

Community Preservation Committee-minutes of meeting on January 25th, 2017

Present: Bea Phear, Glenn Hearn, Cheryl Lowe, Gary Montrowl, Scott Stearns, Lesley Eaton, Tara Whiting, and Pam Thors Admin. Asst.

Absent: Nancy Dole and Dale Julier

Also Present: Kathy Logue, Treasurer

A quorum being present, Bea opened the meeting at 5:30pm

The minutes of the meetings of Nov. 16th and Dec. 14th were review and approved.

The following invoices were approved;

Dukes County Regional Housing Authority Rental Assistance-December-\$3,848.00

Community Preservation Coalition annual dues-\$1,750.00

daRosa's-\$27.95

MV Times-\$175.54

The proposed warrant articles for the 2017 ATM were reviewed. Kathy Logue talked to the committee about the borrowing process, stating that waiting until the fall to do the actual borrowing might be prudent. She stated that since the funds might not be needed in the spring, that the borrowing could be delayed to save on interest payments. She also suggested that in the fall, other projects, such as the new fire truck may be ready for borrowing and the two loans could be processed at the same time.

A motion was made and seconded to approve the warrant articles with minor corrections, (please see attached). The vote on the motion was unanimous.

The Housing Production Plan (HPP) meeting was discussed. Bea asked for comments that she could bring back to the Planning Board. Scott asked about summer dormitory housing and the possibility of it being used in the off season for housing construction crews. He said that he has rented to crews that are here for a few weeks to a month to work. The question of whether this sort of rental would need to also be "affordable" was briefly discussed. Gary asked about the 5% in relation to school costs that was mentioned at the meeting. Bea explained that it had to do with subsidizing the schools as well as contributing to affordable housing. Paying for enforcement personnel to check on how accessory apartments were being used came up in the HPP meeting and the CPC continued the discussion. Bea stated that David Vigneault sends an annual letter to each accessory apartment owner to check on the usage. All expressed their frustration surrounding the possible misuse of these apartments which were created specifically to increase Affordable Housing.

Bea signed the letters to the Island Housing Trust, (see file) supporting the Scott's Grove project. While the structure of the borrowing was being discussed, Scott asked where the rental revenues would go since they were not going to be used to pay back the loan. Pam said she would email Phillipe with that question.

Bea read the letter to from the West Tisbury Historic District Commission, (see attached). Gary asked why the Mill Pond was being brought up at this time. Tara stated that the Mill Brook Watershed study was still not done so the Conservation Commission has not discussed the issue lately. Pam suggested that Nancy may not be aware that the Mill Pond application for CPC funding was denied because the results of the Mill Brook Watershed study were not available yet. Bea said that in her opinion, it is inappropriate to set aside funds until there is a specific project and application before the Committee. She asked Pam to draft a letter to the Historic District Commission.

The "Future of the CPA Trust Fund, part 3 sent by the Coalition was discussed as was the "Legal Action Alert" forwarded by the Island Housing Trust, Pam was asked to write to Sen. Julian Cyr and Rep. Dylan Fernandez in support of the three bills being proposed.

The meeting adjourned at 6:15pm. Respectfully Submitted, Pam Thors, Administrative Assistant



Town of West Tisbury

West Tisbury, MA 02575

December 12, 2016

To: West Tisbury Community Preservation Committee

From: West Tisbury Historic District Commission

We are concerned about the future of the Mill Pond property, one of the fourteen original sites in the Historic District of West Tisbury. At this time, we would like the CPC to set aside historic preservation funds/open space funds for the near future for whatever purpose such funds may be needed in regard to the Mill Pond.

Please keep this in mind when considering any applications which would use that money.

Sincerely yours,

Sean Conley, Chair
West Tisbury Historic District Commission

Board of Selectmen
Conservation Commission
Board of Health
Town Clerk

P. O. Box 278 508-696-0102
P. O. Box 278 508-696-6404
P. O. Box 278 508-696-0105
P. O. Box 278 508-696-0148

Planning Board
Treasurer
Board of Assessors
Town Accountant

P. O. Box 278 508-696-0149
P. O. Box 278 508-696-0108
P. O. Box 264 508-696-0101
P. O. Box 278 508-696-0106

Fax 508-696-0103

Warrant Articles for the ATM 2017

Article ____ To see if the Town will vote to Appropriate the sum of Ten Thousand Dollars (\$10,000) from the Community Preservation Undesignated reserve towards refurbishing the basketball court and soccer fields at the West Tisbury School.

Article _____. To see if the Town will vote to amend the language of article #34 approved at the Annual Town Meeting held on April 14, 2015 to read; To see if the Town will vote to Appropriate the sum of Fifty Thousand Dollars (\$50,000) to fund restoration by the Martha's Vineyard Museum of the wood shingled Marine Hospital Roof with \$45,000 to be appropriated from the Community Preservation Historic Resources reserve and 4,500 to be appropriated from the Community Preservation Undesignated reserve. This amendment seeks to approve a change in materials from slate to cedar shingles based on historic data not available at the time of the original Town Meeting vote.

Article _____. To see if the Town will vote to appropriate Five Hundred Thousand Dollars (\$500,000) to assist the Island Housing Trust in the development of the Fire Station Lot Affordable Housing Project (Scott's Grove) which consists of a maximum of seven buildings (excluding non-habitable outbuildings), with a maximum of eighteen bedrooms on Town Owned land at 565 Edgartown Road, part of Assessor's Map 31, Lot 36, and that to meet this appropriation, the Treasurer with the approval of the Board of Selectmen, is authorized to borrow said amount under M.G.L. c. 44B, sec. 11 or any other enabling authority, or to take any other action relative thereto.

[Requires a 2/3 vote]

Article _____. To see if the Town will vote to appropriate Fifty Seven Thousand Five Hundred Dollars (\$57,500) from the Community Preservation Fund Undesignated reserve, to support the debt service, including interest, for the Scott's Grove borrowing.

Note; This is the first of a maximum of ten installments.

Article _____. To see if the Town will vote to Appropriate the sum of Sixty Five Thousand Dollars (\$65,000) from the Community Preservation Undesignated reserve to fund the creation of ADA compliant wheelchair pathways, regrading of parking areas and adding handicap signage and designation of additional handicap parking spaces and landscaping as necessary at the Vineyard Baseball Park.

Article _____. To see if the Town will vote to Appropriate the sum of Eighty Thousand Dollars (\$80,000) from the Community Preservation Undesignated reserve to support the rental assistance program of the Dukes County Regional Housing Authority for West Tisbury residents.

Article _____. To see if the Town will vote to Appropriate the sum of Fifty Thousand Dollars (\$50,000) from the Community Preservation Undesignated reserve to partially fund a fire suppression water tank at the Fire Station Lot Affordable Housing Project (Scott's Grove), located at 565 Edgartown Road.

