

Minutes – West Tisbury CPC meeting – December 5, 2007

Accepted December 12, 2007

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

Also present: Glenn Hearn, Selectman; David Vigneault, DCRHA

Caroline called the meeting to order at 5:35 pm and announced that Bruce Stone of the Capital Improvements Committee would meet with the CPC at 5:30 on Dec. 12.

Draft minutes of the meeting of November 28 were distributed, amended, and approved. A draft administrative budget was distributed and it was agreed that the budget should include membership in the Community Preservation Coalition; a final budget will be presented for approval on Dec. 12.

Questions were raised about funds allocated to a project that are not spent because of protracted delays in completing the proposed work. Caroline explained that such funds remain available indefinitely for that project until a town meeting vote to reallocate those funds.

The committee discussed Proposals FY08-09A, \$50,000 for permitting related to Mill Pond dredging, and 09B, for dredging operations. Glenn reviewed the material submitted in support of the proposal, including a petition with 19 signatures and a map of abutters' properties. He also reviewed a letter from the Nessens, whose property would be involved in dredging operations. The letter expressed support for the project, but Glenn noted that their support depended in part on the particulars of dredging and material removal. Dale raised the question of whether the potential benefits to Tisbury Great Pond be used as a rationale for CPA open space funds, and suggested that the permitting component of the project could provide decisive information, including the possible presence of invasive species. Glenn explained that permitting would take about a year, that the timing of dredging would depend on environmental considerations, and that he would take responsibility for oversight of the project. He also stated that he would include funding for future water-quality testing in the budget and pursue alternative funding sources, including private contributions (perhaps via Sheriff's Meadow Foundation for tax purposes) after town approval of CPA funding. Tony will check with the Coalition and the Department of Revenue on the appropriate funding category and draft warrant article relating to permitting. Glenn departed.

The committee then discussed Proposal FY08-10, \$26,000 for updating and development of the historic resources inventory. It was suggested that the project might fall naturally into two successive phases, in which case it could be supported via the administrative budget over two consecutive years with funds committed for that purpose under a warrant article. Sean will discuss this option with Jill Bouck and explore the possibility of additional funding through the Massachusetts Historical Society.

The committee then reviewed Proposal FY08-07, \$250,000 for development of three additional rental units at Sepiessa. It was suggested that the proposal should include evidence of support (or opposition) at MVC and ZBA hearings. The budget was judged to be reasonable, and the possibility of splitting the cost of the project over two years was raised. (The same possibility was raised for FY08-04, the IHT housing cluster on State Road, discussed on Nov. 28.)

The committee then reviewed Proposal FY08-08, \$30,000 for rental conversion. Caroline explained that the budget represented 25% of the Island Affordable Housing Fund contribution to

the West Tisbury portion of the rental program, which provided subsidies for three rentals from CPA funds voted in 2007. Those subsidies were \$6500 each, thus exceeding the CPA allocation by \$1500. It was noted that the use of CPA funds for this program free IAHF funds for other projects that may arise outside the normal town-meeting budget cycle.

David Vigneault joined the meeting, provided information on the current status of the rental program, and presented an invoice for the remainder of the WT CPA funds allocated to this program in 2007. Ginny moved that the CPA fund balance – \$3820 – be paid, Peter seconded, and the motion passed unanimously.

David went on to describe the favorable effects of the declining housing market on affordable rentals and noted that 10 West Tisbury rentals are currently being supported with an average family income of 60% of county median.

David then presented a summary of issues raised by abutters in relation to the Sepiessa project, noting that most were mechanical and could easily be addressed; for example, by planting trees for screening. The Land Bank can do screening and it was suggested that trees might be moved from other Land Bank properties. David also explained that the septic system replacement and upgrade is required under the terms of the initial agreement with the Nature Conservancy. Finally, David stated that funds for the Sepiessa project could be spread over two years, perhaps in a 60/40 ratio.

The meeting was adjourned at 7:40.

Respectfully submitted,

Tony Nevin, Admin. Asst.