

West Tisbury Community Preservation Committee

Meeting Minutes - January 25, 2007

In attendance:

Sean Conley, Al DeVito, Lesley Eaton, Ginny Jones, Dale Julier, Bruce Keep, Caroline Locke, Susan Phelps, Peter Rodegast, and Kristen Clothier.

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

The minutes of the 10/25/06 CPC meeting were reviewed. The committee commented that absent committee members should be listed in meeting minutes; the minutes only contained a list of those in attendance. Upon a motion duly made by Caroline and seconded by Bruce, the minutes of 10/25/06 were unanimously approved as amended.

The minutes of the 1/10/07 CPC meeting were reviewed. The committee commented that non-committee members in attendance at a meeting should be listed. Upon a motion duly made by Dale and seconded by Al, the minutes of 1/10/07 were unanimously approved as amended.

It was noted that if a number of members of the public attend a meeting in the future, a sign in sheet should be passed around and the list included in the minutes.

The committee then reviewed any additional information that had been obtained regarding any of the proposed projects.

Al, as Chair of the Finance Committee, received a letter dated December 29, 2006 from the Paths Beside the Roadways Committee. It was a copy of a letter to abutters inviting neighbors to join them on a walk at the location of the Edgartown Road path; Al noted that the letter shows they have done outreach for this other path. Caroline reported that she had called Bill Haynes the Saturday before the CPC meeting and left a message covering the following topics: community support; cost of maintenance and upkeep; and that the CPC was considering recommending that the project be funded over 2 fiscal years. She had not received a response as of the CPC meeting.

It was noted that the Sepiessa Point Apartment Expansion project proposed by the DCRHA might end up being three apartments versus four.

It was noted that the Mill Pond dredging and the Town Hall were likely to be future projects brought before the committee for consideration.

The topic of whether or not the path project proposed by the Paths Beside the Roadways Committee could be considered open space was discussed. Dale noted that it wasn't clear whether or not a path would be considered a sidewalk, which does not fall under the open space category. The committee discussed the possibility of dividing the path project up between open space and recreation in terms of funding. Peter felt that they would have a hard time fitting the path project in under the open space category. Susan read the state's definition of the recreation category to the committee. Caroline noted that it is hard to find other comparables. The committee discussed placing the project in the recreation category.

The committee then began to vote to recommend projects for consideration by voters at the April 2007 Town Meeting. Caroline noted that the first action would be to vote to recommend projects; the second would be to work on the warrant articles.

FY07-2: Paths Beside the Roadways Project

Caroline made a motion: To recommend FY07-2 for the amount of \$80,000. Al then expanded on the motion: Voting to recommend FY07-2 under the category of recreation for the amount of \$80,000, phase 1 of 2 phases, provided that the conditions are in fact met by the end of March 2007, conditions as specified in the January 10 minutes. The motion was seconded by Sean. Discussion follows:

It was noted that the motion implies that the CPC will fund the whole project. Committee members noted that they would like the town to have the opportunity to decide on this project. Dale noted that the town did vote in support of a paths project recently, there is a reasonable amount of community support.

There was a unanimous vote in favor of the motion. (9-0-0)

FY07-3: West Tisbury Community Hall

Ginny made a motion to discuss the project, which was seconded by Dale. A discussion followed:

Bruce noted that the Parks & Recreation Committee had met with the Space Needs Committee and that a lot of information was requested. Bruce guessed that the application would be withdrawn.

Sean raised the possibility of perhaps putting some money towards keeping the building alive for other uses; this possibility was discussed by the committee. Bruce felt that if it wasn't going to become a Community Hall he wouldn't want to take money for the building.

The possibility of hiring a consultant to conduct a recreation needs survey was discussed. Bruce noted that a survey is beyond what the Parks & Recreation Committee could do themselves. The Parks & Recreation Committee would be asked to submit an application for a recreation needs survey, and the committee would amend the project proposed by the Parks & Recreation Committee to a survey. This would need to be done before February 20, as that is the deadline for warrant articles.

Caroline made a motion to postpone the vote on the Parks & Recreation Committee proposed project, which was seconded by Lesley and moved by all.

FY07-9: Jenney Way

Sean made a motion to discuss the \$100,000 request, which was seconded by Ginny. A discussion followed:

Caroline noted that it is a project that qualifies for funding, and that it was the most thorough application submitted. Susan said the question is whether to recommend it to the town. Caroline noted that it is the job of the committee to recommend projects, they could fund all of them but their job is to recommend. Sean wondered if this would be perceived as a project that everyone can get behind, versus putting money towards affordable housing projects in town. Bruce noted that the project meets all the requirements for funding. It was noted that other CPCs may not vote to recommend the project to Town Meeting. The 40B application process was mentioned, and Lesley noted that she would rather do as much as they can in West Tisbury to meet the 10%. Susan noted that she likes the idea of trying to regionalize the island, but that the island does have six towns and that money comes from the voters of the six towns. Committee members noted that they were afraid of losing CPC support. Funding for the CPC is a line item on people's tax bills, the CPC needs to build a track record.

Dale and Peter abstained from voting on this project.

The CPC voted not to recommend this project for funding at Town Meeting, with a vote of 1-6-2.

FY07-4: West Tisbury Historic Resources Inventory

Ginny made a motion: Move that we vote to recommend funding in the amount of \$5,700 for the Martha's Vineyard Museum for an update of the West Tisbury Historic Resources Inventory. The motion was seconded by Peter and approved unanimously. (9-0-0)

FY07-5: Sepiessa Point Apartment Expansion

Ginny made a motion: Move that we vote to approve the DCRHA request for \$29,000 for predevelopment of the Sepiessa Point Apartment Expansion. Al seconded the motion. A discussion followed:

It was noted that David Vigneault had made an informal overture to the ZBA and the Board of Health. This was one of the conditions the committee had stipulated for this project, along with outreach to neighbors. The project would have to go to the MVC for expansion of 40B.

Dale and Peter abstained from voting on this project.

The committee voted in favor of the motion. (7-0-2)

FY07-6: Rental Conversion Program

Ginny made a motion: Move that we approve the request of \$18,000 for the DCRHA for a Rental Conversion Program. Al seconded the motion. A discussion followed:

Caroline noted that it would subsidize rent for 3 people, and that the DCRHA has a wait list. Peter felt that it was a small amount of money for a successful program.

There was a unanimous vote in favor of the motion. (9-0-0)

Caroline distributed a draft CPC Annual Report, which was discussed by the committee. The committee authorized Caroline to submit the Annual Report, after making the discussed revisions.

The next meeting of the Community Preservation Committee was scheduled for February 14, 2007 at 5:00 p.m. at the Howes House.

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

Respectfully submitted,

Kristen Clothier
Administrative Assistant