

**Community Preservation Committee
Public Meeting of
February 11, 2005, 10:00 AM**

Members Present: David Nicolau, Chairman, Elaine Anderson, Vice Chairman, Eric Dray, Tim Hazel, Bill Dougal, and Nancy Jacobsen

Excused Absences: Stephen Milkewicz and Treg Kaeselau

Town Officials Present: Keith Bergman, Town Manager

A quorum being present, David Nicolau opened the Public Hearing at 10:10 AM and introduced and welcomed new member Nancy Jacobsen.

Public Hearing

David Nicolau asked the Committee members if they had a chance to read the draft Warrant Articles handed out at the last meeting by Keith Bergman.

Bill Dougal commented on the age restriction in Article C (Care Campus: \$1.9-million in Community Preservation Funds for Community Housing Restriction) and that there was no indication that preference will be given to Provincetown residents. Tim Hazel mentioned that a definition of low-income households should be included. Mr. Dougal also stated that the wording should be made clearer and more specific regarding residents and low-income households.

Eric Dray mentioned that the Article was not specific regarding the monies going back into CPC funds.

Keith Bergman handed out copies of the CPC proposed draft Articles. He explained each one.

David Nicolau mentioned PILOT funds coming back to the CPC from NEDA.

A general discussion followed regarding the questions asked of Mr. Bergman. Mr. Bergman will check with Town Counsel about defining the points brought up and get a new draft of Article C.

Article B (Provincetown Town Hall Structural Repairs) was discussed next. David Nicolau asked if Article B was a CPC Article or a regular article as there seemed to be a mixing of the two. Keith Bergman replied that Town Counsel approved the consolidated article.

Article D (Acquire Peters Subdivision in Truro for Wellhead Protection) was briefly discussed. Elaine Anderson asked Mr. Bergman about the recent *Banner* article regarding the negotiations of a lease with Truro. Mr. Bergman replied that that property was a different field (North Union Field). The CPC members had no problem with this Article.

In closing the discussion of the Articles, Mr. Bergman stated that he would get a redraft of Article C from the Town Counsel.

The CPC has to vote to insert the Articles prior to March 4th. Then the Board of Selectmen will be voting on recommendations regarding the Articles.

David Nicolau stated that the CPC should not accept any more requests for funds until the Guidelines are finalized. Elaine Anderson then explained items in her handout of Request for Proposals (RFP). She had checked with Nantucket for an explanation of some of their items since the draft was based the Nantucket RFP.

She received a letter from Mr. Barry Rector, a Nantucket CPC member, in reply to her questions. She read his letter and explained his items.

A general discussion followed regarding the Articles and if the sponsorship should be the CPC only or the CPC and Board of Selectmen. Mr. Bergman was asked to clarify this and he replied that it was meant to be coalition building.

Bill Dougal handed out a copy of an email he sent to David Nicolau about the importance of affordable housing, gallonage of water usage for the next five years, etc. The email covered some of his ideas on the future direction of the Community Preservation Committee. He felt that before Guidelines are set, a plan should be in place. Tim Hazel agreed with the items on Mr. Dougal's list and suggested other items for priority. Eric Dray agreed and felt that the CPC should be extremely clear on affordable housing as well as other items.

Next Meeting

The next meeting will be on Tuesday, February 22nd at 5:00 PM.

A motion was made to adjourn the meeting at 11:15 AM.

Moved by: David Nicolau

Seconded by: Bill Dougal

Yea: 6 Nay: 0

Respectfully Submitted
Joel Glasser

Approved by: _____ on _____
David Nicolau, Chairman Date