

Town of Tisbury  
Community Preservation Act Committee  
Meeting Minutes – January 8, 2024, 5:00 pm  
Tisbury Town Hall Annex

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

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

Old Business:

The Committee reviewed the minutes of the November 27, 2023 meeting. On a motion made by John Best, seconded by Cheryl Doble. A discussion was held regarding fees for locking/unlocking the courts. It was determined that this would be a decision made by the Select Board. The minutes were approved unanimously.

Dietterich reported on the the Island Housing Trust applications. The School Employee Housing continued to be ineligible for CPA funding due to the specific nature of residents requested to occupy the housing. The housing project, set for State Road for those over 55+ had raised the age floor to 60+, making this project compliant with the CPA legislation. This project would now be eligible for CPA funding.

The Martha's Vineyard Commission would be putting together a regional meeting of the Island CPC's to facilitate communication, education and proper vetting of CPA project applications. Laura Silber would be in communication with Stuart Saginor, of the Community Preservation Coalition, and Shelly Goehring, of the Massachusetts Housing Partnership, regarding potential presentation dates in the Spring.

The Committee received the final project recommendations chart for this year's CPA project applications, and the CPA Revenues chart from the Town Accountant. It was noted that Suzanne Kennedy had recently retired from the position. The Committee reviewed the numbers presented and commented on the almost \$14 million dollars appropriated for eligible CPA projects over the 17 years the CPA has been active in Tisbury.

New Business:

Following the discussion of the Island CPC's working together and meeting for this seminar, the CPC discussed creating a more streamlined review by attorneys for application questions on CPA eligibility. Working with the other Island CPC's and their

attorney's office, Reynolds, Rappaport, the Tisbury town attorney, David Doneski of the KY-Law offices, could be a part of this process. It was noted that the Tisbury Planning Board did hire an attorney who is much quicker to respond to Planning Board questions as they come up. The Committee asked Dietterich to get more information on this arrangement from the Planning Board.

Chairman Munafo reported to the Committee that a draft of an historic deed restriction for the Nathan Mayhew Schoolhouse project was being reviewed by the Town attorney and will be presented to the Vineyard Preservation Trust for their review. The draft of the restriction was for it to remain in perpetuity. Currently, we are waiting for a response from the Town attorney on the draft provided to him.

Dietterich presented the 2023-24 Town Report to the Committee. This is the report that goes into the printed 'Town Report', which is distributed at Annual Town Meeting.

Dietterich presented a draft of the 2024-25 CPA articles for the Town Warrant for the Committee's review. The Committee reviewed each article and with minor corrections approved the Warrant article for submission to the Town Clerk.

#### Committee Reports

Victor Capoccia, Affordable Housing Committee representative, asked the CPC if they would support the housing bank with a letter to be included in testimony to the State. The Committee unanimously agreed to support it. Capoccia further reported that an Accessory Dwelling Unit bylaw update was being reviewed by the AHC.

Carolyn Wallis, Open Space & Recreation Committee representative, shared that OS&R had scoped out the sites for the Tashmoo Springs Walkway and Overlook, as well as the Blue Trail.

On a motion made by John Best, seconded by Cheryl Doble, the Committee unanimously approved a motion to adjourn at 5:38 pm.

Respectfully submitted,

Heidi Dietterich  
Administrator