

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. 6-0-2

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. 7-0-1

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. 7-0-1

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, with Lesley Eaton opposed. 7-1-0

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