

Oak Bluffs Community Preservation Committee  
P.O. Box 1327  
Oak Bluffs, MA 02557



Joan Hughes, Chairman  
Jevon Rego, Vice Chairman  
Amy Billings  
Jim Bishop  
Jim Dearing  
Stephen Durkee  
Bo Fehl  
Charles Rock  
James Westervelt  
Margaret Knight, Admin. Assis't

**Oak Bluffs Community Preservation Committee Minutes**

October 17, 2016, 7:00 p.m.

Present: Joan Hughes, chair, Jevon Rego, vice-chair, Amy Billings, Jim Dearing, Steve Durkee, Bo Fehl, James Westervelt, Charles Rock by speakerphone

Also Present: Margaret Knight, CPC admin. assistant, Dan Waters and Phil Wallis from the MV Museum, Herb Kiehn and Steve Auerbach from FinCom

The meeting was opened at 7:00 p.m.

**Minutes:**

The minutes from the CPC meetings on September 19 and October 3, 2016 were approved unanimously with one abstention.

**Martha's Vineyard Museum request for change of grant use:**

Dan Waters gave a summary of the CPA grant requests since 2013, for the roof and chimney restoration, work originally estimated at \$594,000. He said Oak Bluffs gave \$50,000 for each of two years for a total of \$100,000, and other towns gave other amounts. He said in 2013 they believed the original roof was clad in slate but recently found out through old photos and a fire insurance map that the original roof was of cedar. They are looking to restore it to the original materials. Since the voters approved slate, he is asking that it be sent back to the voters to reapprove the grants for cedar. He said they won't save money even though slate is more expensive. He said they will begin work at the beginning of the year or as late as April, 2017. He said they have an estimate for \$655,000 for cedar shingles, which includes more structural work than originally planned.

In response to Joan's question if the museum design is the same as what the CPC saw last fall, Phil Wallis said the footprint is the same U shape but they have dug down to include a connector room for vehicles and large objects which increases the project by 10,000 s.f. for a total of about 30,000 s.f. The museum should be open by Memorial Day, 2018. He said the marine hospital itself will be used for offices, library, an educational program room, a gift store, and a lead-in gallery. He said the curatorial space upstairs will be used for exhibits until the other building is built.

Dan said the funds raised are close to \$15 million. Phil said the total to raise is \$26 million and includes a \$2.5 million endowment. He said phase 1 which includes the marine hospital is about \$14 million, which includes over \$1 million in contingencies. He said they've hired Eric Dray, a historic consultant from Boston, and that the restoration will be close to what was original. They will fix up the windows and put an energy barrier on the inside.

Joan said the committee will discuss it more after the Museum submits a change of use application.

### **Sunset Lake Restoration:**

Joan said the Sunset Lake group FANS has about \$30,000 left in their grant. She said they want Horsley Witten to do an overall plan including the sidewalk and path around the pond, vegetation management on the banks to stabilize it, and a storm water management point at the corner of Greenleaf and Dukes County Ave. She said the permits and a few things are not included in the HW figure, which came out to be just what is left in the grant amount. They would like to apply for an extension grant of \$15,000, as a continuation of everything they asked for in the original grant. Joan said they would like to sign the contract and start field work before winter. Joan said it would need to be approved by the voters.

Jevon asked how the application would be presented to the voters. Amy said the plan FANS has of work at the park is from the Parks Dept. needs assessment project. Joan said it would include a walking path and storm water retrofit. Jim W. said the long delay in the sidewalk project, because of the town, is another reason they need an increase in funds, because costs have escalated. Joan said it's a continuation of the restoration of Sunset Lake. She said FANS has taken on something - the sidewalk - that the town ran out of money for. Bo said it sounds like a new application. Joan said they have done far more with their money than anyone else. She said they now need a concrete plan, and permits, to fundraise. Steve A. said it's taken the onus off the town for fixing one of the town's parks. Amy said they will also have a plan to deal with the flooding, which the town didn't have, and that they will be doing some of the parks needs assessment work that wouldn't be done until way in the future. The committee agreed FANS could use the draft application that Donna had prepared.

### **Habitat for Humanity Affordable House budget:**

Habitat had submitted a new budget for its affordable house on Towanticut, to be approved by the committee. It is still a two bedroom house, which was originally approved. Bo said the planning board had approved this design. The committee agreed this fits within the wording of what was approved at ATM.

A motion was made and seconded to approve the new plan and budget of Habitat for Humanity's 2013 application. It was approved unanimously.

### **Bike Connections grant request:**

Since the fall town meeting was cancelled, the CPC voted unanimously to rescind their vote approving recommendation of \$25,000 toward the 25% design of the bike path.

### **TRI PALS program:**

Jevon said this program would only have a chance of being recommended if the units that receive loans for renovations were to be permanently deed restricted, but he

did not think this is what Melissa has been proposing. Joan said Chuck Hodgkinson in Chilmark sent the issue of eligibility to town counsel, and that Ron was going to communicate with DoR about it. It was agreed to wait to hear what he had to say.

**All island CPC meeting:**

Joan and Margaret had attended the regional CPC meeting on October 13 at which regional affordable housing had been discussed. Derrill Buzzy had suggested a regional AH fund supported by all the towns' CPCs. Jim W. said it's a problem that towns that contribute to a regional project don't get credit with the state for the units unless the project is in their town. He said they should go to the state to change that.

**AH Applications:**

Jevon asked whether the AHC could vet all AH applications, as the CPC wanted them to do in the past. He said there should be a town view on AH projects. Bo said an AH project should have an endorsement from AHC.

A motion was made and seconded to send all AH applications to the AHC before the CPC would vote on them. The motion was approved unanimously. Amy said the AHC should look at how much AH money the CPC was being asked for. Joan suggested approaching the chair to figure out to proceed. Steve A. said there should be an effort to get the law changed so that towns get credit for regional projects.

Margaret said Peter Bradford said the town owned lots had been sent to town counsel to confirm titles. Joan said the CPC can tell Philippe that they have a problem with the 40B 10% requirement in giving funds to regional projects. Joan said she preferred to see smaller infill projects than larger projects of all income-qualified residents, which is something to talk to Philippe about.

**Permeable Barrier Study:**

Margaret said that an email from Gail said they did not get the grant to build the permeable barrier but are hoping to apply for a different one.

The meeting was adjourned at 8:20 p.m. Next meetings are scheduled for November 7 and 21, 2016.