

**REGULAR MEETING  
PROVINCETOWN HOUSING AUTHORITY  
Wednesday, March 26, 2008**

A regular meeting of the Provincetown Housing Authority was called to order by Bryan Green, Chair, on Wednesday, March 26, 2008 at 5:15 pm in the Maushope Common Room at 44 Harry Kemp Way, Provincetown.

**PRESENT:** Bryan Green, Chair  
Cathy Reno Brouillet, Commissioner  
George Bryant, commissioner  
Nancy Jacobsen, Commissioner  
Patrick J. Manning, Executive Director  
Diana N. Fabbri, Recording Secretary

**ABSENT:** Cheryl Andrews, Commissioner, excused.

**OTHERS:** Michael Leger, Recycling & Renewable Energy Cmte.  
Jane Donahue, Recycling & Renewable Energy Cmte.  
Molly Perdue, Community Housing Council

**PUBLIC STATEMENTS:**

Bryan Green would like to get the memorial tree for Arthur and Barbara Jones. Board would like ED to ask tenants what they'd like.

Michael Leger said that he had encountered residents of Maushope that want to recycle. He also said that anything one can tear, is recyclable, except waxed milk cartons. Discussion ensued as to exploring rubbish and recycling pickup prices. the best

G. Bryant wanted to know if PHA has a contract with Cape Cod Disposal.

Cathy Reno Brouillet made a motion for PHA to explore price differences between DeVita's, Cape Cod Disposal and Roderick's, and to explore recycling and follow up with Town options.  
N. Jacobsen seconded.

**VOTED: 4-0-0**

ED reported that Maushope, being affordable housing, is eligible for free pickup from the Town. ED stated that PHA should explore all the trash pick up services in Town. PHA is not a Town entity but Maushope as State funded affordable housing is eligible for Town trash pickup

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**APPROVAL OF MINUTES FOR JANUARY 22, 2008:**

C. Brouillet made a motion to approve the minutes of January 22, 2008.  
N. Jacobsen seconded.

**VOTED: 3-0-1**

G. Bryant made a motion to approve the minutes of February 27, 2008.  
B. Green seconded.

**VOTED: 2-0-2**

**FINANCIAL REPORTS FOR JANUARY 31, 2008 AND FEBRUARY 29, 2008:**

C. Brouillet made a motion to approve financial statements for January 31, 2008 and February 29, 2008.  
N. Jacobsen seconded.

**VOTED: 4-0-0**

**EXECUTIVE DIRECTOR'S REPORT:**

- I. DHCD: Emergency Funding:**  
**A.** N. Jacobsen made a motion to approve the DHCD contract for the new water heater for Maushope.  
C. Brouillet seconded.

**VOTED: 4-0-0**

- II. MAUSHOPE:**  
**A.** Sprinkler – there will be an inspection on Monday, March 31, 2008. Residents notified.  
**B.** Smoking – ED had a conversation with Brian Carlson, the Health Inspector. There were no air quality issues whatsoever. Tenants have a legal right to smoke in their apartments.  
**C.** Census – 24 of 24.

- III. FAMILY HOUSING:**  
**A.** Sewer hook-up – ED reported that nothing on Court St. is hooked up. There's a problem with turning the sewer on, on Court St.  
**B.** Census – 7 of 9.

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- IV. FOLEY HOUSE:**  
**A.** Sprinkler Inspection – there'll be an inspection on Monday, March 31, 2008. Residents notified.  
**B.** HUD Inspection. – ED reported that an inspector will be at Foley House on Wednesday, April 23, 2008.  
**C.** Census: 10 of 10.

- V. OTHER:**  
**A.** Annual Maintenance Pay Increase – ED reported that, every April, Jim Turner gets a 2 percent rate increase mandated by Division of Occupational Safety.  
**B.** ED Contract – ED has been in touch with the State's Retirement Program and is getting price options.

- C. Barnstable County Retirement Association – no report.

**VI. OLD BUSINESS:**

- A. **90 Shank Painter Rd.** – B. Green wants to know the toxicity of 90 Shank Painter Rd. ED reported that there are three (3) books of environment studies done on that location. Reports filed with DEP and copies at Town Hall and PHA. M. Perdue spoke about the groundwater and that lead, arsenic and all the hazards found in a burn dump, exist there. B. Green said we have to wait until Town Meeting to see what Town wants to do with it. G. Bryant opposes building on that site; he feels that it's a bomb site. B. Green asked the ED if the \$300,000 grant was now a loan. ED: The interest on that loan would be zero. Depending on what is developed on the site, it may revert to being a grant. Cumberland Farms would take on the financial responsibility on anything over \$350,000.

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- M. Perdue reported that the CHC invited a group of people to come to their next meeting on Monday, March 31, 2008, at 4 pm, stating that people have been getting a lot of misinformation regarding the CPA and 90 Shank Painter Rd. B. Green wanted to know why there should be a moratorium on that site. Proponents of moratorium have not stated why.
- B. **951R Commercial Street** – ED reported that the Provincetown Housing Authority owns none of the road and that the Town owns it. B. Green questions whether there is a moratorium on raised septic systems. ED stated that raised systems have been used. ED asked the Board if they thought that the property should be sold. G. Bryant said that he thought that it should be sold.
- C. CPC – the BoS decided not to absolve the land bank and if the CPA absorbed the land bank there would be no money. B. Green reported CPA funding to repair the caretaker's cottage at the Pilgrim Monument. CPA funds were approved for historic renovations at the Fine Arts Work Center .
- D. M. Perdue reported that within the next year, the CHC will come up with the ideas for affordable housing and

is exploring if there was GAP Funding for the 3 units that are not filled at Gull's Nest.

M. Perdue stated that, instead of sitting empty at \$165,000, they would be sold for \$117,000. Home Funds would cover \$30,000. There will be a Concerned Citizens' meeting on Monday, March 31, 2008, at 4 pm.

- E. 46 Harry Kemp Way – ED reported that the realtor has no further information.

## **VII. APPROVAL OF VOUCHERS**

N. Jacobsen made a motion to approve vouchers.

B. Green seconded.

**VOTED: 4-0-0**

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## **VIII. CLOSING STATEMENTS**

B. Green scheduled a meeting for the PHA to vote on Town Meeting Warrant Articles, for Wednesday, April 2, 2008.

B. Green scheduled the next regular meeting for Wednesday, April 23, 2008 at 5:15 pm in the common room at Maushope, 44 Harry Kemp Way. There being no further business,

Motion by B. Green to adjourn at 6:47 pm.

C. Brouillet seconded.

**VOTED: Unanimous  
adjourn at 6:47 pm.**

Respectfully submitted,

Diana N. Fabbri  
Recording Secretary