

COMMUNITY PRESERVATION COMMITTEE MEETING:

MINUTES

Grace Gouveia Building, 26 Alden Street

December 15, 2009, 5:00 pm

Members present: Dorothy Palanza, Nancy Jacobsen, Eric Dray, Steve Milkewicz, Stephen Borkowski, and Dennis Minsky.

Excused absence: Tom Roberts and Arturo Alon

Other attendees: Community Housing Specialist Michelle Jarusiewicz, Assistant Town Manager David Gardner

Re-organization: Former Chairman Bill Dougal resigned from the CPC on 10/19/09, therefore a new Chairman is needed.

Eric Dray: MOVE to nominate Dorothy Palanza as Chairman; seconded by Dennis Minsky; approved 6-0-0.

Public Statements: none

CPA Funding Request Round for FY 2011: Housing Specialist indicated that the Director of Municipal Finance would be preparing an update on CPA funds to reflect best projections as we know it. Initial review of the 7 proposals submitted including the one from the Fine Arts Work Center [FAWC] submitted after the deadline. Guidelines allow for late acceptance at the discretion of the committee. Members were concerned that it would not be fair to those who had met the deadline or who may have foregone submitting an application due to limited time as well as set the wrong precedence.

Dennis Minsky: MOVE to reject the Fine Arts Work Center application because it was not submitted by the deadline; seconded by Nancy Jacobsen; approved 5-0-1 [SM]. [Note: Steve Milkewicz abstained from the discussion and vote as he is a neighbor.]

90 Shank Painter Geothermal at Province Landing request: Members expressed excitement for the possibility of geothermal use, discussion about appropriate expenditure of CPA funds, concluded that CPA funds have been used in support of the creation of affordable housing for energy efficiency and utilities. Confusion over the description of the funding – what is the CPA money used for? What other funds cover the difference?

Building Provincetown, a historic book: Members expressed interest in having such a resource that could be useful to many; there is precedent for this type of project in Chatham as well as Provincetown's support of the archive project. How would funds for payment for a copy be routed to the CPA fund?

Housing Office: Discussion regarding this as 4th year of request while 1st year was minimal; total amount of request may be reduced by about half if the town moves forward with water grant as the position will shift some hours to grant administration and reduce the housing specialist hours. This would also reduce the request for expenses including the health insurance as they would be pro-rated between the CPA funds and the grant.

Library façade: Members were surprised with the request especially with the amount given the limited CPA funds available this round. Questions: the overall budget needs clarification, what would CPA funds cover, what is the plan to make up the difference to get the project to the finish line? Do landscape estimates include the \$100,000 in the figure? A presentation is needed.

294 Bradford Street/Mayo: Proposal is for entire parcel; appraisal submitted for \$650,000, copies to be made and distributed to members. How much of parcel is developable? Discussion indicated probably single-family home on Bradford Street, but not more as not enough room for access road [a long slim lot with problematic topography – hills, swampy]. Again concern regarding the request for \$420,000 with limited CPA funds available – what about balance of funds needed, what is the plan? What is the bottom line? Would a significantly smaller amount help?

“Hawthorne” Property at 46 Harry Kemp Way: Proximity to Maushope housing complex a plus could allow passive recreation. Parcel is contiguous to other open space parcels with great wildlife and is therefore a higher priority for Open Space Committee. Lot is larger and highly developable. Questions: what about total costs and balance of funds? appraisal? bottom line? What about carving a portion out for Maushope for future expansion for affordable housing? Open Space Committee is the applicant, no P&S yet, maybe a unique opportunity.

Next Meeting scheduled Tuesday, 1/19/10 at 5:00 pm, will include discussions with all CPA Fund proponents.

Minutes: Eric Dray MOVE to approve minutes of 10/6/09 as written; second by Steve Milkewicz; approved 4-0-2 [DP, SB].

Adjourned 6:45 pm.

Submitted by:
Michelle Jarusiewicz,
Community Housing Specialist