

Minutes West Tisbury CPC meeting 9/26/2007

Approved 10/10/2007

Present: Sean Conley, Al DeVito, Caroline Flanders, Ginny Jones, Dale Julier, Bruce Keep, Susan Phelps, Peter Rodegast; Tony Nevin, Admin Asst.

Absent: Lesley Eaton

Caroline Flanders called the meeting to order at 6:00 pm.

The minutes of August 22, 2007 were reviewed, corrected, and approved, with Ginny Jones, Dale Julier, and Peter Rodegast abstaining.

Sean Conley reported that Jill Bouck had not yet filed the expected application for the MV Museum. In view of the circumstances, Bruce Keep moved that the deadline for submission of the application for eligibility be extended for two weeks; the motion passed unanimously.

Caroline Flanders moved to approve the disbursement of \$4000 for work completed on the MV Museum project; the motion passed unanimously.

Caroline Flanders reported that David Vigneault had submitted a report on the Sepiessa project and will prepare plans in October for final submission in January 2008.

The Committee then began its review of the applications for eligibility:

FY08-01, Town Hall Renovation project. Chuck Hodgkinson was present and reported that the project might obtain additional support from Cape Light. Al DeVito moved that the application be approved, and Bruce Keep seconded. During discussion, it was suggested that the application for funding be reframed to emphasize historical renovation rather than loan subsidy. The motion passed unanimously.

FY08-02, Bailey Park affordable housing project. Caroline Flanders explained the project as subsidizing affordability of housing to be developed on town-owned land that may be deeded to the Island Housing Trust and then leased by homeowners. Susan Phelps moved that the application be approved, and Al DeVito seconded. The motion passed unanimously.

FY08-03, Paths along the roadways. Susan Phelps moved that the application be approved, and Al DeVito seconded. The motion passed unanimously.

FY08-04, Cluster housing at 200 State Road. Ginny Jones reported that applications to the Planning Board for Form A subdivision and curb cut were pending. Peter Rodegast moved that the application be approved, and Al DeVito seconded. The motion passed unanimously with Caroline Flanders and Dale Julier abstaining.

FY08-05, Soft second mortgage program. Caroline Flanders moved that the application be approved, and Al DeVito seconded. The motion passed unanimously.

FY08-06, Habitat for Humanity house proposed for West Tisbury. Peter Rodegast moved that the application be approved, and Dale Julier seconded. The motion passed unanimously with Bruce Keep and Al DeVito abstaining.

FY08-07, Development of Sepiessa affordable housing project. Caroline Flanders moved that the application be approved, and Al DeVito seconded. The motion passed unanimously with Peter Rodegast and Dale Julier abstaining.

FY08-08, Rental conversion program. Caroline Flanders moved that the application be approved, and Al DeVito seconded. The motion passed unanimously.

FY08-09, Mill Pond dredging. Glenn Hearn was present and reviewed alternative approaches to preserving Mill Pond and described the need for permits. Susan Phelps suggested that the proposal could be divided into two parts: 1) permitting and predevelopment costs, and 2) dredging, where Part 1 might be considered at a Special Town Meeting in late fall. Caroline Flanders noted that the application should be reframed as “open space preservation,” and suggested that the application be reviewed again after the public meeting on October 3, when better estimates of permitting costs would be available. Al DeVito moved that the proposed two-part version of the application be accepted, and Peter Rodegast seconded. The motion passed unanimously. Caroline Flanders asked Glenn Hearn to work with the CPC to develop the proposal in Town Meeting warrant form.

At this point, the meeting shifted to a review of the Community Preservation Plan and goals, with Chuck Hodgkinson and Glenn Hearn as the only two members of the public in attendance. There was a general discussion of the need for more public involvement in Community Preservation planning.

In other discussion, Chuck Hodgkinson asked how best to insure availability of town hall renovation funding for 5 years; Tony Nevin will check out the basis for continuing subsidy of debt service under CPA financing rules.

Several committee members raised questions about the Paths project, including the rationale for its planned location and width, and the need to broaden input from other Town Committees and perhaps the Martha’s Vineyard Commission.

There was general discussion of the need to coordinate with the Capital Improvements Committee on funding for long-term projects.

The Committee agreed to meet again on October 10 and October 24 to work with applicants, and to meet on November 14, November 28, and December 12 to review final applications.

The meeting adjourned at 6:45 pm.

Respectfully submitted,

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Tony Nevin, Admin Asst.