

Town of Tisbury  
Community Preservation Act Committee  
Meeting Minutes – November 13, 2023, 5:00 pm  
Tisbury Senior Center

The meeting was called to order by Chairman Paul Munafo, at 5:00 pm.

Present: Paul Munafo, David Ferraguzzi, Cheryl Doble, John Bacheller, Trip Barnes,  
Victor Capoccia, Carolyn Wallis, John Best, Jean Hay  
Others: Heidi Dietterich, Administrator

New Business:

The Committee began the applicant interviews for 2024-25 CPA funding.

“Telling the Story of a Neighborhood: Tom Karl, Innisfail, and Oklahoma”  
Martha’s Vineyard Museum - Anna Barber and Brenda Horrigan - \$11,450.00

This project would develop the story and create an exhibit space for artifacts of this unique neighborhood. In the 1870’s, a developer wanted to create a community like Oak Bluff’s MV Campground Association without the religious affiliation. A hotel was built on the Lagoon and several cottages were also built as part of this neighborhood. A traveling music colony would spend summers on the Island and then be on the road performing around the country. A causeway had been built across part of the Lagoon to get from one side to the other, remnants of the causeway can still be seen at low tide. This is an untold story that would be a good addition to the MV Museum collection and also a good addition to the Island’s history of development. Questions regarding the budget for a researcher, how that work would be handled and the size of the exhibit were discussed. The exhibit would be a part of the online exhibits for ‘forever’, and once the physical installation of the exhibit had been on display and was completed, the artifacts would be returned to the original owners. Trip Barnes indicated he had some artifacts from this colony and would be in touch with Ms. Barber.

“Nathan Mayhew Schoolhouse Flagpole Restoration”  
Vineyard Preservation Trust - Nevette Previd - \$85,000.00

Ms. Previd explained how the original flagpole had deteriorated. It had been hitting the power line. The CPC asked about the specifics of the dimensions of the flagpole. Cheryl Doble asked if the property was on the National Register and if it was, Previd would need to secure permission from the State on any changes to the property. Previd shared that John Anderson and Miles Thurlow would be replacing the pole, using the existing foundation. The newly created pole would be embedded on the original base and would

be able to be removed for cleaning and repair. John Bacheller asked what it would be made of. Previd said the pole would likely be wood and would be sourced out. It was noted that this was more a rehabilitation than a preservation, since the original pole was so deteriorated. David Ferraguzzi asked what will happen to any of the original pole that is being removed. Previd was not sure at this time. Paul Munafo asked why the price was so high. He asked that Previd provide more specific cost breakdown for this project for the committee and have the information sent to them by this upcoming Friday, November 17, 2023. Previd said she would get the information from John Anderson and Miles Thurlow and do the best she could on getting the specifics back to the CPC by that date.

#### “Old Mill Safety Improvements”

Martha’s Vineyard Garden Club - Susan Hobart, Ty Johnston - \$10,000.00

Carolyn Wallis asked about the costs involved in the work requested. Hobart said that Sullivan had done the engineering ‘road map’. David Ferraguzzi asked why hadn’t Aquinnah been asked to contribute to this project? Hobart said that down Island towns were much more involved in the Garden Club. Chilmark is more involved and was asked for funding, but Aquinnah wasn’t asked due to lack of participation. David Ferraguzzi asked about the project timeline. Hobart indicated work would likely not be done through the summer, but they already had \$20,000.00 in hand and work would begin immediately. She anticipated the project being completed before the summer of 2025, if the project is funded. Cheryl Doble asked Hobart to be sure ask the state for permission to make changes to the Old Mill, it was on the National Register of Historic Places. Trip Barnes indicated that the Garden Club used to be the leader for conservation efforts on the Island. John Best observed it was an even split for each town (except Aquinnah) being asked for \$10,000.00.

#### “Public Library Courtyard”

Vineyard Haven Public Library Board of Trustees - Amy Ryan, Arch Smith - \$150,000.00

Ms. Ryan shared that this was a renovation and addition project, and the courtyard project being presented to the Tisbury CPC is only 5% of the entire library construction project. She said the library hasn’t been worked on for about 25 years and needs rehabilitation now—even without the larger project. The project had just hired an Onsite Project Manager (OPM) and was getting ready to begin. Mr. Smith said there had been very good community support and \$1.8 million had been raised to date—the Trustees had wanted to raise \$2.0 million, and they believed they would be able to make that goal. David Ferraguzzi asked about maintenance for the gardens—Ryan replied that for the past five years the library had obtained \$10,000.00 for landscaping and maintenance of the garden by an outside landscaper, not the DPW. Cheryl Doble asked about the timeline and contingency plans for rising costs. Doble wanted to be sure that the project wasn’t held up if there was not enough money in the budget to cover future costs. Ryan replied with the OPM on board, updating the cost estimates would begin. Doble said it was important to do this and to include inflationary costs. Ryan said that the only monies the library could find that would fit within the CPA eligibility was for the public gardens. They anticipate the timeline to see construction beginning on or before 2024, the gardens

would be at the tail end of the construction, spring of 2025 was the goal. Victor Capoccia said that it would be better to have too much money in the budget and what CPA funds are not used can be returned to the CPA fund balance.

