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Topic: Community Preservation Committee

Time: Nov 17, 2021 05:30 PM Eastern Time (US and Canada)

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Town of West Tisbury
Community Preservation Committee (CPC)
Meeting Minutes – November 3, 2021 5:30 pm
Virtual Meeting via Zoom

The meeting was called to order by Chairman Cheryl Lowe, at 5:30 pm.

Present: Bea Phear, John Rau, Ted Jochsberger, Cheryl Lowe, Jeffrey DuBard, Mary Sage Napolitan, Doug Ruskin

Others: Sara Fuschetto, Administrative Assistant, Dawn McKenna, Ashley Khattach

Old Business:

This meeting was rescheduled from October 27, 2021, which was canceled due to weather and resulting internet connectivity issues.

The Committee reviewed the minutes from the September 29, 2021 meeting. Cheryl Lowe asked if the Committee had any changes or corrections to the minutes. On a motion made by Phear, seconded by Jochsberger, the Committee approved the minutes as submitted with Napolitan and Ruskin abstaining.

New Business:

The Committee reviewed the Complete Streets SUP letter on denied funding. Phear indicated that there are remaining years to spend the approved funding so we should not close the application in case they get a matching grant. Ruskin asked if the five year limit is CPC policy, Phear believing yes. Fuschetto will confirm.

The Committee reviewed and approved the Field Fund's proof of payment of the submitted canceled check. Motion to approve payment made by Ruskin, seconded by Jochsberger and unanimously approved by the Committee.

The Committee reviewed the final eligible applications in order to later assign money to each application after a budgetary review. The applicants will meet the Committee in two public hearings for questions. November 17th will be the Island Autism Center, Red Arrow Road, Huseby School Housing, and Affordable Housing Reserve*. December 8th will be the Grange Hall, Old Mill Building Feasibility Assessment, Aidyberg III, and Harbor Homes Women's House.

*Affordable Housing Reserve may not be necessary to meet at the public hearing, per Phear's suggestion. Jochsberger will forward the budgetary money to Fuschetto.

1. MV Campground Association, Tabernacle Roof

The second of two payments. DuBard asked about the project's progress and how the first installment has been utilized. McKenna answered that in 2021 they have followed the original plan of getting the necessary architectural work completed in order to go out to bid, which they expect to do in early 2022. They expect to submit for payment against last year's amount for funding of material for the roof. Next year's amount would be applied to the actual construction expenses.

2. MV Preservation Trust, Grange Hall

Phear said the Grange Hall roof is about 25 years old and has an appropriate timeline for repair.

3. Old Mill Building Feasibility Assessment

Rau reviewed the balance sheet. We wouldn't want to fund the feasibility study if additional funds are nonexistent for the actual restoration.

4. Island Autism Center

Ruskin disclosed that IAC was a coapplicant with Island Housing Trust last year, or the year before. That application was withdrawn, but IAC engaged IHT on a contractual basis for design and permitting (which is presently ongoing). Ruskin doesn't believe there is an ethical conflict because Ruskin and DuBard are outside vendors. Ruskin and DuBard expressed they should recuse themselves from a vote.

Lowe will be recusing herself with IAC due to the involvement of a family member in the project.

Napolitan disclosed was previously hired by IAC. She was not paid by CPA funds at the time, and will not be paid or involved in the future project. She will not need to abstain from the vote.

Phear said IAC will have to come before the planning board for a multi-unit housing permit. This has not yet happened, and the ensuing process will be lengthy. Phear said perhaps this project could be delayed a year. Phear also had a concern with the design and development of two 5,000 square foot houses for the project, each for four people. Is there communal space in the main house? Is there a daytime programming space? This seems to be an excessive expenditure.

Rau suggested there may be multiple approvals to obtain and at least a year before the project could get started. Is it necessary to fund now? Would it be more feasible to suggest a partial funding now?

5. WT Affordable Housing Trust

Rau asked how much is in the Housing Trust now. Jochsberger said he would check with Rhonda to confirm.

6. Aidyberg III
7. Dukes Co. Regional Housing Authority
8. Harbor Homes Women's House
9. Red Arrow Road

Phear said this will have to go before the Planning Board and Site Plan approval, so there will be some delay. Is the funding necessary now, or can it be delayed based on their approval timeline?

10. Huseby School Housing

Phear said this will need to go before the Planning Board and Martha's Vineyard Commission. The MV Commission has granted a site plan, and in that granting has said there cannot be revisions to that site plan. The Planning Board is extremely skeptical of this proposal, and it may well not be approved by the Planning Board or the Commission. It will have significant delays. Phear recommended that they be denied and asked to return after they have a better sense of the approval process.

Ruskin said a private developer is offering to donate land to IHT for housing that would be affordably restricted, but also targeted to island wide school employees.

Phear said Mr. Cumming has met with the Planning Board a few weeks ago. He wants to submit the project under the Open Space bylaw, which requires 60 percent of the real estate to be dedicated to open space. This project will not qualify due to greater density, unless he liberates another house site. The Planning Board is skeptical of the entirety of traffic being directed to Old Courthouse Road and believes Huseby Mountain Road should also be used. The housing limit to school teachers may be a violation of the Fair Housing Act, and limiting it to school personnel may be less problematic. There may be neighborhood opposition to the density of the project and the Planning Board will be sensitive to this. The Commission may or may not alter their previous stance on whether or not they would alter their position on subdivision on their vote. Phear said this project will not be materializing for another two years, and we should reject it on that basis alone.

11. Scott's Grove Affordable Housing Development

Phear said we can take half the applicants on 11/17, the other half on 12/8. If we need 12/15, we have that meeting time reserved.

Phear has an additional question for Island Housing Trust on internal organizational capacity, as they have a large project currently underway. Ruskin said a Boston based developer is responsible for development and funding, but would let Phillippe Jordi offer further detail.

Phear said we do not need to require the Tabernacle Roof project or David Vignault to meet for project questions.

With no further business, the Committee voted unanimously to adjourn at 6:16 pm.

Respectfully submitted,

Sara Fuschetto
Administrative Assistant