

Community Preservation Committee

Minutes of Public Hearing and meeting on November 15, 2017

Present: Bea Phear, Glenn Hearn, Dale Julier, Nancy Dole Scott Stearns, Tara Whiting and Pam Thors Admin.
Also present: Brian Athearn, Bob Hungerford, Bonnie Stacey, Charles Lopresti, Philippe Jordi, David Vigneault and Michael Colaneri

Absent: Cheryl Lowe, Lesley Eaton and Chuck Hodgkinson

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

The Public Hearing presentations were as follows;

The Martha's Vineyard Agricultural Society Barn Doors-\$15,000.

Bea reviewed the quote for the doors. Bob Hungerford described the project. He said that they would start the project as soon as possible. He explained that they wanted to start last year but the cost overages of the solar array prohibited that. Bea explained the funding process. Dale stated that a representative would need to be present at Town Meeting should the project be approved by the committee to go to vote at the Annual Town Meeting.

The Martha's Vineyard Garden Club Old Mill Doors-\$20,000

Charlie Lopresti of the MV Garden Club, owners of the Old Mill, presented the project. He stated that the doors, because of rot and decay, have become problematic. He also stated that the Building Inspector has required the Garden Club to acquire push bar doors in order to be building code compliant. He said that the doors have not been replaced for about 25 years. He described the durability of the doors that they would like to install. Scott asked if the Garden Club has a maintenance line item in their budget. Bea asked about a capital improvements line item, suggesting that it would be a very good thing to have. Charlie said that they do not have these line items as of this point. All agreed on the benefits of having these predestined funds on hand.

Dukes County Regional Housing Authority-rental assistance-\$80,000. David Vigneault, executive director was asked about the rental assistance homes. He stated that the numbers are down and suggested that the CPC may want to grant them less than the \$80,000 applied for this year. Dale said she would rather that they have enough rather than too little and that the unused funding goes back to CPC at the end of the year anyway. Bea mentioned that because Dukes County Regional Housing Authority was not on the agenda, they would not be able to vote on the application, and would need to stay on topic in the discussion. The effectiveness of the Accessory Apartments Program was discussed. David said that in general, the rules were being adhered to and that the program has increased the affordable housing inventory despite the large numbers of apartments being used for family. Michael Colaneri mentioned that some larger businesses have purchased rentals for their employees thus lessening the number of units available for year round affordable housing.

West Tisbury Affordable Housing Committee-(AHC) \$50,000 for the Affordable Housing Trust- Bea explained that Pam did not ask the Affordable Housing Committee for an Application for funding because the application was so straightforward. She stressed that it was not the fault of the AHC. Michael Colaneri discussed a current situation that has come about in relation to an Affordable House in town that is in danger of going into foreclosure. He said that the situation has come about primarily because the covenant used when this property was sold, did not leave the town enough time to react to news of the owner defaulting on their mortgage loan. In the meantime, the AHC is looking for funding to save this affordable home from foreclosure. He stated that they would like to have the funding which would serve as a bridge loan. He said the money would be sufficient to cover the bank's resale of the house. After paying off the bank, the town would then take ownership. He said that if they can save the home for the family that would be preferable. David said that any homes protected by these covenants which closed after 1990, will not have this issue. Michael said that some properties have signed an updated covenant in the process of refinancing.

Michael explained that there is a buy-out figure that is calculated at the original closing that would have to be met. Scott asked how much the AHT has at this point. Michael stated that there are not funds currently held in the trust that are earmarked for this purpose. Bea asked if funds in the Trust are all CPC funds. Michael cited sales of property that added to the fund. Michael stated that the AHC would like to change the amount of their application to 250,000 for the emergency fund and 50,000 for predevelopment costs. Scott asked where the CPC stands on new applications. Bea said that the language in the original application is broad enough to expand the amount and cover this purpose such as to negate the need for a new application. Bea said that the issue will be deliberated at the next meeting.

