



West Tisbury is inviting you to a scheduled Zoom meeting.

Topic: Community Preservation Committee

Time: Jan 27, 2021 05:30 PM Eastern Time (US and Canada)

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Town of West Tisbury  
Community Preservation Committee (CPC)  
Meeting Minutes – December 16, 2020, 5:30 pm  
Virtual Meeting via Zoom

The meeting was called to order by Chairman Cheryl Lowe, at 5:37 pm.

Present: Bea Phear, John Rau, John Brannen, Lesley Eaton, Ted Jochsberger, Doug Ruskin, Cheryl Lowe, Jeffrey DuBard

Others: Heidi Dietterich, Administrative Assistant, Dawn McKenna, Ashley McKenna

Old Business:

The Committee reviewed the minutes from the December 9, 2020 meeting. Cheryl Lowe asked if the Committee had any changes or corrections to the minutes. With a correction made by Doug Ruskin, on a motion made by Beatrice Phear, seconded by John Rau, the Committee approved the minutes as corrected, with Cheryl Lowe abstaining.

New Business:

The Committee reviewed and discussed the applications for FY 2021 CPA funding.

Martha's Vineyard Camp Meeting Association. The Committee discussed that the applicant had said the project could go forward with only half of the appropriation requested. Discussion included comparing what other Towns had appropriated, why not fund the entire request, perhaps use only historic resource fund monies and have the applicant come back next year for the balance?

On a motion made by Doug Ruskin, seconded by Beatrice Phear, the Committee unanimously approved recommending \$110,000.00 from the Historic Resources Reserve Fund for the Martha's Vineyard Campground Meeting Association Tabernacle Roof replacement project.  
8-0-0

Island Autism Center & Neighborhood. The Committee discussed and questioned why this project was asking for one third of the entire project's cost from the Town of West Tisbury?

On a motion made by John Rau, seconded by John Brannen, the Committee discussed the amount of \$100,000.00 to be recommended towards the Island Autism Center & Neighborhood.

The conversation continued, if the CPC decides to recommend funding this project, a permanent affordable housing deed restriction should be placed on the property and included in the warrant article wording. The Committee questioned preference for occupants--would West Tisbury have preference? Fair Housing Law was discussed and also how the development of a housing lottery (part of this project's plan) for renting up the property. Was this comparable to the West Tisbury Scott's Grove project?

The application is specifically for pre-development for housing, there is no design for the housing units at this stage. John Rau asked again about preference for West Tisbury citizens, John Brannen asked if the amounts being requested fit into the Island's 50/50 formula for Island-wide projects. Beatrice Phear indicated Scott's Grove had been set up and paid for by the Board of Selectmen, so using Scott's Grove as an example for housing preference might be skewed. Ted Jochsberger asked since being autistic is the priority for the project, the future tenants will meet the AMI requirements, and if they move to the property, they would become West Tisbury residents.

It was further discussed that this project will be returning to the CPC for future funding. Bea Phear suggested giving a smaller amount of funding now for more parity between the Island towns, and perhaps the other towns will give more to this project. Doug Ruskin said any CPC response to any request does not obligate the CPC to funding future requests to specific projects. Jeffrey DuBard said he agreed with the lower amount since there is a lack of clarity in who will be occupying the housing. Ruskin suggested funding the entire amount with two conditions placed on the project: 1) perpetual housing affordability restriction; and, 2) one third of the units having West Tisbury preference. Ted Jochsberger agreed with Ruskin and did not have a problem with West Tisbury funding more than the other towns. West Tisbury may not have one third of the autistic people on the Island, but it is a special project and the CPC should step up to the plate.

Discussion continued, what if there weren't any autistic people in West Tisbury if units became available, would they sit unoccupied? Lesley Eaton said the schools have terrific programs for special needs in West Tisbury, and that situation would be unlikely.

Beatrice Phear made an amendment to the motion that 'to the extent permitted' by Fair Housing Law, West Tisbury autistic citizens should have preference to occupy this housing.

Cheryl Lowe called on a vote on the amendment. Eaton, yes; Phear, yes; Brannen, yes; Rau, yes; DuBard, yes; Jochsberger, no; Lowe and Ruskin abstained. 5-2-1

Cheryl Lowe called for a vote on the motion made by John Rau.

