

Town of West Tisbury
Community Preservation Committee (CPC)
Meeting Minutes – February 11, 2022, 4:30 pm
Virtual Meeting via Zoom

The meeting was called to order by Chairman Cheryl Lowe, at 5:33 pm.

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

Others: Kate DeVane, Derrill Bazzi, Cynthia Marie, Bob Avezian, Sara Fuschetto, Administrative Assistant

Old Business:

Discussion began with agenda items of denial letters and a second review of Island Autism Group. Doug Ruskin requested to be recused from discussion and vote on IAG because of Island Housing Trust involvement. Cheryl Lowe recused herself due to family involvement. Jeffrey DuBard recused himself because of involvement with Island Housing Trust.

Kate DeVane thanked the Committee for taking the time for clarification and allowing another meeting. DeVane reviewed that IAG is applying for funding for Phase Two of construction. They will be building two four bedroom affordable housing units for adults with autism. DeVane sent paperwork on February 11, 2022 showing how much IAG received in 2021, the current status with funding from the other towns, and what the project is applying for this year. She apologized that the Committee did not receive this information until the afternoon of the CPC meeting. DeVane said the Edgartown CPC is recommending \$319,600. Oak Bluffs CPC is recommending half of \$210,000 this year and then have Island Autism reapply for the remainder next year. Tisbury has granted the same split with \$183,300. Chilmark recommended \$15,000, as the town traditionally recommends this amount for regional projects. Aquinnah has not yet met. DeVane mentioned the significance of this second meeting and that it is extremely important to have the support of their home town as they are about to go to the Martha's Vineyard Commission for permitting. DeVane said Derrill Bazzi had provided more detail in the latest pro forma.

Beatrice Phear expressed bafflement that the pro forma received the day of the meeting had a November date on it. Phear said it was the first time she had seen it. She said despite the glitch, this was the pro forma she had requested. Phear asked if the

rest of the CPC had seen this pro forma; the Committee said no. Phear said clearly there was a communication gap. DeVane said the information was sent to the CPC on December 14, because IAG expected the CPC to meet with them again on December 15. Phear continued that the project seems extremely ambitious in terms of fundraising, but the pro forma looks fine. DeVane agreed that it is an ambitious fundraising schedule, but said they have met it thus far: in the last two years, they have raised over \$2,000,000, and have pledges for more. DeVane said the CPC monies are important for the donors to see because it is indicative of town support. When they purchased the property, half the money was to come from the towns and half from donors. DeVane said they are underfunded on the buildings, with a building cost of \$4,200,000. IAG is asking the towns for \$1,000,000 and have a \$600,000 match from a donor. The faster that IAG can raise the money, the faster they can condense the build time which had come up in the planning board meeting. DeVane explained the farmhouse, the farm, the barn, and the farmstand are the pieces that make up the day program. But if they can, they would like to overlap and build Phase I and Phase II simultaneously, because it will be more cost effective and less disruptive to the neighbors.

Phear moved to propose the Committee reconsider their vote for recommending funding for \$143,900 with the Island Autism Group. Ted Jochsberger seconded. John Rau wanted to clarify the payment schedules of Tisbury and Oak Bluffs before voting. DeVane said both towns approved half of the funds, and the other funds would be considered the following year (half of the funds approved in 2022, the other half potentially approved in 2023).

Jochsberger asked if we would be too late for the warrant if we approved recommending IAG funding. Lowe said Sara Fuschetto had submitted the warrant articles with the ability to edit. The CPC votes would be eligible within that two week window.

Phear wanted to remind the Committee that the CPC has a very expensive project potentially coming up next year. If the Committee wanted to fund IAG in full this year, they should keep this in mind. DeVane responded that if the Committee decided to fund in full this year, IAG would most likely not request funds next year as they probably would not be ready. DeVane said it would send a positive message if the Committee decided to fund in full this year. Edgartown funded in full, and if West Tisbury funded in full it would send a wonderful message. Edgartown and West Tisbury house the two bridge programs IAG works with in the school system. Derrill Bazzi expressed he is hopeful and positive that Aquinnah will vote to recommend funding for IAG.

