

Community Preservation Committee

Minutes of meeting on November 8, 2017-Approved with corrections on 11/15/17

Present: Bea Phear, Glenn Hearn, Lesley Eaton, Dale Julier, Scott Stearns, Chuck Hodgkinson, Tara Whiting
Pam Thors Admin.

Absent: Nancy Dole and Cheryl Lowe

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

The minutes of the meeting on October 11th were reviewed and approved unanimously.

The following invoices were approved and signed;

Dukes County Regional Housing Authority rental assistance-November-\$5,130.00

Pam stated that there was an invoice submitted by the school for the playground but that it was incomplete and she would have it for the next meeting. Chuck showed the committee pictures of the finished recreational area stating that the children were having a great time.

The change in the Municipal Trust Laws was reviewed (see attached) and Bea asked whether after reading the information Pam had supplied, the committee felt that the application from the Affordable Housing Trust was eligible for funding. Pam stated that the CPC received notification from the trust every time funds were dispersed and that now there is an official state form that must be filed when payments are requested from the Trust account. Bea suggested that Pam send a copy of the Trust laws to the Aff. Housing Trust with a cover letter stating that the CPC will require that all funds that are dispersed meet with CPA criteria.

B. Phear moved to approve the West Tisbury Affordable Housing Trust application for \$50,000 as eligible.

C. Hodgkinson seconded the motion. The vote on the motion was unanimous in favor.

The following Applications for Funding were reviewed.

Old Mill Doors Replacement-The committee reviewed the Application for Funding noting a discrepancy in the amount of the eligibility application, the estimate, and the funding application. Pam clarified that the remaining balance from the last CPA appropriation would need to be returned. Scott commented on the quality of construction of the doors as represented in the estimate and accompanying pictures. Pam said she would notify Charlie Lopresti, the applicant, about the noted discrepancies prior to the Public Hearing.

Agricultural Society Door Replacement-Bea asked the committee if they believed that the letter from Annie Fisher of the Local Historic District Commission (see file) deems the Agricultural Society Barn to be "significant in the history and culture of West Tisbury. All agreed that it does.

Tara moved to approve the Agricultural Society's Application as Eligible for CPA funding. Chuck seconded the motion. The vote on the motion was unanimous in favor.

Scott said he would like to see a more detailed and formal estimate for the project. Pam said she would email Sally Rizzo to that effect. Glenn mentioned that the Ag. Society has their annual meeting on Nov 15th so Bea suggested that they be first on the Public Hearing schedule.

West Tisbury Congregational Church-Accessibility Plan-Scott Stearns revealed a conflict of interest to the committee, stating that he was asked to bid on the project. His disclosure was duly noted. Dale suggested doing a warrant article that could be used if the results of the Acton were favorable to backing the project. Pam stated that first the eligibility needs to be voted on and that this committee has determined that they are not in a position to do that until the Acton case regarding separation of church and state has been decided. She stated

that at the last meeting, the CPC voted to “take no action” on the Application for Eligibility. Tara suggested that the committee put all on hold until the court ruling has been rendered.

Pam said she would let them know.

Kuehn’s Way and Greenwood Ave.- Dale questioned the fact that Chilmark and Aquinnah were not included in the regional funding applications for both of these projects. She stated that in her opinion, all towns should be applied to whether or not the applicant expected the town to approve the funding or not. Tara suggested that Pam screen the regional applications when they come in to ensure that all the towns had been applied to. Pam said that unfortunately, all the towns have similar deadlines and by the time applications were in to WTCPC, other towns deadlines would have passed. Lesley suggested that Pam make appointments with applicants prior to the eligibility hearings to go over their applications with them. Bea suggested that even if the entire project were to be divided with each town doing a particular part of the project, at least all towns would be approached for funding.

The committee decided that the policy going forward would be that all six island towns must receive applications in order to qualify for West Tisbury funding. Projects may be voted as eligible but may not be recommended if requests have not been made to all six island towns.

This policy as it relates to these two applications by Island Housing Trust was discussed. Chuck mentioned the new projects in the pipeline in West Tisbury. He said that IHT should get this message and adhere to it. Scott concurred, saying that the town has created precedence as far as funding for Affordable Housing and not asking the other towns for support and setting aside funds for West Tisbury projects. Dale stated her opinion that all the Affordable Housing projects should be regional considering that this is an island wide issue. Glenn stated that the Affordable Housing Committee would like to see the CPC put money aside for future West Tisbury projects. Tara suggested partially funding each of the IHT projects.

Dukes County Regional Housing Authority rental assistance- Chuck suggested asking the Housing Authority to bill the town for the subsidies 2 months in advance to alleviate the pressure to get their bills on the payroll by the first of the month. Pam said that they may not have the exact figures in advance and that the Town Accountant may not allow it. She also stated that she, as the CPC administrator handling the payment schedule, does not see the monthly billings as a problem.

West Tisbury Peddlers Wagon- Bea stated that in her opinion, the wagon is the quintessential WT artifact. Scott mentioned the fact that the committee is in the same position as last year when the project was denied due to the lack of completion of the museum. Dale said that perhaps the request could be postponed until such time as storage is not an issue. Glenn asked if they have a timeline for completion of the museum.

The Affordability Restriction and Agreement for Scott’s Grove were reviewed. Bea noted that the Agreement does not have to be recorded but that the Affordability Restriction does.

Bea asked if anyone had anything they would like to a topic of discussion at the All Island CPC meeting scheduled for Thursday.

The meeting adjourned at 6:30

Respectfully Submitted,
Pam Thors, Admin. Assistant

