

Community Preservation Committee

Judge Welsh Hearing Room

August 9, 2005

9:00 a.m.

Members Present: Elaine Anderson, Mona Anderson, Wm. Dougal, Stephen Milkewicz, and Winthrop Smith.

Members Absent: Eric Dray, Tim Hazel, and Nancy Jacobsen

Staff: Keith Bergman and Doug Taylor

Consultant: Laura Shufelt

The meeting was called to order at 9:00 a.m.

Meeting Agenda

Public Statements

Keith Bergman grabbed the opportunity to thank the committee for showing up at the BoS meeting last night. He wanted everyone to look at the Town of Provincetown's web site. There is already a caption (and article) inviting people to submit applications for funds for community housing and historic resource projects.

Other Issues

Doug Taylor asked to speak to the group as a private citizen and put forth preliminary thoughts that he's already discussed with Win Smith. He owns a non conforming lot at 877 Commercial Street with a small garage on it. He'd like to keep the garage and he thinks he can have two small affordable housing units of about 700 sq ft each with an additional wee unit – facing north – as a studio unit. He would want the studio unit to be a free endowment for an artist. Affordable units would be rentals; this plan would accommodate his needs by having his garage remain there.

Bill Dougal asked pertinent questions, i.e.- what would you anticipate the lot coverage? (over 40% - It now has about 30% lot coverage.) Bill then said it's the BoH who would determine whether an unvarianced Title V system could be installed on the lot.

Win Smith then said he wants to donate a cottage as his commitment to his library pledge.

Doug continued by saying that this would all be done in perpetuity. He estimates that the funding need for this would be in the \$250K range. Doug said he would privately help if funding were not available. Bill suggested that the potential in this proposed project is that we could use this as a model for smaller scale buildings.

KAB said that the committee might want to target areas that could get sewer hook-ups.

Discussion with Laura Shufelt

Elaine Anderson thanked the group for their participation in the BoS meeting and she felt that the CPC group plan was so well presented and organized – that we did achieve what was wanted. Today – one of the issues is – how are we going to get the word out? It is already on the website but should we advertise in the Banner, some mailings to residents, to all the Committees and state that applications are available here? It's an exciting time for this committee. Elaine wants to turn around the gloom and doom attitudes and show people that this is possible.

Suggestions: Bill said he would start more basically and he sees this as a community-wide effort. We have loads of people in this town who have land for development and probably did not attend town meeting. Some don't even know that a CPA has been enacted. There's a big opportunity here and if we put this in a way that it is a funding opportunity – if they want to sell their land? – He can think of 3 or 4 people who have significant land holdings who he'd like to approach. Wants to stay away from the connotation that it will be yet another affordable housing project. We're trying to create a new approach here. But, there is negativity toward anything about affordable housing. There are people who have the land but can't do much with it because of local by-laws. We all know people who can be approached.

Win then asked, “Would you and Mona give us some thought on acquiring real estate? Should you go to Ruth G. and offer to meet with all the brokers? We need a positive flow rather than a negative approach?”

Bill said, “There are probably six or seven people who are representatives from certain offices who could carry the ball.” Elaine thinks this would be a worthy effort.

The date for application submission took up a great deal of discussion time. The projected date for proposals has been set for September 15th which may not be doable for anyone interested in submitting a proposal. It was decided to maintain the date of September 15th but to state that a letter of intent would also be a way to proceed.

Bill feels that the committee is not quite ready to pass judgment on any proposals mainly because the criteria have not been set in place. He would like to see this as plans driven from the top down (i.e., criteria, rules, etc. in place) rather than driven from the bottom up with no clear direction and just submissions with no guidelines in place.

KAB – even if you get a proposal by Sept 15th – it would be difficult to push it through town meeting. He suggested having a pre-application by the date, review the applications, and then invite applicants in to further elaborate on their plans.

Laura was hoping that – for September 15th – we'd have a couple of projects already in the pipeline.

