

Minutes – Community Preservation Committee – Oct. 8, 2008  
Approved Oct. 22, 2008

Present: Bruce Keep, Chair; Al DeVito, Lesley Eaton, Glenn Hearn, Ginny Jones, Dale Julier, Peter Rodegast, Susan Phelps; Tony Nevin, Admin. Asst. Absent: Sean Conley  
Guests: Ron DiOrio, Bob Huss, Berkeley Johnson, Pat Manning.

A quorum being present, Bruce called the meeting to order at 5:35 pm. The minutes of the meeting of September 24, 2008 were reviewed and approved unanimously with two abstentions. An up-to-date budget summary will be presented at the next meeting after state matching funds have been awarded.

Ron DiOrio explained the Habitat for Humanity proposal FY09-01 and provided two packets of relevant material, which will be placed in the CPA mailbox in the Old Library for CPC review. Habitat has signed a Purchase and Sale Agreement with Smith College and plans a “women’s build” involving Smith students and alumni; the high cost reflects new building requirements. Dale asked whether the ¼-acre Smith College lot could be augmented to meet the Road Association’s 1-acre minimum. Ginny stated that the project would be eligible if all outstanding issues were resolved by December. Ron stated that Habitat is trying to acquire additional land and will do whatever title work is needed as well as dealing with abutters and the Association. Ron and Berkeley departed.

Pat Manning answered questions about the Go Green Building Fund proposal FY09-05, stating that the Island Affordable Housing Fund would be responsible for monitoring Green fund use to ensure that beneficiaries of CPA funds were below 100% of the county median income and were residents of West Tisbury. At the suggestion of the CPCoalition, CPA funds would be awarded under a grant agreement, including reporting requirements, to be worked out by the West Tisbury CPC, IAHF, and Island Housing Trust with advice from Town Counsel. Tony will check with Nantucket for comparable grant agreements. A question was raised about whether the CPC should also require annual reports of Helm Loan Fund expenditures in these fiscally troubled times; the question was not resolved.

Pat and Bob Huss answered questions about the Bridge Housing proposal FY09-06, stating that IAHF is guaranteeing \$1,000,000 for the project, and is working with Tisbury to ensure that some units will be set aside for qualified West Tisbury residents. Pat and Bob departed.

The committee then reviewed the status of some applications considered at its last meeting:

FY09-03, Cemetery records. The question was raised as to whether Historic Resources or Administrative funds were appropriate. Tony will review last year’s correspondence and Town Counsel opinions on the related request of the MV Museum.

FY09-02, Cemetery survey. The question was raised as to whether the project could qualify for Open Space funds if a portion of the cemetery expansion land was kept unused or if all of it was landscaped. Tony will seek Town Counsel advice. Ginny

moved to rescind approval of FY09-02 pending reformulation; Dale seconded; and the motion passed unanimously.

FY09-04, Town Hall sidewalk. Tony will seek advice from Town Counsel on ways to reformulate the proposal so that it might be eligible for CPA funds, including recreation. FY09-09, Mill Pond watershed study. Tony has not received a response to his efforts to contact the relevant people, and will try again in time for the next CPC meeting.

FY09-11, Old Parsonage restoration. Tony reviewed conversations with Tara Whiting indicating her interest in pursuing a conservation restriction and easement for recreation on Parsonage Pond as a public benefit for West Tisbury and as a source of money that the family could apply to renovation work. Peter will take the matter to the Conservation Commission. It was then moved and seconded that FY09-11 be rejected as ineligible for CPA funding; the motion passed unanimously.

The Committee examined and approved the latest invoice from IAHF for debt service on the 250 State Road project.

Leslie raised the question of whether a storm water retention system would be eligible for CPA funding.

Glenn pointed out that the CPC is expected to conduct an annual review of the Community Preservation Plan with public input, and presented a newspaper ad for this process in Tisbury. It was agreed that a review of the West Tisbury plan would be advertised and conducted next year.

The CPC will meet on October 22, November 5, November 19, and December 5 to review applications for eligibility and funding.

Bruce reminded the Committee that his 4-month term as Chair expires at the end of October, and that Sean is scheduled to assume the Chair in November.

The meeting adjourned at 7:10.

Respectfully submitted,

Tony Nevin  
Administrative Assistant