

Minutes of the Open Space Committee, March 17, 2010

meeting ran 5:15-7:15, including an executive session

Members present: Ghee Patrick, Steve Milkewicz, Hank Janowsky, Dave Hale, Dennis Minsky (recording)

also present: Paula Goldberg (Compact of Cape Cod Conservation Trusts), Celine Gandolfo (Provincetown Conservation Trust), David Gardner, Patrick Manning, Cheryl Andrews, and Molly Purdue (all Provincetown Housing Authority)

Minsky conveyed a message from David Mayo, thanking the committee for their efforts on his behalf and his interest in getting his land included in the Open Space master plan.

The remainder of the meeting dealt with details of the possible joint acquisition of the Hawthorne property by the Open Space Committee and the Provincetown Housing Authority (Article 18 on the Town Warrant). Manning reported that the Community Housing Council had recently approved a loan of \$190,000 to the HA, and that the HA also had access to another \$90,000 in the Affordable Housing Trust Fund and other funds. He said that by conferring with realtors in town he had determined that the parcel of the Hawthorne property sought by the HA, which is .699 acres, would be worth approximately \$225,000 to \$250,000. The site plan developed by Billy Rogers was examined. Manning said that three (approximately) 46x24 two-story buildings (= 12 units) with basements, plus 12 parking spaces, would be planned for. Andrews added that all building envelopes at this stage should be considered theoretical. There were questions about the scale of the buildings, about their exact placement on the property, about whether alternatives to their placement had been considered. Purdue said that the intent would be to “blend in” the buildings into the natural environment. Gandolfo pointed out that some portion of the habitat would necessarily be destroyed and more would be disturbed. There were questions about whether the proposed housing would be under the 40b category, whether 70% open space could be achieved, whether Natural Heritage would approve development on this exact spot. Janowsky asked if the HA had a “plan B”; Manning replied that they did not, since development here would be considered an expansion because it is adjacent to Maushope.

the members then voted to go into executive session, after which the committee adjourned.