

**Community Preservation Committee  
Public Meeting of  
February 1, 2005, 10:00 AM**

**Members Present:** David Nicolau, Chairman, Elaine Anderson, Vice Chairman, Eric Dray, Tim Hazel, Stephen Milkewicz, and Bill Dougal

**Excused Absence:** Treg Kaeselau

**Town Officials Present:** Keith Bergman, Town Manager. Doug Taylor, Building Commissioner

A quorum being present, David Nicolau opened the Public Hearing at 5:05 PM.

***Public Statements***

David Nicolau asked for any comments from the public. Celine Gondolfo of the Open Space Committee was for the use of the CPC funds of \$750,000 towards an open space (wellhead protection) purchase in Truro, to acquire property abutting the South Hollow Wellfield, but questioned the use of Land Bank funds.

***Public Hearing***

David Nicolau explained that there is no donor for Land Bank funds and he explained that, if possible, to get funds back. Another meeting with the Open Space Committee will be scheduled for a later date as members of that Committee could not attend this meeting.

Keith Bergman stated that Town Counsel is reviewing if Land Bank funds can be used but it seems difficult to get the funds. The CPC is the "clearing house" for funds from other committees.

There was a general discussion regarding funds and that there is no definite answer from Town Counsel as yet. Keith Bergman handed out a copy of a letter from Town Counsel regarding payment in lieu of taxes (PILOT) funds. This letter will be placed on file with a copy of the minutes of this meeting.

Another discussion ensued regarding where funds could come from. Bill Dougal suggested a new motion to succeed the motion made regarding the Cape End Manor Care Campus project at the meeting of January 27<sup>th</sup> but first the minutes of that meeting had to be voted on and accepted by the Committee members.

It was moved to accept the minutes of January 27<sup>th</sup> with changes and corrections that will be made and reviewed at the next meeting.

**Moved by:** Elaine Anderson

**Seconded by:** Tim Hazel

**Yea: 6 Nay: 0**

It was moved to amend the CPC's January 27, 2005 recommendation of \$1.9-million in borrowing from the Community Preservation Fund for community housing for 19 affordable units of the Cape End Manor Care Campus project by adding the further requirement that the Board of Selectmen include in its purchase and sales agreement with New England Deaconess Association (NEDA) the requirement that the voluntary payment in lieu of taxes (PILOT) equal to 20% of NEDA's net operating income be deposited annually in the Community Preservation Fund for community housing; and that this requirement shall survive the purchase and sales agreement.

**Moved by:** Elaine Anderson

**Seconded by:** Bill Dougal

**Yea: 6 Nay: 0**

Eric Dray of this Committee and the Historical Commission, discussed the need for additional funds of \$50,000 to be used for research, survey, data collection, etc. regarding historic preservation. The CPC members discussed this and felt that the Historical Commission should be overseeing this work. Eric Dray will do research in getting figures regarding costs for this work.

Bill Dougal supported this idea but felt that there was a need for more background information and getting a clear picture as this will have to go before the Town Meeting.

Doug Taylor mentioned about getting these funds on a withdrawal basis instead of a lump sum.

Eric Dray had to leave the meeting due to personal reasons at 6:05 PM.

David Nicolau spoke about the resignation of two members of the CPC. He stated that he did not know the reason for Margaret Carroll-Bergman's resignation. He also said that Barnett Adler resigned as well. He brought up the point that members who were not present at an initial hearing, but at a following one, should not be able to vote and that a policy regarding this and attendance should be made.

Bill Dougal wanted to bring up the point that the CPC has to make very important decisions regarding affordable housing and the need for the CPC to discuss this and have an aggressive timetable. Affordable housing is what the community is looking for.

Tim Hazel stated that the CPC should firm up guidelines for the public to have a "positive spin." He felt that a mission statement should be made. A discussion followed regarding these points.

### *Next Meeting*

The next meeting will be on Tuesday, February 8<sup>th</sup> at 5:00 PM.

David Nicolau announced that Barnett Adler resigned from the CPC.

A motion was made to adjourn the meeting at 6:30 PM.

**Moved by:** Elaine Anderson  
**Nay:** 0

**Seconded by:** Bill Dougal

**Yea:** 5

Respectfully Submitted  
*Joel Glasser*

Approved by: \_\_\_\_\_ on \_\_\_\_\_  
David Nicolau, Chairman Date