MV Museum West Tisbury Peddler's Wagon- -\$50,000. Bonnie Stacey explained that if they received funding, the wagon was going to be sent out in time to have it back when the Museum opens in November of 2018. Bea explained that the application was not voted as eligible at the last meeting, due to a question of public benefit since the museum charges admission. This issue was resolved after research proving that as long as the museum does not exclude any members of the public that the project is eligible. The other issue that the committee had at that time was related to the museum not being able to house the wagon after rehabilitation due to ongoing construction.

T. Whiting made a motion to approve the MV Museum's Application for Eligibility to fund the rehabilitation of the West Tisbury Peddler's Wagon. D. Julier seconded the motion. The vote on the motion was unanimous.

Bea discussed the Open Meeting Law and its regulations regarding email. She stated for the record that the committee will not engage in deliberation of any issue via email.

Pam asked Bea to sign the Affordable Housing Restriction and Agreement for Scott's Grove. Pam said she would bring them to the Selectmen's meeting next week for signature.

The following invoices were approved and signed;
Admin. Assistant Payroll-\$1,340.24

The minutes of the meeting held on November 8, 2017 were reviewed and approved with corrections, with one abstention, (Nancy Dole).

Island Housing Trust, (IHT), Greenwood Avenue-\$100,000

Philippe described the Greenwood Ave. project which is ownership based and consists of two duplexes with 2 bedroom units. He said that they are only asking towns that have the ability to fund the project. He said that local preference for one unit of a development seems preferable to the towns. Dale mentioned that the committee would like to see that regional projects include requests to all the island towns. He explained his position which he said is based on West Tisbury's decision to not include other towns in Scott's Grove. Philippe stated that they are hoping to match dollar for dollar of CPC funds with private funding.

Island Housing Trust-Kuehn's Way-\$35,270

Bea asked about the timing for Kuehn's Way. Philippe said that the case will be heard in Land Court later this winter or in the early spring of 2018. Bea suggested that the amount of projects that IHT is involved with is a lot to supervise. Philippe outlined the growing staff at IHT assuring the committee of the ability to handle the projects at hand. He stated that two years ago, there were only two employees and this year there are five. Philippe mentioned that he would be most willing to work with the towns to resolve some of the ambiguity in the regional project process. Bea and Dale commented on the recent all island CPC meeting, expressing their frustration at the lack of agreement on some issues at that meeting.

The following votes took place on Applications for Funding; (Approved applications will be presented to the town voters at the Annual Town Meeting in April 2018.)

MV Agricultural Society Barn Doors-\$15,000

Tara moved to approve. Dale seconded the motion. The vote on the motion was unanimous.

MV Garden Club Old Mill Doors-\$20,000

Tara moved to approve. Dale seconded the motion. The vote on the motion was unanimous. Tara asked that the letter of approval state the CPC wish to see a capital improvements line item in the MV Garden Club budget in the future.

MV Museum- West Tisbury Peddler's Wagon-\$50,000

Dale moved to approve. Glenn seconded the motion. The motion passed with 3 votes in Favor, 2 votes Opposed, 1 abstention.

Island Housing Trust Kuehn's Way-\$35,270

Dale moved to approve. Glenn seconded the motion. The motion failed with 1 vote in favor, 4 votes opposed, 1 abstention.

Tara suggested that the letter ask them to come back to the CPC when litigation is resolved. Glenn excused himself from the meeting. There was still a quorum left to continue.

Island Housing Trust Greenwood Avenue-\$100,000.

Tara moved to approve. Dale seconded the motion. The motion carried with 3 votes in favor, 2 votes opposed.

Bea reiterated that the committee could vote on the AHT or the DCRHA because they were not on the Agenda.

Tara referenced the minutes of the meeting of October 11, 2017, in relation to the vote on the eligibility and funding of the Historic Plaques application. It was suggested that Pam put Historical Plaques- vote for funding. on the agenda for the next meeting;

The meeting adjourned at 6:40pm.

Respectfully submitted,
Pam Thors, Administrative Assistant