“Lake Street Tennis and Pickleball Court Improvements and Amenities”

Tisbury Open Space & Recreation Committee and Tisbury DPW - Kirk Metell - \$95,887.00

David Ferraguzzi asked why was it necessary to lock the courts? Metell indicated that the town has had to remove kids with bikes, skateboards and other situations that were damaging the courts. Having the locking process and also a small fee would help pay for maintenance, damages and court deterioration. There is lots of play on the tennis and pickleball courts. It is not unusual for towns to charge fees for municipal courts. There will be a need for future funding of court nets and maintenance. Charging fees for the use of these courts will need to be written into the warrant article.

“Lake Street Picnic Pavilion and ADA Path”

Tisbury Open Space & Recreation Committee and Tisbury DPW - Kirk Metell - \$72,600.00

David Ferraguzzi asked why there were two different building plans in the application, they are not the same building. Metell indicated that there were two options given in the application that would cost the same price for either design. The OS&R Committee needs to make a decision on the final design choice. It was indicated that the larger size building, 14' x 24', would need to be the information to be bid on to accommodate the larger ADA picnic table size. The ground surface would be stone dust, which is ADA compliant.

“Lake Street Dinghy Dock Expansion”

Town of Tisbury Harbor Master - Lynne Fraker, Roger Moffat, John Crocker - \$63,200.00

Cheryl Doble asked if this project would be in place by next summer even though funds wouldn't be available until July 2024. Lynne Fraker said it would be. Fraker told the CPC that there was a 90-100 dinghy deficit for storage, and more would be coming with more moorings being made available in Lake Tashmoo. Doble asked if more boats, wouldn't there be more dinghys? Roger Moffat replied and said the case could be made that there would never be enough space for all the dinghys and the increasing number of moorings. Doble asked how it would be managed with more dinghys? Fraker said more enforcement was needed by the Harbor Master, removal of derelict and abandoned dinghy's needed to be done, perhaps a grant from the Division of Marine Fisheries on other town property could be pursued for more access to Tashmoo. She noted that the rowing dinghys are closer to shore and the inflatables would be out further. Fraker said that ConComm needs to review permitting, then the Harbor Master for 10A permitting and Chapter 91 for pilings. David Ferraguzzi asked why more moorings were needed? Fraker said there was no more anchoring allowed and there were moorings for transients out near the opening, with 3-4 per mooring. She indicated that the Select Board approves additional moorings. Ferraguzzi asked about the cost of the pilings. Fraker said that new pilings were priced at \$3,600.00; existing pilings that would be re-used (re-placed) would cost \$2,000.00.

Please note that John Crocker came in at the very end of this presentation and had no further comments regarding the application.

### Old Business:

The Committee reviewed the October 23, 2023 minutes. On a motion by Carolyn Wallis, seconded by Jean Hay, the minutes were unanimously approved.

Dietterich gave a report on the Island Housing Trust applications and the status of attorney review. Regarding the 55+ application, the state and federal guidelines require an age floor of 62, CPA guidelines require an age floor of 60. Munafo and Dietterich had asked Jay Grande if the town attorney, David Doneski, would be willing to work with the other Island CPA attorney (Michael Goldsmith of Rappaport's office) to develop an opinion on the legality of the 55+ project. Grande asked that all the Island towns be asked to participate in this review. A letter from Chairman Munafo had been emailed and sent USPS to each CPC on the Island asking for cooperation on these projects. Also, a review of the school teacher housing project needed to be done to determine if using municipal funds for municipal workers was allowable. Currently, a positive response from Chilmark and Oak Bluffs had been received and information from the email chain and the applications had been forwarded to both law offices. The Committee asked that Dietterich request their opinion prior to the next CPC meeting, scheduled for November 27, 2023.

Dietterich also reported that a question posed to David Vigneault about the 'preferences' given to towns when providing funding to Island Housing Trust projects. Who monitors these preferences? Vigneault responded saying that only on the initial rent-up are the preferences managed, any additional rentals are given to those who qualify within the AMI.

An information session on Municipal Housing Trusts had been presented by the MV Commission's Housing consultant, Laura Silber. Shelly Goehring of the Mass Housing Partnership (the contact for housing questions for the Community Preservation Coalition) was the presenter. There were 22 participants from the Island and good questions were asked and addressed. Dietterich asked the CPC if they would send a letter of request to Adam Turner, the MV Commission's Executive Director, giving Laura Silber permission to coordinate Island-wide workshops on housing and CPA information, utilizing Stuart Saginor of the Community Preservation Coalition, and Shelly Goehring of the Mass Housing Partnership. On a motion made by John Best, seconded by Victor Capoccia, the Committee approved this request unanimously.

Further, Dietterich asked if the Committee would be interested in starting up the Island-wide regional CPA conversations that used to occur at least annually, then faltered and stopped about 6 years ago. The Committee agreed that this would be a good idea, especially with regional applications and the housing issues facing the Island.

It was noted that Annual Town Meeting was scheduled for May 28, 2023 and will be held at the MV Regional High School's PAC. Victor Capoccia and John Best reported that Tisbury also has a Special Town Meeting coming up in January. The STM would be addressing the location of Town Hall.

There were no Committee Reports/Updates.

On a motion made by David Ferraguzzi, seconded by Trip Barnes, the Committee unanimously approved a motion to adjourn at 6:21 pm.

Respectfully submitted,

Heidi Dietterich  
Administrator