Elaine said that since this is a new concept – with new tax dollars – we don't have any precedents to guide us. KAB said the missing piece is that there is no seed money to move the plans along.

Bill doesn't want to set up people for failure. We can't just give out development money without

knowing what is being planned. We don't have any firm criteria for what is being planned. Bill kept repeating this request..... criteria is needed before plans can be submitted.

KAB said that your strength is in looking at: – size – density – mixed-use – 100% affordable. These are the buzz words that Elaine heard this at last night's meeting.

Bill, repeating his former caution, said that we have to start sending signals from top down instead of bottom up. Let's set the criteria and then entertain plans. So that when we ask for plans the people know just what we're looking for.

Win would like to involve lawyers and architects in the applications. Bill stated that we may ask for guidance from Doug Taylor.

Laura said that a lot of density concerns are site specific and trying to put that in writing is difficult. She would caution against being too specific.

Mona asked (of Keith) "Do we have tax title land that we can donate for a project?" Answer: Only 951 Commercial Street and he hopes there's already a development plan in process.

Bill again said that - wherever possible – there should be a sewer connection. Shankpainter Road is not within the Historic District but he would recommend that most projects go through HDC for some guidance. Laura said that they should be cautious before setting up too many groups.

Elaine asked, "Have we agreed that by September 15th we should be requesting pre-application letters of intent?" Elaine said she hates to shut the door on small projects. KAB said that you may just want to amend your application rules. EA wants to keep that date open and offering it as a place for small applications.

Laura suggested adding it to the end of booklet – (Sept 15th for letter of intent and any small plan available).

Bill wondered about the issue on Ken Weiss' property? Ken wants relief from the deed restriction – he wants to provide the funding and the possible foreclosing in order to eliminate the restrictions.

Bill doesn't want to get involved in applications that don't meet our criteria. Are we clear in having deed restrictions in perpetuity? The group agreed, thus, no negotiations – just has to meet our criteria. We're going to send it back until our criteria is met.

Mona doesn't want to get involved in negotiations – just plain criteria – or no review until plans meet this.

EA – we're going to restate in our advertising that 9/15 is the date for completed applications as well as letters of intent. This way we know we are moving forward.

Bill – regarding criteria – are those going to be attached? What do we want in our letter of intent? They have to have some idea – our sensitivities – consultative review of the historical commission, etc.

EA – full application following letter of intent would be due would be on January 4th, 2006.

It was agreed that ads would be placed in Banner, Cape Codder, e-mail blitz, Cape Cod Times. EA further felt that we shouldn't say no to any media outlet. WOMR, too.

Bill, on the subject of advertising and/or making people aware, suggested that we go back to the tax and funding and emphasize that. Get some quotes from the Fire Chief such as difficulty in maintaining men – nurse from CEM, how difficult they find housing - a teacher, etc. Mona wondered if we should collect quotes? That has to be the emphasis of the article. This is a way for the entire community to get involved. A 3 or 4 page brochure mailed to the tax payers would be appropriate. Bill said, "We have to create a sense of crisis in the community."

Mona and Win will work on the draft to send out (what this partnership is all about). EA – when we get something we want to produce then we'll get funds.

EA would need funding for a mailing. Bill said that we can go to the bank and get money. We'll have a little business plan.

Laura said the immediate need is for a press release. It's meant to be the hook – not the whole story.

Laura Shufelt announced that Provincetown is going to be honored in the Citizens Housing and Planning Association as a group that does advocacy for affordable housing and for our outstanding leadership.

Minutes – July 26th

Motion: Mona Anderson made a motion to approve the minutes as written. Win Smith seconded the motion and it was approved unanimously.

THE NEXT MEETING WILL TAKE PLACE ON AUGUST 23RD AT 9:A.M.

The meeting adjourned at 10:30 A.M.

Respectfully Submitted

Evelyn Gaudiano

E. Rogers Gaudiano

Approved by: _____ on _____
Elaine Anderson, Chair Date