

Minutes – West Tisbury CPC meeting – November 28, 2007

Approved December 5, 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.
Also present: Bea Phear, Philippe Jordi, Bill Haynes, Steve Berlucci, Pat Manning.

Caroline called the meeting to order at 5:35 pm and reviewed the schedule for considering proposals. She noted that the Capital Improvements Committee would like to meet with the CPC on Dec. 12.

Draft minutes of the meeting of November 14 were distributed and approved, with Sean, Al, and Ginny abstaining.

The committee discussed proposal FY08-01, \$100,000/year for 5 years to subsidize payments on a bond for town hall renovation. Tony distributed worksheets illustrating funds available in future years for historic resource preservation, assuming reduced state matching to the town surcharge income. Bea Phear explained that a full commitment of \$500,000 was needed now, during negotiation for a bond issue, even though the first-year commitment of \$100,000 would not actually be spent until FY09. During discussion, questions were raised about other funding sources. Bea reported that maintenance was not included in the budget, and would be deferred to project completion. She also reported that energy-efficient design elements were being considered by the architects. Bea announced that there would be a forum on plans for town hall renovation on Dec. 12 at 7:00 pm in Howes House.

The committee then discussed proposal FY08-04, \$400,000 for affordable housing on the former Bennett property. Phillippe Jordi described the 8-house project ground-leased to owners on Island Housing Trust land. In response to questions, he reported that 4 houses, including one Habitat for Humanity house, would sell for prices calculated to be affordable at a maximum of 100% of county median income and therefore would be eligible for CPA funding, and that although the project includes a conservation restriction with the Land Bank, the funds would be used to subsidize the development of affordable housing. If opportunities for additional acreage or conservation restrictions arise during project development, some funds could be designated for open space. Phillippe also explained the terms of the ground lease, the need for site-specific designs that would be based in part on previous projects, and financing via construction loans and IAHF funds; the IHT will not request additional CPA funding in future years. Additional documents will be distributed to the CPC next week. The Planning Board has approved the curb cut and IHT will close on the property on Dec. 3.

The committee then discussed proposal FY08-03, \$80,000 for paths along Old County Road. Bill Haynes requested that a CPC representative attend Path Committee meetings, but it was suggested that meeting minutes might suffice to keep the CPC abreast of developments. A number of issues about the project were raised and discussed, including whether a link to bike paths was planned, whether a wider path was needed, and whether the path should cross the road at a cross-walk. After general discussion of ways in which design changes might affect funding, it was agreed that the CPC would consider the proposal as submitted at the end of October, and that the 2007 Town Meeting warrant would be checked for design-related wording.

In related discussion, Steve Berlucci explained that he had billed the ongoing FY07 Paths project for design work as a private engineer, not as county engineer, because the Town had elected to reserve its 100-hour county allotment for other potential needs. Tony explained the procedure for

approving payments, distributed forms (which will be available on the CPC website), and promised prompt payment of future invoices.

The committee then discussed proposal FY08-05, \$50,000 to provide second-mortgage assistance to bridge the affordability gap for qualified housing applicants. Pat Manning reviewed the history of the Helm foundation, which has ceased operation, and reported that about 75% of applicants need loans of this sort or grants to cover closing costs. During discussion, Pat stated that affordable housing is an island-wide issue and that West Tisbury residents would be considered equally among all eligible applicants. He also stated that grant funds would be provided only to applicants for IHT properties to insure proper stewardship and permanent affordability.

The committee then discussed proposal FY08-02, \$76,500 for predevelopment costs for three affordable homes in the Bailey Park area. Caroline reported that the WT Affordable Housing Committee wanted to have three houses built by a developer, and that if the developer did the predevelopment work, the funds would be used reduce house prices. The AHC expects to issue an RFP in the near future. Caroline noted that the houses would be deed-restricted, that the land might be deeded to the IHT to insure perpetual affordability, and that WTAHC housing trust funds could help to cover extra costs. The committee suggested that a two-phase proposal might be more appropriate and uncertain aspects of the proposal should be worked out before a warrant article is framed for consideration at the annual town meeting.

In other business, Ginny moved that FY07 Path project newspaper advertising invoices be approved for payment, Peter seconded, and the motion passed unanimously. Peter moved that FY07 Path project invoices for engineering work be approved for payment, Al seconded, and the motion passed unanimously.

The committee agreed to review applications FY08-07 through FY08-10 at its meeting on Dec. 5.

The meeting was adjourned at 7:30.

Respectfully submitted,

Tony Nevin, Admin. Asst.