

West Tisbury Community Preservation Committee
Meeting Minutes - January 10, 2007

In attendance: Sean Conley, Al DeVito, Lesley Eaton, Dale Julier, Bruce Keep, Caroline Locke, Susan Phelps, Peter Rodegast, and Kristen Clothier

Absent: Ginny Jones

Also in attendance: Kathy Logue and Chuck Hodgkinson

The meeting began at approximately 5:30 p.m.

The minutes of the 1/3/07 meeting were reviewed. Upon a motion made by Caroline and seconded by Al, the minutes of the meeting were unanimously approved.

Kristen distributed a spreadsheet containing information about CPC funding availability and summarizing funding requests by project for this grant round. A copy of the spreadsheet will be attached to the file copy of these minutes in the CPC file cabinet.

The committee then discussed any additional information still needed or recently obtained from applicants, to follow-up on applications reviewed at the January 3 CPC meeting.

Caroline had spoken with David Vigneault regarding the Sepiessa Point Apt. Expansion (FY07-5) proposed project, and he provided the following additional information:

1. He will schedule meeting dates with the ZBA and the Board of Health to discuss the proposed project informally with them.
2. The developer chosen for the project will have experience with the permitting associated with 40B (this requirement will be included in the RFP) and the developer will be the project manager.
3. They will do outreach to neighbors.

The committee determined that three of the projects reviewed during the January 3 meeting were OK in terms of not needing additional information at this point in time (FY07-4; FY07-5; FY07-6).

The committee then discussed the Jenney Way proposed project further (FY07-9). Al didn't feel that it would pass Town Meeting, and doesn't want to engage in a controversy. He stated that it's money for people to move out of town. Sean noted that the CPA is an easy target, it's a separate line on the tax bill. He felt that the projects should be ones that everyone can get behind. Dale stated that housing is more of a regional issue, but that maybe the climate in town is not ready for this project. She noted that Jenney Lane is moving forward and will happen anyway. Bruce then noted that the project application is a legitimate request to the CPA; the CPC could accept it, and could go to Town Meeting saying 'we don't know, we want to know how the townspeople feel about the project'. Dale noted that tax bills are going up and that she doesn't know if the CPC can avoid controversy. Sean felt that people need to see the benefits in town, the CPC needs to develop a track record; after 2-3 years, then maybe this type of project could be considered.

Caroline suggested reserving funds for affordable housing in general. Al noted that everyone realizes that affordable housing advocates brought the CPA forward, and that funding would be biased towards housing.

Caroline noted that they could fund every proposal, but that the CPC is supposed to make recommendations. Peter suggested that the CPC present the town with all the projects which came before the CPC, including those projects not recommended. The reasons for rejecting certain proposals should be provided to townspeople. Caroline thought that this information could perhaps also be included in the annual report.

The Paths Beside the Roadways project was then discussed (FY07-2). A question came up as to whether open space funds could be used for funding this project. The committee felt that the proposed project would probably not be able to be considered for funding under the open space category; the recreation category is what it likely falls under. Kristen offered to ask the state whether or not this project could be considered under the open space category. Otherwise, the open space funds could be banked; 10% of the open space funds have to be banked regardless.

Peter mentioned that it would be nice if people referred to plans and reports in their applications.

The committee then discussed two of the proposed projects one-by-one. The two projects discussed were:

FY07-2: Old County Road Path and FY07-3: West Tisbury Community Hall.

FY07-2: Old County Road Path

Additional information was submitted by the Paths Beside the Roadways Committee prior to the meeting, and this information was reviewed by the CPC.

The committee went through the general criteria/decision guidelines list for this proposed project. Al noted that is still a relatively informal application; if the committee accepts the application as is they are setting a certain standard. This might not affect the vote, but he would feel more comfortable if more was checked off in terms of the guidelines and criteria. Caroline stated that other applicants have done a more complete job. Bruce noted that the funding request is for \$160,000, and he wanted to know how many people would benefit from this project; he felt that this information would be important for Town Meeting.

Two areas identified as needing additional information from the applicant were:

- More evidence of community support.
- The cost of maintenance and upkeep for this path and others. What is the town's plan?

Susan suggested that the Paths Beside the Roadways Committee speak with some neighbors to determine community support. Dale noted that previous path projects do demonstrate support. If the project isn't funded, she mentioned that money could be set aside and they could reapply again later. Peter suggested the possibility of funding the design work this year.

Sean brought up the topic again of whether this project could be considered open space. He noted that it would take money away from housing if it fell under the recreation category. Others noted that the open space funding might be applied for to dredge Mill Pond, for other open space projects, and possibly in conjunction with housing projects.