On a motion made by John Rau, seconded by John Brannen, the Committee approved recommending \$100,000.00 from the Undesignated Reserve Fund balance for the Island Autism Center & Neighborhood project, with Cheryl Lowe and Doug Ruskin abstaining. 6-2-0

On a motion made by John Brannen, seconded by Doug Ruskin, the Committee unanimously approved recommending \$50,000.00 from the Community Housing Reserve Fund and \$10,000.00 from the Undesignated Reserve Fund balance, for a total of \$60,000.00 for the Dukes County Regional Housing Authority. 8-0-0

On a motion made by Beatrice Phear, seconded by John Brannen, the Committee approved recommending \$75,150.00 from the Undesignated Reserve Fund balance for the Harbor Homes of Martha's Vineyard project, with Doug Ruskin abstaining. 7-1-0

On a motion made by Beatrice Phear, seconded by John Brannen, the Committee approved recommending \$58,500.00 from the Undesignated Reserve Fund balance for the Scotts Grove Debt Service, with Doug Ruskin abstaining. 7-1-0

On a motion made by John Rau, seconded by Lesley Eaton, the Committee unanimously approved recommending \$40,000.00 for the MillBrook Watershed Management Program from the Open Space Reserve Fund balance. 8-0-0

On a motion made by John Brannen, seconded by Lesley Eaton, to approve the Martha's Vineyard Shellfish Group replacement of seawater lines project, the Committee discussed the amount of their request. John Rau asked if this was Recreation or Open Space? What was the percentage of commercial shellfish taken from West Tisbury ponds? Ted Jochsberger asked why would the committee give funding for shellfish and not the autistic community? Lesley Eaton talked about how this industry was needed on the Island. John Brannen said probably 2/3 of the shellfish in West Tisbury were commercially harvested. Doug Ruskin said repairing this facility would impact the entire Island with some recreational shellfishing and some commercial. There was not a specific answer to this question when it was addressed by the MVSG director, Emma Green-Beach.

An amendment to the motion to lower the amount to \$10,000.00 from the original request of \$34,359.00 was made by Beatrice Phear, seconded by Jeffrey DuBard. The amendment passed 6-0-2. On the motion made by John Brannen, seconded by Lesley Eaton to approve the Martha's Vineyard Shellfish Group seawater line replacement project, the Committee unanimously approved recommending \$10,000.00 from the Open Space Reserve Fund balance. 8-0-0

Cheryl Lowe called for a vote on the motion made by John Brannen, seconded by Lesley Eaton to approve the project. The Committee unanimously approved recommending \$10,000.00 for the Martha's Vineyard Shellfish Group replacement of seawater lines, from the Open Space Reserve Fund balance, conditional on the State's renewal of the lease of the property. 8-0-0

On a motion made by Doug Ruskin, seconded by Beatrice Phear the amount of \$30,000 was made for the Lambert's Cove Beach, Rope Rail and Barrier project. Discussion began. Lesley Eaton indicated that she was opposed to this project and thought the rope rail would be a magnet for children and the posts would become bonfires. John Brannen indicated that the Conservation Commission was not the originator of this project. John Rau said he thought the Recreation Committee had been. He further indicated permitting will need to take place for this project to become reality. Bea Phear suggested leaving this decision up to the Recreation Committee and the Conservation Commission, as well as the citizens at Town meeting to decide to approve this project.

On a motion made by Doug Ruskin, seconded by Beatrice Phear, the Committee approved recommending \$30,000.00 from the Undesignated Reserve and Fund Balance for the Lambert's Cove Beach, Rope Rail & Barrier project. 7-0-1

The Committee asked that Dieterich send out the zoom invitation to the Committee on the day of the meeting as a reminder, and to be sure everyone had the correct link.

With no further business, on a motion made by Ted Jochsberger, seconded by Beatrice Phear, the Committee voted to adjourn at 6:42 pm.

