

Town of West Tisbury  
Community Preservation Committee (CPC)  
Meeting Minutes of January 11, 2023, 5:30 p.m.  
Public Hearing  
Virtual meeting via Zoom  
Approved January 25, 2023

Meeting Called to Order: 5:32 p.m.

Community Preservation Members Present at Call to Order: John Christianson, Jef Dubard, Cheryl Lowe, Angela Luckey, Beatrice Phear, John Rau

Community Preservation Members Absent at Call to Order: Nancy Dole, Mary Sage Napolitano

Staff Present at Call to Order: Cindy Krauss

Others Present: Nevette Previd, Prudy Burt, Karen Tewhey, Emily Ellingson, Sue Devario, Tim Boland, Jevon Rego, David Vignault, Rebekka Thompson, Kathy Logue, Jamie Vanderhoop Dardanella Slavin

OLD BUSINESS

1. Public Hearing and Discussion of Community Preservation Funds Applicants:

The Community Preservation Committee discussed the list of applicants for community preservation fund applicants received during the fall of 2022.

Aquinnah Parks & Rec. – Jamie Vanderhoop was present to speak about the new playground that is being planned for Aquinnah children. John Rau asked what other towns had been approached. All towns except Tisbury, making it an all island project. John Christensen requested an illustration of how funding is being used.

Dukes county Regional Housing Authority – David Vignault spoke about the Regional Housing Authorities rental assistance program. He noted a reduction in landlords for the most recent year. As a result of this, Mr. Vignault offered to reduce the request for funds to \$50,000, down from \$56,000.

The Field Fund – Rebekkah Thompson spoke as to the need for an irrigation system at the West Tisbury town field. She stated the field is used by many groups. Draught conditions can make growing grass there difficult. Irrigation would enable the field to be

maintained in much more consistent way. Ms. Thompson added the school is willing to let the group use their well.

Harbor Homes of MV -- Karen Tewhey spoke to the need for permanent supportive housing. Harbor Homes is moving toward opening a third congregate house that would have more supervision for those who need medication. Ms. Tewhey added the department of mental health is interested in partnering.

Scott's Grove Debt – Kathy Logue was present to discuss retiring the Scott's Grove debt in full rather than pay just what is due for the current year citing rising interest rates as the reason to pay the debt off sooner. John Rau asked if paying half would help. Ms. Logue said anything that can be done to more aggressively pay the debt would be appreciated. The stepped up payment would be \$208,995 rather than \$59,885 which would normally be due.

Vineyard Preservation Trust – Nevette Previd discussed the Grange Hall roof project. The roof on the old hall is in need of replacement. The preservation trust plans to do so with a roof with insulation that would allow for year-round use of the building. Bea Phear asked if the trust is suing the town. Ms. Previd said they are disputing the ruling of Zoning Board of Appeals (ZBA) of rights of the deed restrictions. They are trying to work with the town in an amical way to coexist and put the building to its highest use. Jef DuBard asked for an operating budget. Ms. Previd said a budget was included in the application. Mr. DuBard wondered if fees for use of building could be subsidizing the project. Ms. Previd said they lose money every year by charging very small fees for use of the grange hall. Events are down as of the past two years. She added there is not a lot of wiggle room to charge any more. Bringing efficiency to the building will save a substantial amount of money. Replacing the roof is part of a larger overall project. John Christensen says there is a budget included in the application, but it is just for the film festival. Mr. Christensen said he would be looking for a profit and loss statement just for the buildings in West Tisbury.

Prudy Burt said ZBA upheld the special permit process. Ms. Burt questioned how it would go when one of the applicants of CPA funds is also suing the town ZBA and causing money to be spent on legal fees. Ms. Burt informed the committee that the original use of the building was only in summer and closed in the winter. Ms. Phear said it is more of a political question than a legal question.

West Tisbury Parks and Rec -- John Rau spoke about the rope railing project at Lamberts Cove Beach. The group asked for 30,000 up front, which was granted. When the group went out to bid, they learned the cost was going to be double. They are asking for an additional \$30,000 for the project. Ms. Phear questioned need of rope railings and whether or not the ropes will shift as the dunes move. John Rau stated that older people

with limited mobility will be the primary beneficiaries of a rope railing. The West Tisbury conservation commission will not allow for a permanent structure. Posts for rope railings could be moved if necessary.

West Tisbury Tree Advisory Committee -- Jevon Rego and Emily Ellingston were present to speak about the tree planting project in the historic district. At the meeting of December 6, 2022, it was requested that staff seek out an opinion from Stuart Saginor at the Community Preservation Coalition as to whether a tree planting project for the historic district would qualify for CPA funding. Stuart Saginor did render an opinion which was read by Cheryl Lowe. It was Mr. Saginor's opinion that the project, in essence, did not qualify for CPA funding.

John Christensen read language from the Town's CPA plan on how road side vistas and the spaces between are considered allowable and questioned why that language would be included if it is not approved under master CPA regulations. Further discussion ensued as to whether Mr. Saginor's opinion was too harsh given that there may be other scenarios that could work. Committee members expressed hesitance to go against Mr. Saginor's opinion for fear they may lose funding altogether. Members of the committee have requested a little more clarity from Stuart Saginor and have instructed staff to further pursue the matter.

Ms. Phear stated she would rather see the town tree committee pay for this project and give them time to draft a warrant article. Ms. Phear moved that the committee find this activity not eligible for CPA funding. John Christensen seconded the motion. The committee voted three in favor and three against determining the project ineligible for funding. Cindy Krauss will send federal language, state language and the town's CPA plan to Stuart Saginor for further consideration. The committee agreed that both the town CPC and the town tree committee should move on parallel tracks, each preparing a warrant article on the project. The CPC can pull its warrant article as late as on town meeting floor. January 25, 2023 will be next CPC meeting. The committee requested warrant articles be drafted for the next meeting as if they are going to fund all the projects.

Nancy dole arrived at 6:45.

Approval of Minutes of December 7, 2022: By a motion made and seconded, the Board voted in a unanimous vote to approve the minutes as written.

ADJOURNMENT: By a motion made and seconded, it was unanimously voted to adjourn the meeting at 7 p.m.