Al noted that the committee will vote on good faith that conditions will be met for proposed projects, and if they aren't the committee could request to withdraw projects at Town Meeting.

The committee briefly discussed whether or not projects that are controversial should be brought to Town Meeting.

The committee discussed mentioning positive and negative concerns when presenting the applications.

The possibility of partially funding the project was mentioned. Caroline said that she would call Bill to request additional information and to discuss the possibility of recommending funding the project over two years. Kristen noted that this project requests 44% of the total funding requested by all applicants.

Bruce noted that people will only have 10 minutes to decide on projects at Town Meeting. Al suggested televising the public meeting.

FY07-3: West Tisbury Community Hall

Bruce noted that a cost breakdown with a timeframe has been provided by Rick; this was not available at the meeting. Representatives of the Parks and Recreation Committee met with the Space Needs Committee and talked to the Health Department. He noted that the Space Needs Committee was very helpful in providing the Parks and Recreation Committee with their requirements. The Parks and Recreation Committee would also write letters to the neighbors. Bruce noted that Rick is out of town and won't be back until January 26.

Chuck Hodgkinson, who was in attendance at the CPC meeting as a member of the public, provided additional information to the CPC at this point. He said that the Space Needs Committee, of which he is the Chair, has suggested that the Parks and Recreation Committee develop a business plan for the parks and recreation program. The program needs to be defined with additional details, such as how many people do they anticipate participating, etc. The question would then be can the need be satisfied by current town facilities. The Space Needs Committee felt existing space should be used/exhausted first. Chuck noted that the Space Needs Committee only looked at current town functions, and since the community center is a new initiative and would be for new programs, it was not covered by the Space Needs Committee.

The Chilmark Community Center was mentioned; Chuck noted that they generate their own revenue, the Community Center Committee fundraises, etc.

Bruce noted that Chuck and the Space Needs Committee were very generous with their time. He felt that there was no way to meet the CPC deadlines based on the amount of information that would need to be gathered to complete the outline provided by the Space Needs Committee.

Sean noted that the project is currently under the historic preservation category. The proposed building itself was then discussed. Chuck noted that the Space Needs Committee rejected all proposals of using the building, so there are no conflicts with the Space Needs Committee. The Space Needs Committee was concerned about using the building as a public facility, for a number of reasons including the adequacy of the septic system. He noted that this may be a problem that could be solved. It was mentioned that the building is in a residential neighborhood.

Caroline noted that the Town Hall renovation is another project that would be requesting funding. She stated that she would like to limit the amount of money drawn from affordable housing.

One thought that was mentioned by Dale was whether or not the Town Hall could become a community center using historic preservation funds if the Town Hall function moves.

The possibility of using space within the West Tisbury Elementary School was mentioned. Chuck noted that in 10 years one wing might not be needed.

Susan noted the need for planning for the recreational needs of the town, to find out what people want in terms of recreation. A survey of recreational needs was suggested.

The committee then discussed the possibility of using CPC funds to hire a consultant to explore space options for meeting the town's parks and recreation needs. Bruce thought that the Parks and Recreation Committee would like this, and that this was a good idea. He will look into what the YMCA did in terms of a consultant.

The need to develop a CPC budget for administrative expenses was mentioned; Kristen will put together a rough draft based on a sample budget provided by the town accountant.

The committee discussed developing draft warrant articles before the next CPC meeting; Kristen will put together drafts. Warrant articles will be needed for any projects the CPC votes to recommend to Town Meeting, as well as for placing the 10% in reserve funds for FY06 (open space, historic preservation, community housing).

Caroline will develop a draft of the town annual report for the CPC before the next meeting.

Chuck shared a few aspects of the CPC process in Chilmark. Chilmark moves funds from the unreserved funds to the reserved funds before fund disbursement, for accounting purposes. Chuck reminded the CPC that the unused portion of the administrative reserve goes back into the general unreserved funds at the end of the fiscal year.

Kristen will speak with the town accountant before the next CPC meeting to go over fund availability and discuss the process for disbursement.

Not all committee members were able to attend the previously scheduled January 24 meeting of the CPC, and committee members felt that it was important that all members be able to attend the meeting to vote to recommend projects to Town Meeting. The meeting was rescheduled to Thursday, January 25 at 5:30 p.m. at the Howes House.

The meeting adjourned at approximately 7:15 p.m.

Respectfully submitted,
Kristen Clothier
Administrative Assistant
WT CPC

These minutes were approved by the Community Preservation Committee on 1/25/07.