Respectfully submitted,

Heidi Dieterich  
Administrative Assistant

**West Tisbury  
Community Preservation Committee  
Final Application Recommendations – FY 2021  
December 16, 2020**

<b><u>Historic Preservation</u></b>	<b><u>Requested</u></b>	<b><u>Recommended</u></b>
MV Campground Association, Tabernacle Roof	\$ <u>215,850*</u>	\$ <u>110,000*</u>
TOTAL:	\$ 215,850	\$ 110,000
<b><u>Housing</u></b>		
Island Autism Center & Neighborhood	\$ 215,000*	\$ 100,000*
Dukes Co. Regional Housing Authority	60,000	60,000
Harbor Homes of MV	75,150*	75,150*
TRI/PALS	Not Eligible	0
Scott's Grove Debt Service	<u>58,500</u>	<u>58,500</u>
TOTAL:	\$ 408,650	\$ 293,650
<b><u>Open Space</u></b>		
Mill Brook Watershed Management Plan	\$ <u>40,000</u>	\$ <u>40,000</u>
TOTAL:	\$ 40,000	\$ 40,000
<b><u>Recreation</u></b>		
MV Shellfish Group, Replace seawater lines	\$ 34,359*	\$ 10,000*
Misty Meadows Sensory Trail	Withdrawn	0
Lambert's Cove Beach Rope Railing & Barrier	<u>30,000</u>	<u>30,000</u>
TOTAL:	\$ 64,359	\$ 40,000
<b>GRAND TOTAL:</b>	<b>\$ 728,859</b>	<b>\$ 483,650</b>

\*Regional Project

## **2020 REPORT OF THE COMMUNITY PRESERVATION COMMITTEE**

At Annual Town Meeting in 2005, the Town voted to adopt the provisions of the Community Preservation Act (CPA), which established a nine member Community Preservation Committee (CPC) to receive applications for funding and make recommendations to the Town. CPA funds are derived from a 3% surcharge on real estate taxes, supplemented annually by state funds from the Massachusetts Community Preservation Trust Fund. Each year, depending on revenues, the State pays a percentage of the surcharge to the Town. The supplemental funding percentages for each year are as follows:

FY 2007 - 100%	FY 2013 - 84.4%	FY 2019 - 40.0%
FY 2008 - 100%	FY 2014 - 50.8%	
FY 2009 - 94.5%	FY 2015 - 47.3%	
FY 2010 - 56.4%	FY 2016 - 32.8%	
FY 2011 - 43.6%	FY 2017 - 27.4%	
FY 2012 - 43.0%	FY 2018 - 32.7%	

This translates into \$2,595,068 of State funding since the adoption of the Community Preservation Act by the Town of West Tisbury.

CPA funds may be used to support the preservation or restoration of historic resources, the creation and support of community housing, and the acquisition or preservation of open space, including recreational use.

Information about the CPC and the projects currently under consideration is available on the Town website, <http://www.westtisbury-ma.gov/community-preservation-committee>. The CPC invites applications for funding in any of the categories listed above at any time during the year, and urges potential applicants to attend its meetings or to contact its members.

In FY 2020, the CPC received fifteen applications, On the basis of eligibility, public input and its own evaluation, the CPC recommended eleven projects for funding on the Warrant for Annual Town Meeting in June of 2020, and at Special Town Meeting in October 2020. The following is the list of projects and the resulting Town Meeting vote.

### Annual Town Meeting – June 23, 2020

- Perlman House, Seven Apartments (\$100,000) – Approved
- Dukes County Regional Housing Authority Rental Assistance (\$60,000) – Approved
- West Tisbury Affordable Housing Trust Fund (\$145,000) – Approved
- Harbor Homes of Martha’s Vineyard (\$80,000) – Approved
- Scott’s Grove Debt Service (\$56,925) – Approved
- Martha’s Vineyard Public Charter School Playground (\$19,000) – Approved



Special Town Meeting – October 6, 2020

- Martha’s Vineyard Museum, Document/Photo Conservation (\$4,015) – Approved
- Martha’s Vineyard Museum, Ox Cart, Document Conservation (\$3,500) – Approved
- Old Court House Road, Two Apartments (\$220,000) – Approved
- Old County Road Shared Use Path Study (\$125,000) – Approved
- West Tisbury School Irrigation Upgrade (\$55,000) – Approved

In the fall of this year, the CPC received ten applications, one of which was denied, and one withdrawn. The remaining eight proposals will be presented to the voters at the 2021 Annual Town Meeting.

The CPC welcomes comments, suggestions, and new proposals from all Island residents.

