

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**

November 7, 2016, 7:00 p.m.

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

Also Present: Margaret Knight, CPC admin. Assistant

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

**CPA funds for Fy2018:**

Joan said the funds available for projects for FY2018 are about \$1,204,660 although the reduced state match for this year may mean there is less money.

**Project eligibility:**

Cottagers Corner Restoration

Margaret said she had asked Dan Waters to get an estimate for repair of the windows, instead of replacement. The committee agreed the building's historic restoration is eligible. Jim Bishop questioned whether Andersen 400 windows could be used in the historic district. Joan said they're looking for historic preservation, so the windows need to fit that criteria. Jevon said they would need to be similar even if they are being replaced. Amy said some of the windows are leaking and need repair.

Jevon said the project would have to go out to bid, and Joan said they would need to get permits from the historic district. Margaret said the work would need to meet the Secretary of Interior's Standards for Rehabilitation. Steve questioned how much of the work is historic. Jevon said all aspects of the project need to meet historic preservation qualifications. Steve said the Vanderhoop homestead in Aquinnah has used CPA funds for restoration. Joan said she would talk to Adam about that. Jevon questioned how much the homestead was being held to historically recreate what was there. There was question of when the tower was built. Amy said it was not there when the building was a fire station. Jevon questioned what would happen if the Cottagers do a partial historic preservation with CPA funds but then buy Andersen 400s with their own funds. Jim D. suggested the

Cottagers get the Cottage City Historic District approval, and then the CPC could respond to those restrictions. Joan suggested they start the process.

#### Marine Hospital Roof

Jevon said he thought the roof project was eligible. Steve said the project is now where the committee had thought it should be 4 years ago. Joan said the project would have to go out to bid.

#### Oak Bluffs Antique Fire Truck Restoration

Amy gave out copies of an estimate from Gaspar's Automotive Restoration for \$39,800. Joan said the request should stay at \$50,000 as costs might go up. Amy said this company did Edgartown's truck.

#### Oak Bluffs Fire Museum Artifacts

Amy said the work would be done by the same people that did the Edgartown fire museum, and that they would go through all the artifacts, list everything and chose what to use for the exhibits. She said this project request was for a design and that the construction and photographing would be the next round. She said she has given them a \$2,400 deposit so they can begin this year.

#### Trinity Church Stained Glass Windows

Bo said Barney did not apply last year and that he is close to being caught up with the past grants received. Jevon said Barney shouldn't be listed as an applicant.

#### Bikeway Connection Design

The committee agreed it's eligible. There was question of whether the project's place in line was being held despite no funds being voted because the special town meeting did not happen this fall. The project is for just the design, from the bridge to County Road. Charles will go to the meeting on the 16<sup>th</sup>. Jevon said the cost of both design and the bike path are a lot. Charles said the path is slated to go around the curve rather than through the hospital. Joan said property will need to be taken on the curve. Charles said the alternative course followed the power line but it was discarded, and that the route through the hospital was not seriously looked at. Joan said the hospital route makes the most sense. Charles said there were two public information sessions.

Jevon questioned how far down the road to go if there is significant pushback from the owners on the curve. Joan said Bob mentioned the route through the hospital when he first asked for the money for the design. Charles confirmed the next bike path committee meeting was November 16. There was discussion of the need for getting easements along the road for the path.

#### Coastal Bank Restoration at Little Bridge

Jevon said he thought the project was eligible and suggested that the private businesses who use the ramp should contribute, that they are part of the erosion problem. Jim B. said the town is collecting rental fees and the ramp can't be allowed to collapse. Joan said the scallopers and fishermen are the ones using the ramp to get their boats in and out, and that the kayakers are on foot. Joan said the question is which of the various uses are most deleterious for the ramp erosion.

### Jetty Beach Dune Preservation

The committee agreed the project is eligible. Joan said they hope to make the project a dune preservation example for other people. Jevon questioned if the rebuilding of the jetties would impact this project. Joan said all the problems to do with the jetties occurs to the south of them because of the direction of littoral drift, and that the jetty project is still way in the future. In answer to the question of where the sand would come from for this project, Joan said they would take dredge spoils. She said permits are in place to dredge little bridge, but the town needs to vote money for the yearly dredging.

### Lagoon Pond Herring Run Restoration

The project would be done in conjunction with Tisbury. Jevon questioned what the long term maintenance would be. Steve asked about the public benefit since they are not allowed to harvest herring. Joan said the harvest could be revived since the herring do come up there.

### Pennacook Park Restoration

Amy said she did not get a revised budget yet; the one Mark Crossland gave her did not include the trees. She said the work would include trees (trimmed, removed, or planted), getting the grass to grow, curbing, and taking down the split rail fence. Jevon said the budget sounds high. Amy said this is for the actual work of restoring the park. She said the curbing is a lot of money, and that the trees need a lot of work. She said it is the park in the worst condition, and that it is much used. She said the walkway would not be asphalt, and that any paths would probably be kept as impermeable surface paths.

