

Community Preservation Committee  
November 30, 2021 4:00 PM  
Zoom # 930 3587 0560  
FINAL

Present for the Community Preservation Committee and attending the meeting were:

Committee Members: Bill Rossi, Warren Doty, Lisa Burkin, Jane Slater, Cathy Thompson.

Staff: Alison Kisselgof, Ellen Biskis, Kara Shemeth

Also in attendance: Kate DeVane (IAG), Pierre Vailancourt & Dorothy Young (IEH), Karen Tewhey (Harbor Homes), Ashley & Dawn McKenna (MVCMA)

The meeting came to order at 4:00 pm. Bill Rossi asked if everyone had reviewed the minutes from the November 18, 2020 meeting. Everyone had.

**Action:** a motion was made and seconded to accept the minutes as presented. The motion passed unanimously via a roll call vote.

Bill Rossi asked if everyone had reviewed the minutes from the March 12, 2021 meeting. Everyone had.

**Action:** a motion was made and seconded to accept the minutes as presented. The motion passed via a roll call vote with Warren Doty abstaining as he had not attended the 3/12/21 meeting.

The hearing for the application for Harbor Homes at 4:04 pm.

Karen Tewhey presented the project. Harbor Homes is seeking \$52,000 towards paying down the \$750,000 mortgage of their OB property on New York Ave. The house is operational as of Nov 1, 2020 and currently houses three women and the organization is interviewing women for the other three available rooms. There is an affordable housing deed restriction on the property and Harbor Homes is asking for \$492,000 from the island towns.

Bill Rossi asked if Harbor Homes could guarantee that CPC funds would go towards paying down the principle rather than operational costs. Karen Tewhey stated that State funds and \$250,000 from a donor will cover operational costs. Lisa Burkin asked if children were allowed in the NY Ave home, Karen Tewhey advised that this house was solely for women and that when children are involved they work with the Island Housing Trust to find solutions.

The Harbor Homes hearing was closed at 4:11 pm.

The hearing for the application for Island Autism Group (IAG) was opened at 4:12 pm.

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Kate DeVane gave a brief history of IAG and discussed the need for support and housing for individuals with autism post-age 22. The group has purchased a property in West Tisbury and is seeking \$114,800 towards the first building phase which included the construction of two, four bedroom units for adults with intense autism. Each house would have 8 residents and supervision but there would not be a bedroom for the supervisors. Resident's income would fall under 30% of the median income and require 24 hour care.

Cathy Thompson asked if the facility would support people along the autism spectrum. Kate DeVane answered yes, but this application (Phase 1) is for persons with intense autism. Warren Doty recognized the need and spoke of his admiration for the group's work and asked how about the facility's operating budget. Kate DeVane explained that the current operating revolved around the services provided to school aged children and is around \$200,000/ year and funded by grants. The model being used for the West Tisbury facility is new but has proven successful in similar places. This project is housing, NOT housing + services, post-22 services are provided via social security and the Department of Developmental Services. The key to this project's success is to not end up with a mortgage and the group is getting donations, seeking CPC funds, and is looking toward potential funds through the recently signed Build Back Better Act.

The Island Autism Group hearing was closed at 4:30 pm.

The hearing for the application for MVCMA was opened at 4:31 pm.

Ashley McKenna presented the project for the Martha's Vineyard Camp Meeting Association (MVCMA). Using the 50/50 format, the group is seeking \$157,000 towards the restoration of the Tabernacle roof. The Tabernacle has always been a focal point of the community and during Covid that was amplified as it was one of very few spaces that was able to be utilized for community events while adhering to Covid protocols. Ashley McKenna discussed the timeline of the project with the design and architectural work being completed this year and next year building 17,000 square feet of roof. The roof is structural and thus will need to be done one piece at a time, making it a complex project. Lisa Burkin asked about the budget and Ashley McKenna said that the cost of materials and labor is projected to be \$2.8 million.

The MVCMA hearing was closed at 4:37 pm.

The hearing for the application for Island Elderly Housing (IEH) was opened at 4:37 pm.

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Dorothy Young presented the history of IEH and gave an overview of the proposed Aidylberg III project. IEH is seeking \$50,000. They already owns the land the project is proposed on, they've received some bequeaths and donations and want to move forward in building a 5 units of affordable housing for elderly islanders. They currently have 500 people on their waiting list for housing and they want to utilize their land to continue to fulfil their mission of providing affordable housing for island elders. The construction costs have risen since they first began planning and they are seeking funds to help bridge the gap in construction costs so that they can construct the project with no debt and be able to continue to keep the rents low.

The Island Elderly Housing hearing was closed at 4:47 pm.

Ellen Biskis presented the finances telling the group that there is \$428,000 to work with with 10% (\$42,800) going into each reserve (Open Space, Affordable Housing, Historical Preservation). Ellen explained that we received a higher match from the state (94%) than expected but we should plan on 50% for FY23 to be safe as previous years State matches have varied quite a bit.

Warren Doty stated that all the proposals are compelling and worthwhile and spoke of the upcoming Peaked Hills Pasture affordable housing project that the Town is working on.

The next meeting date was determined to be Thursday December 16 at 4 pm.

Kara gave an update on Tea Lane Farm, some final bills were received, and the Historic Commission reviewed the bills and approved them. Warren said that the restoration went very well.

**Action:** a motion was made and seconded to pay the Tea Lane Bills. The motion passed unanimously via a roll call vote.

With no further business to discuss the meeting adjourned at 5:10PM.

Respectfully submitted by Kara E. Shemeth, Board Administrator

Documents shared: Letter of Support for MVCMA project – Doug West