Rau suggested the Committee consider funding half, as Oak Bluffs and Tisbury had done. He said the Committee could then review IAG's fundraising next year and base CPC funding on the progress made. But then reflecting on Phear's point with next year's deficits, he wasn't sure if it would make much difference. DeVane repeated that

funding in full would improve IAG chances with their private donors and send a positive message.

Jochsberger asked to move the question. Ruskin advised that the Committee should vote to rescind the prior decision, and then make a separate motion to vote to move it forward. Phear moved to rescind the denial vote. Rau voted yes, Dole yes, Phear yes. Angela Luckey abstained. Napolitan and Jochsberger voted yes.

Jochsberger moved to approve the full amount requested of \$143,900. Phear seconded. Rau, yes. Dole abstained. Phear yes. Luckey abstained. Napolitan yes. Jochsberger yes. Lowe confirmed this is the majority of our group and the motion passed. DeVane and Bazzi thanked the Committee.

New Business:

Fuschetto read the denial letter for the Grange Hall. Ruskin advised that the wording made it seem that no one had asked for more information. Jochsberger said DuBard had asked for information and never received it. Ruskin said we should document this in the letter to the effect of, "on such and such a date Jefrey DuBard requested information and we had no response." Lowe asked DuBard if he recollects the date of the inquiry. DuBard said he had reached out to Gary Conover for information and a request to be put in touch with Nevette to have a conversation about the project, because he was unclear. Lowe asked how we would like to reword this. Phear said we don't need a specific date, and simply say it was in December. Jochsberger said to say we never got a response is fine. Luckey asked to change her surname from George to Luckey.

Jochsberger made a motion to approve the denial letter as revised, seconded by Rau. Voting yes to approve: Rau, Dole, Phear, Napolitan, Jochsberger, Ruskin, DuBard, Lowe. Luckey abstained.

Request for approval for proof of payment and request to pay Old Courthouse Road. Phear moved to make the payment with a second from Jochsberger. Voting yes to approve: Rau, Dole, Phear, Luckey, Napolitan, Jochsberger and Lowe. Ruskin and DuBard abstained from the vote.

Phear spoke about the Mill Brook Watershed study payments and the exception being made. The exception is the issue of needing a canceled check to prove the payment has been made. This is a catch 22 because the town won't issue the money unless it has been approved, and we can't get a canceled check unless a check is issued. Fuschetto confirmed that she is resolving this with Bruce Stone.

DuBard asked when the two week window for the warrant closes. Ruskin said Tuesday, February 15. DuBard asked for advice from the Committee about restrictions with recommended funding from the CPC. If the CPC does not participate in the purchase of a property with open space, would CPC not be allowed to recommend funding money in the future? DuBard asked if any Committee members had come across a case where someone had asked for money for a farm (for example) and the CPC had to deny it because the CPC did not participate in the purchase of it. Phear said no, she did not have experience with this situation. DuBard said he was interested in privately purchasing a farm on Merry Farm Road with the intention of placing an agricultural restriction on it, and then put in use with an Island farmer or a collective. He is not asking for any money for this arrangement. There is concern that when the property becomes available to another interested party, they might be told that the CPC is not available for resources because DuBard had not involved the CPC in the beginning. DuBard said he has been trying to contact Stuart Saginor but hasn't received a response. Lowe said Fuschetto could forward the question to see if she has a faster response. Nancy Dole asked if we could ask Town Council the question, and the it was decided that wouldn't be a productive avenue. Phear clarified through the CPC chart on the rehabilitation and restoration. For open space, CPA monies could be used if acquired or created with CPC funds. Historic resources and recreational land is a straight yes. Community housing is identical to open space, with CPA monies used if acquired or created with CPA funds. The rehabilitation/restoration category includes remodeling, reconstruction, making repairs (including improvements to comply with federal and state local codes, or federal standards to the rehabilitation of properties). Phear posed the question of whether contributing as little as \$10 would meet the requirement of using CPA funds. Lowe asked Fuschetto to include this question to Saginor. DuBard said he didn't find anything that said a minimum amount necessary to be considered as participating.

Phear asked Fuschetto to update the minutes on the website. The Committee introduced themselves and described their roles to Luckey.

With no further business, the Committee voted unanimously to adjourn at 5:08 pm.

Respectfully submitted,

Sara Fuschetto
Administrative Assistant