### Oak Bluffs School Recreation

Bo questioned whether all the four objectives are eligible. Amy said the courts are open to the public all summer. Jevon questioned whether the application fits the criteria for eligibility. Joan agreed and said it was mostly delayed maintenance. Jevon and Joan said the school's proposed budgeting would not cover the work. Jevon said he would like to see the CPC fund something at the elementary school. Joan said they need a master plan. Jim B. questioned why they wouldn't fence the basketball court and agreed the baseball field should be converted to other uses. Amy questioned why the court request comes from Doug Best. She said the court work at Niantic cost \$20,000 for less work.

The committee agreed some of the objectives could fit eligibility. Some questioned whether irrigation is eligible. Amy said they would be getting in-kind contributions but they can't be counted on. Amy said she had told them they should consider ADA accessibility. Amy said they should get a quote from Lawrence Lynch. Jevon and Joan said there was no way they could do the work for the amount they are requesting. Steve questioned if they would do the project if the CPC only recommended part of the request. Jevon said they should come in with new numbers by the time of the interview. There was discussion of what the work was proposed for the courts. Jim B. said the specifications were too loose. Jevon said the CPC was interested in the tennis and basketball courts but needed more information. Steve said there had been no maintenance work done on the courts.

Jim B. said when the school redoes the roof they will put in a storm water collection system. There was question if the irrigation and reseeding was eligible for funding and Joan said they needed a master plan. Joan said she thought the work should be part of the school budget. Jevon said the CPC funded the high school track; Joan said

with that project they planned for lots of fundraising by the school. Jevon said the OB School would be putting some money into the project.

#### Sunset Lake Restoration

Margaret said the FANS group wanted to amend their application to say “walking path” instead of sidewalk. Jim B. questioned what would be done about the sediment in Sunset Lake, and said they shouldn’t have used glysohate to kill the phragmites. Joan said the Rodeo they used is approved for use in waterways. Joan said digging out the sediment would be a massive DEP project.

#### Vineyard Baseball

Jevon and others questioned if the proposed work qualifies for CPA funding. There was discussion and questions about the economics of the organization. There was question of whether the proposed project qualifies under restoration/ capital improvements. Jevon said the Sharks and Vineyard Baseball have melded together. He said VB built the field for the high school team, but now they work together. He said the Sharks are probably the major beneficiary of anything at the field.

Joan and others felt that for a private organization, the proposed work did not qualify for funds. Jevon questioned the way VB requested money for different projects from different towns. Joan said there should be a master plan with all the finances written out. Jim B. said the field is on town land for which there are no taxes paid.

In response to Joan’s question of who did not believe the project is eligible, there were 6 votes that it wasn’t, and two abstentions. Charles said he would prefer to bring the applicant in for discussion before making a decision. Jevon said the project might be eligible according to the CPA law as a capital improvement. Steve said the CPC has decided not to consider other applications that were from a for-profit organization. Amy said they should have put the all the projects together and come to all the towns. After discussion it was decided that the solar panels did not fit as a capital improvement. It was agreed that the CPC would not recommend the project for funding.

#### West Tisbury School Recreation

It was agreed that the CPC did not want to consider this project for funding.

#### Kuehn’s Way Affordable Housing

Jim B. said the Affordable Housing Committee voted 2 to 1 to approve the project to go to the CPC with a funding request. He said he told Philippe that the town was not looking to spend any funds in another town unless they got credit toward the state’s mandatory 10% AH list. He said they were working with Habitat for Humanity as far as using resident homesite lots for modular affordable houses. There was question as to whether the AHC endorsed the project or simply approved it to go to CPC. Steve said it was hard to turn down an AH project on the island, but that they have requested IHT to do something in OB. Joan said they discussed with Philippe about the need for a regional 10% AH requirement as opposed to the credit only going to the town where the house is located. Charles said he planned to meet with Philippe when he comes to the island, and asked that Margaret send the CPC’s concerns. He said there was no mention of federal tax credits being a source of funding.

## Rental Assistance

The CPC agreed it was eligible and they would invite David to come in.

## PALS program

Steve questioned how this was eligible; others said it came under the category of support. Jim B. said if a house that had one of these loans was sold, the money would be returned. There was agreement to hear this proposal after hearing from town counsel about its eligibility.

The committee decided to see the project applicants over three nights: 11/21 Historic Preservation, 12/5 the first five OS/Rec applicants, 12/12 the rest of the applicants. January 9 meeting would be for any that were missed.

The meeting was adjourned at 8:40 p.m.