

Minutes – Community Preservation Committee – August 27, 2008  
Approved September 24, 2008

Present: Bruce Keep, Chair; Sean Conley, Al DeVito, Lesley Eaton, Glenn Hearn, Ginny Jones, Dale Julier, Peter Rodegast; Tony Nevin, Admin. Asst. Visitor: Joe Doebler.  
Absent: Susan Phelps.

A quorum being present, Bruce called the meeting to order at 5:35 pm. The minutes of the meeting of July 23, 2008 were reviewed and approved unanimously (with one abstention). A project summary budget sheet was circulated and reviewed

Tony reported that the DOR is requiring a new form CP-3 summarizing all projects supported by CPA funds, due by Sept. 15. He filed the form on Aug. 26. He also distributed a cumulative list of all projects supported by CPA funds island-wide, which has been transmitted to a reporter for the MV Times and may eventuate in a story. Relatedly, Bruce reported that he has contacted all local columnists with information about the upcoming deadline for applications for eligibility.

Dale reviewed the invoice for \$10,900 submitted by DCRHA for rental subsidies. It was moved and seconded that the invoice be submitted for payment; the motion passed unanimously, with Ginny abstaining. Joe Doebler joined the meeting at this point.

Lesley reviewed the invoice for \$18,806.83 submitted by IAHF for pre-construction costs and debt service for the 250 State Road housing project. The CPC scrutinized the invoice and did not understand the basis for the \$405,000 principal on the loan, for which debt service is running about \$2500 per month. A review of the proposal showed that the CPC had approved \$50,000 pre-construction costs and interest on a loan of \$350,000 to acquire the land. In view of this discrepancy, the CPC decided to postpone approval of the invoice; Tony will obtain clarification from Pat Manning before the next meeting.

Bruce invited Joe Doebler to present some projects being considered by the West Tisbury Church, including construction of handicap access ramps and accessible lavatories. Joe also reported that the church clock, which serves as the town clock, needs a thorough overhaul. In discussion, the CPC suggested that these projects would probably be eligible for CPA funding for historic preservation. Bruce summarized the projects and urged that the church make an application for eligibility. Joe departed.

Tony circulated an application for eligibility from Habitat for Humanity, requesting \$152,885 toward construction of a single-family home on the “Smith College” lot. During discussion, the CPC raised a number of questions about access and electricity rights and contacts with the Stoney Hill Road Association. Ginny moved that the CPC approve the project’s concept subject to further information. Sean seconded and the motion passed unanimously with Al abstaining. Tony and Dale will summarize the CPC’s concerns and transmit them to Habitat.

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Tony reported that Bridge Housing had expressed interest in submitting an application for eligibility for its housing project in Tisbury. The CPC indicated willingness to consider such an application provided that it set aside some housing units for West Tisbury residents with incomes below 100% CMI. Tony will communicate this to Pat Manning.

Glenn raised the possibility of eligibility for two town projects. The first would involve a survey for roads extending into the Whiting's Field side of the town cemetery. After some discussion of whether the project could be considered for funding as historic preservation, open space, or permanently deeded affordable housing, the CPC agreed that Glenn should submit an application for eligibility.

Glenn's second proposal involved maintenance of the parking lot serving the library and Howes House. CPC discussion suggested that this would probably not be eligible, and proposed that it be funded by the library and Howes House budgets.

The question of whether to advertise application deadlines was raised, and Dale urged that we place concise attention-grabbing ads in the MV Times and the Gazette in the week immediately after Labor Day. Tony will compose and place the ads.

In relation to an earlier question about plaques designating CPA-funded project sites, Tony reported that he had explored possible interest with the other island CPCs and had been informed that Oak Bluffs already does plaques, with an example at the Tabernacle. Tony will check it out during the fall.

Sean reported on his continuing efforts to start up a renewed visioning process that might be eligible for CPA administrative funds.

The meeting adjourned at 6:45; the next meeting will be held on September 24, 2008.

Respectfully submitted,

Tony Nevin  
Administrative Assistant