

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



Jim Bishop

Joan Hughes, Chairman  
Barbara Alleyne

Jim Dearing  
Donalexander Goss  
Ewell Hopkins  
Antone Lima  
Adam Wilson  
Al Woollacott  
Margaret Knight, Admin. Assis't

## **Oak Bluffs Community Preservation Committee Minutes**

### **January 11, 2021 5:00 p.m. meeting on Zoom**

**Present:** Joan Hughes, chair, Barbara Alleyne, Jim Dearing, Ewell Hopkins, Tony Lima, Adam Wilson, Al Woollacott, Donalexander Goss, Jim Bishop

**Also Present:** CPC Admin Assistant Margaret Knight, Maura McGroarty, Brian Hughes

### **Approve Minutes:**

Minutes from CPC meeting on Dec. 14, 2020 were approved, with corrections.

### **Applications for ATM2021**

Joan said the estimated CPA funds available were \$1,913,000, although the committee liked to keep some in reserve.

### **MV Baseball**

The request was \$36,150. It was agreed to consider this project at that amount.

### **Island Autism Center**

The request was for \$95,000, recommended by the AH Committee. It was agreed to consider this project at the requested amount.

### **Habitat for Humanity**

Joan said the AHC suggested only funding one of the requests in this round. Tony said Greg had said they planned on building both at the same time. Ewell said he thought Habitat had the capacity to do them both at the same time, and it would incentivize them to give funds for both houses. Jim B. said he wasn't sure they could build both simultaneously in one year. Joan said the budget was very tight, and they would need more money if a grant was given the next year, as prices were rising so quickly. Jim suggested a discussion with Greg before deciding. Ewell said advance funds would come from the town AH Trust. Jim B said that would be for septic and surveying. It was agreed to consider both projects.

### **Harbor Homes**

Jim B said they had done well with the first home. He said he'd prefer it was in OB. Barbara questioned AH credit for the town if it wasn't in the town. Jim said the town was trying to get 78 affordable units for the State Housing Inventory. Maura expressed concern about future operating expenses being asked from the town, and the amount that OB has already supported the project, compared to Edgartown. Jim B said the town had no responsibility for operating costs, and that even if the project failed, Island Housing Trust held the property affordable in perpetuity. It was agreed to consider this project.

### **Rental Assistance and PALS**

The Committee agreed to consider both these projects.

### **East Chop Lighthouse**

Adam said he thought preservation should be moved forward if the lead issues were dealt with. Joan said it appeared the Coast Guard would deal with the lead. It was agreed to consider this project.

### **Tabernacle**

It was agreed to continue considering this project, with two dissenting votes. Ewell said his objection was with the Tabernacle's status as a church, not whether it was a community asset, and that they had significant funds of their own. Joan said she didn't think it necessarily violated the anti-aide amendment. Jim B. questioned why they hadn't built a capital expenditure fund for the roof in advance. He said they didn't have a definite figure for the work. Tony questioned what other towns had recommended, and for what reasons. [According to Margaret's research: Edgartown recommended \$36,049, Chilmark \$15,000, West Tisbury \$110,000, Tisbury \$200,000. Aquinnah has not met yet.] Ewell said the Tabernacle was tax-exempt, and that he had a concern about using public funds for an organization that didn't pay taxes. Tony questioned the Committee's ability to deny funds just because of its religious status. Jim D. questioned if there was a deadline as to when the roof needed replacement. Jim B. said the present roof was asbestos, and that the structure has had "band aides" put on in recent years, and that he didn't think the sheathing could be saved. He said he was not against helping them fund it. Al said he thought the engineering report was thorough, and done by a qualified engineer. He said he thought the work needed to be done soon.

### **Flying Horses**

It was agreed to consider this project.

### **Projects votes for recommendations to ATM2021:**

#### **MV Baseball**

The Committee discussed recommending the project for, among other reasons, its high visibility, that the applicant had demonstrated ability to implement similar projects, and that it was economically feasible and leveraged multiple sources of funding. Vote by roll call was unanimously in favor of recommending the MV Baseball project to Annual Town Meeting 2021 for \$36,150.

#### **Island Autism Center**

The Committee discussed recommending the project because it served an under-served population, would leverage multiple sources of income, and that they had control of the site. The vote by roll call was unanimously in favor of recommending the Island Autism Center project to ATM2021 for \$95,000.

**Rental Assistance**

The Committee recommended the project as it served an under-served population, was economically feasible, and had been successfully implemented in the past. The vote by roll call was unanimously in favor of recommending the Rental Assistance project to ATM2021 for \$140,000.

**PALS**

The Committee recommended this project as it served an under-served population, had successfully implemented the project in the past, and was consistent with the goals of the Community Preservation Plan and the Selectmen's Strategic Plan. The vote by roll call was unanimously in favor of recommending the PALS project to ATM2021 for \$165,200.

**Flying Horses**

The Committee recommended this project as it had high visibility, was endorsed by the HP committee member, leveraged multiple sources of income, and was consistent with goals and objectives. The vote by roll call was unanimously in favor of recommending the Flying Horses restoration project to ATM2021 for \$72,300.

Vote on the other projects was put off until the next meeting. Maura brought up the issue that most historic preservation projects were on tax-exempt structures or assets.

The meeting was adjourned at 6:05. The next meeting was scheduled for January 25.