

Town of West Tisbury
Community Preservation Committee (CPC)
Meeting Minutes – October 3, 2018, 5:30 pm
Howes House

The meeting was called to order by Chairman Bea Phear, at 5:30 pm.

Present: Bea Phear, Cheryl Lowe, Ted Jochsberger, John Rau, Chuck Hodgkinson, Nancy Dole, John Brannen, Jeffrey DuBard

Others: Heidi Dietterich, Administrative Assistant

Old Business:

The minutes from the August 22, 2018 meeting were reviewed. On a motion made by Cheryl Lowe, seconded by Ted Jochsberger, the minutes were approved, with Jeffrey DuBard and Nancy Dole abstaining. Phear welcomed Jeffrey DuBard to the CPC as the new representative for the Affordable Housing Committee.

The Committee reviewed the questions received from the Affordable Housing Committee about the Housing Trust grant agreement. The CPA noted that the agreement references the CPA's authority, not the Trust in the sixth paragraph of the agreement. Paragraph six is setting forth that the Town has approved the actions of the CPA which is a Town entity. The Trust is a separate entity which does not need Town approval. The second question asking to include the Trust in #12 of the agreement is unnecessary because it does not involve the Trust, it references the CPA and the Town as the legal entities. The Committee agreed that no changes were needed and asked that DuBard and Jochsberger take this information back to the Affordable Housing Committee.

Dietterich provided a report on the CPA signage. It was decided that the signs should be placed inside the buildings, rather than on the exterior. The Committee asked that she contact Jen Rand to identify locations for the signs at Town Hall and the Field Gallery. Then get in touch with the Town handyman to install the signs.

New Business:

Bea Phear gave an overview of the Scott's Grove ribbon cutting ceremony. It was further reported that 85 qualified applicants had applied to become residents of this new facility.

Dietterich reported that this project had been highlighted on the State Coalition's social media sites.

The Committee reviewed the Eligibility Applications received for FY 2019.

First Congregational Church of West Tisbury: Applied for \$45,000.00 to fund a 'Kitchen and Accessibility Renovation plan' to design the building's handicapped accessibility and also bring the building up to its intended highest and best functional use. The Committee discussed that with all the community activities the Church provides, it helps make the historic district a real town center. On a motion made by Chuck Hodgkinson, seconded by John Rau, the Committee voted unanimously that the application was eligible for CPC funds.

Historic District Welcome Signage: Applied for \$2,000.00 to fund appropriate street-side signage at four entry points to the historic district. Dietterich reported that she had spoken with the State Community Preservation Coalition director, Stuart Saginor, about the eligibility of this project, and since the signs were new, and under the purpose of historic resources, they are ineligible. The Committee asked if administrative monies could be used for this purpose, Saginor had also indicated that administrative monies were not intended to be used for project signage. On a motion made by Cheryl Lowe, seconded by John Brannen, the Committee voted unanimously that the application was ineligible for CPC funds.

Aidylberg III: Applied for \$75,000.00 to fund a five unit apartment building for elderly housing at Aidylberg Village, 35 Wing Road, Oak Bluffs, MA. The five apartments would be permanently affordable apartments serving lower income island elderly residents earning 60% or less of the area median income. On a motion made by John Rau, seconded by John Brannen, the Committee voted unanimously that the application was eligible for CPC funds.

Harbor Homes: Applied for \$42,840.00, to assist in the purchase of a 5 plus bedroom residential property to operate a permanent, supportive, congregate housing program for homeless residents, whose incomes are at or below 30% AMI. The sponsoring organization is the County of Duke's County. On a motion made by John Brannen, seconded by Cheryl Lowe, the Committee voted unanimously that the application was eligible for CPC funds.

Duke's County Regional Housing Authority: Applied for \$98,000.00 for rental assistance for households with incomes that are less than 80% of the median income for the area, and are eligible for rental assistance and pay no more than 30% of their gross income towards rent. On a motion made by Cheryl Lowe, seconded by John Brannen, the Committee voted unanimously that the application was eligible for CPC funds.

Hanover House Workforce Housing: Applied for \$85,680.00 for the purchase and renovation of the 16-bedroom Hanover House in Vineyard Haven. The IHT purchased the Hanover House in 2018. The MV Hospital will be master leasing the property beginning March 2019 to provide year-round housing to 12 lower income hospital employees, earning 80% or less of the median income. The Committee asked Dietterich to check with town counsel regarding a corporation

vs. a non-profit leasing an affordable housing property—can the hospital limit tenancy, does it meet the Fair Housing Law requirements? On a motion made by Ted Jochsberger, seconded by John Brannen, the Committee voted to unanimously that the application was provisionally eligible for CPC funds.

Scott's Grove Debt Service: From the April 11, 2017 Annual Town Meeting , it was voted that the Town appropriates ten annual installments of \$57,500.00 from the CPC Undesignated Reserve Fund, to support the debt service, including interest payments, for the Scott's Grove borrowing. On a motion made by Chuck Hodgkinson, seconded by John Rau, the Committee voted unanimously that the application was eligible for CPC funds.

Mill Brook Watershed Management Plan: Applied for \$30,000.00 to bring to fruition recommendations from the 2014 study conducted on this watershed. The West Tisbury Board of Selectmen plan to develop a priority list from the recommendations and establish a permanent management plan. On a motion made by Cheryl Lowe, seconded by John Brannen, the Committee voted unanimously that the application was eligible for CPC funds.

Maley Field Gallery Open Space Access: Applied for \$37,000.00 to make the swath of open space between the Library and Maley/Field Gallery property accessible, usable and available for public recreation. Removal of invasives and replacing them with a grove of Legacy sugar maples, Accolade flowering cherry trees, and a Tulip tree, interspersed with shrubs, grasses, ferns and perennials that are native to this growing area will be installed. Public walkways and resting places will be added. On a motion made by John Brannen, seconded by Chuck Hodgkinson, the Committee voted unanimously that the application was eligible for CPC funds.

The Committee reviewed the invoice received for the MV Baseball project. The invoice was a compilation of past invoices and current invoices, summarized by the new representative, Russ Curran. The total was for \$10,488.47. Upon review, the committee approved the invoice for payment.

With no further business, the meeting was adjourned at 6:25 pm.