

## **Community Preservation Committee-minutes of meeting on May 25<sup>th</sup>, 2016**

**Present:** Bea Phear, Dale Julier, Glenn Hearn, Gary Montrowl, Scott Stearns, , Sean Conley Lesley Eaton, Cheryl Lowe and Pam Thors Admin. Asst.

**Also Present:** Michael Colaneri-Affordable Housing Committee

**Absent:** Tara Whiting

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

### **New Business:**

#### **Presentation of RFP for Fire Station Lots by M. Colaneri-WTAHC**

Michael gave the committee a run down on the history of the project starting with the gifting of the land to the town by Suzy Scott in the 1950's. The Affordable Housing Committee has gone before the town twice to secure funding for the project. He said that the RFP for design/development had been published 2 weeks ago and a site visit was posted for June 1<sup>st</sup> at 10am. He said that the RFP was broad in scope in some areas but specific in scope in others. He said that the Sepiessa model was being considered because of the familiarity with costs and construction and that those sorts of negotiations will take place with the successful bidder who will coordinate all types of funding. He stated that the bids are due in by the 29<sup>th</sup> of June.

Other points discussed are as follows;

Privacy Considerations

Minimal cutting and screening as necessary

Parking ... yet to be determined

The option for solar panels

Slab on grade vs. full basement

Pros and cons of Federal Funding

Awarding of lots via a weighted lottery

Michael also mentioned that a portion of the buffer zone is designated as being within the purview of the Natural Heritage and Endangered Species Program which will require the town to adhere to those policies before a Building Permit may be issued.

Gary mentioned pending legislation called the "Affirmative Affordable Housing Act" stating that the act addresses relocating of Affordable Housing recipients across the state. He advised that it is definitely something keep track of.

Dale suggested that money be transferred via warrant article to the Affordable Housing Trust Fund incrementally for the Fire Station lots project. Pam agreed, stating that the funds can only be accessed through a warrant article thereby limiting the accessibility. Bea and other members stated that they would feel more comfortable approving funding after the bidding and negotiation process have taken place.

**Resignation:** Sean Conley, one of the original CPC members officially resigned his post after 9 years of service. All expressed their thanks and appreciation for Sean's service and expertise on the Committee, wishing him well. Sean stated that Nancy Dole volunteered to represent the Historic District Commission and would attend the next meeting.

**Chilmark Housing Appropriation Agreement-**Bea suggested that the CPC review the Chilmark Affordable Housing Agreement, with the development of an agreement between the winning bidder for the Fire Station Lots project and the WTCPC /Town of West Tisbury in mind. It was agreed to discuss this at the June 22<sup>nd</sup> meeting.

Pam stated that she would put together a draft of an Historic Preservation Restriction for the Mayhew Chapel renovation for the Committee's review and email it prior to the June meeting.

**CPA funds to be turned back**-Pam presented a spreadsheet showing unused CPA funds that could be returned, She had corresponded with the recipients of the funds as to whether the project was complete and heard from all that the money could be returned to the CPC.

*D. Julier moved to return the following funds to the CPC coffers; \$2,025.75 from The Board of Assessors 2011 appropriation, \$4,010.53 from the Town Clerk and The Treasurer 2013 appropriation, \$2,700 from the Parks and Recreation Dept. 2014 appropriation, and \$6,601.45 from the County of Dukes County 2013 appropriation. S. Conley seconded the motion. The vote on the motion was unanimous in favor.*

### **Swearing In**

Scott Stearns and Lesley Eaton were sworn in by Pam, acting as Adm. Asst. to the Town Clerk

**Minutes** – The minutes of the meeting of April 27, 2016 were reviewed and approved with 4 abstentions, (Bea Phear, Lesley Eaton, Scott Stearns and Gary Montrowl).

**Invoices** – The following invoices were approved;

Dukes County Regional Housing Authority-rental assistance- \$4,500

Dukes County Regional Housing Authority-Administrative Fees-Jan-Jun 2016-\$1,000

An email from Kara Campbell regarding the Maley Field Gallery was read into the record, (see attachment)

The meeting adjourned at 6:30pm.

Respectfully Submitted, Pam Thors, Admin. Asst.

Attachment #1

Read to CPC

**Pam Thors**

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**From:** Pam Thors <cpa@westtisbury-ma.gov>  
**Sent:** Tuesday, May 03, 2016 10:40 AM  
**To:** 'Kara Campbell'  
**Subject:** RE: To Be Determined Funding

Hi Kara, The CPA purpose for that project was Open Space. Let me know if you need any other details. Thanks, Pam

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**From:** Kara Campbell [<mailto:kara.campbell@communitypreservation.org>]  
**Sent:** Monday, May 02, 2016 5:00 PM  
**To:** [cpa@westtisbury-ma.gov](mailto:cpa@westtisbury-ma.gov)  
**Subject:** To Be Determined Funding

Hi Pam,

Kara again here at the CPC in Boston. I left you a voicemail, however I am also sending along an e-mail. Would you be willing to look into the funding for the project titled, "Acquire open space and associated gallery"? It has funding in the "to be determined" field – should we designate this as a specific CPA purpose, or is it still to be determined?

Thanks so much.

Kara Campbell  
*Kuehn Fellow*  
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