Respectfully submitted,

Cheryl Lowe, Member at Large, Chairman  
John Brannen, Conservation Commission  
Nancy Dole, Historic District Commission  
Jefrey DuBard, Affordable Housing Committee  
Lesley Eaton, Member at Large

Ted Jochsberger, DCRHA  
Beatrice Phear, Planning Board  
John Rau, Parks and Recreation  
Doug Ruskin, Finance Committee

Heidi Dietterich, Administrative Assistant

**ARTICLE xx:** To see if the Town will vote to act upon the recommendations of the Community Preservation Committee to appropriate and set aside for later expenditure from the Community Preservation Fund established pursuant to Chapter 44B of the Mass. General Laws, FY 2021 revenues, in the following amounts to the following:

- a. Open Space reserve \$55,000 (10% of estimated FY 2020 Community Preservation Fund revenues)
- b. Historical Resources reserve \$55,000 (10% of estimated FY 2020 Community Preservation Fund revenues)
- c. Community Housing reserve \$55,000 (10% of estimated FY 2020 Community Preservation Fund revenues)
- d. Undesignated reserve \$357,500 (65% of estimated FY 2020 Community Preservation Fund revenues)

And to appropriate for the Administrative Expenditures the sum of Twenty Seven Thousand Five Hundred Dollars (\$27,500.00) from FY 2021 Community Preservation Fund Revenues.

**ARTICLE xx:** To see if the Town will vote to appropriate the sum of Fifty Thousand Dollars (\$50,000.00), from the Community Preservation Undesignated Reserve Fund and Ten Thousand Dollars (\$10,000.00), from the Community Preservation Undesignated Reserve Fund, for a total of Sixty Thousand Dollars (\$60,000.00), as West Tisbury's share of the total project budget of \$511,000.00, to the Dukes County Regional Housing Authority to support the rental assistance program for West Tisbury residents.

**ARTICLE xx:** To see if the Town will vote to appropriate the sum of One Hundred Thousand Dollars (\$100,000.00) from the Community Preservation Housing Reserve Fund for pre-development funding for housing twelve to eighteen adult autistic Island residents, as West Tisbury's share of the total regional project budget of \$600,000.00, to the Island Autism Center and Neighborhood Housing project. The development of this affordable housing will be permanently deed restricted for eligible Island autistic residents, and to the extent permitted by the Massachusetts Fair Housing Law, West Tisbury autistic citizens should have preference to occupy this housing.

**ARTICLE xx:** To see if the Town will vote to appropriate the sum of Seventy Five Thousand One Hundred Fifty Dollars (\$75,150.00) from the Community Preservation Undesignated Reserve Fund as West Tisbury's share of the total regional project budget of \$800,000.00, to Harbor Homes of Martha's Vineyard, Inc., to fund the acquisition of future housing for homeless residents earning less than 30% of the County median income. The funds shall not be released until the closing on the selected property and all financing is in place. An appropriate homeless housing permanent deed restriction shall also be filed with the deed to the property. If the property is sold or its use changes, 100% of the funds shall be reimbursed to the Town of West Tisbury CPA fund reserves. If the Town has repealed the CPA, the funds shall be reimbursed to the Town's Affordable Housing Trust Fund.

**ARTICLE xx:** To see if the Town will vote to Appropriate the sum of Fifty Eight Thousand Five Hundred Dollars (\$58,500.00) as the fourth installment in a maximum of ten installments, from the Community Preservation Undesignated Reserve Fund to pay down principal and interest on the borrowing for Scott's Grove Affordable Housing development approved in Article #21 at the Annual Town Meeting held on April 11, 2017.

**ARTICLE xx:** To see if the Town will vote to Appropriate the sum of One Hundred Ten Thousand Dollars (\$110,000.00) from the Community Preservation Historic Resources Reserve Fund, as West Tisbury's share of the total regional project budget of \$2,200,000, to fund the Martha's Vineyard Campground Meeting Association Tabernacle Roof replacement project.

**ARTICLE xx:** To see if the Town will vote to Appropriate the sum of Forty Thousand Dollars (\$40,000.00) from the Community Preservation Open Space Reserve Fund to fund the second half of the Mill Brook Watershed Management Plan.

**ARTICLE xx:** To see if the Town will vote to Appropriate the sum of Ten Thousand Dollars (\$10,000.00) from the Community Preservation Open Space Reserve Fund as West Tisbury's share of the total regional project budget of \$271,000.00, to fund the Martha's Vineyard Shellfish Group's replacement of seawater lines at the Hughes Hatchery on Lagoon Pond, conditional on the State's renewal of the lease of the property.

**ARTICLE xx:** To see if the Town will vote to Appropriate the sum of Thirty Thousand Dollars (\$30,000.00) from the Community Preservation Undesignated Reserve Fund to fund the Lambert's Cove Beach, Rope Rail and Dune Barrier project, once all required permitting is in place for the project.

**1/20/21**