose of this request is for roof restoration for the Tabernacle. This project could be funded for a two consecutive years. Cheryl Lowe asked how the work would progress. McKenna replied the first phase was receiving building materials, work would then begin in the fall and continue through the winter. The roof would be replaced in phases, as it might be the only thing holding the structure together. Bea Phear asked about the bidding process, and if the Island factor of large increases in costs had been considered. McKenna said they had been considered and once the final design of the construction was completed, the project would be put out to bid again. Doug Ruskin asked if monies released in July 2021 when would the work start. McKenna said work would begin in the Spring of 2021 and actual construction in the Fall of 2021. Ruskin asked if it was alright if half of the amount requested was recommended this year and half the next year. McKenna said that would be fine, and any remaining funds needed they hoped to raise through private funding. Ted Jochsberger asked what McKenna thought the final total would be. McKenna replied \$2.2 million for the roof project. Beatrice Phear thanked Rivard and McKenna for the use of the Tabernacle for the communities Town Meetings and various church services. John Rau asked what proportion of the use of the facility was for church services. CJ Rivard said every year is different, probably 90% this year because of the pandemic, but mostly there is one Sunday service and maybe some lectures, but each week is different in normal summers.

Cheryl Lowe thanked the presenters for their time and information. The public hearing was closed at 6:10 pm.

Old Business:

The Committee reviewed the minutes from the October 28, 2020 meeting. Chairman Lowe asked if the Committee had any changes or corrections to the minutes. On a motion made by Bea Phear, seconded by Ted Jochsberger, the Committee approved the minutes, with Doug Ruskin abstaining.

Dietterich reported that the West Tisbury CPA had received almost \$45,000 more in the match from the State due to the increase in registry of deeds fees. Last year, the CPC received \$179,807, this year it received \$223,671. She also reported that Bruce Stone had indicated it would be acceptable to have the large request from Tabernacle application divided into two years, the warrant article—if recommended by the Committee—could be written as such.

Doug Ruskin added that he was gratified, but had mixed feelings about the TRI/PALS application which the Committee had determined was ineligible. He said it was a good program, they need help, but that the CPC was doing the right thing. Nancy Dole disagreed and asked why did other towns approve it. Dietterich said after conducting thorough research with the State Coalition, the Massachusetts Housing Partnership, and the Department of Revenue, this program was not eligible for CPA funds and that it had found a way to make rehabilitation affordable, not housing. Other towns approving the program had perhaps not done enough research and it was not a precedent to approve a project that was not eligible, because other towns had approved it.

With no further business, the meeting was adjourned at 6:17 pm.

Respectfully submitted,

Heidi Dietterich
Administrative Assistant