

COMMUNITY PRESERVATION COMMITTEE MEETING: MINUTES

**Grace Gouveia Building, 26 Alden Street
January 31, 2012 4:30 pm**

Members present: Dorothy Palanza, Judy Cicero, Eric Dray, Nancy Jacobsen, Susan Cook, Dave Hale, James Hall, and Stephen Milkewicz

Other attendees: Community Housing Specialist Michelle Jarusiewicz

Public Statements: none.

REVIEW OF FY 2013 CPA APPLICATION REVIEW:

Provincetown Local Rental Voucher Program: Housing Specialist outlined the proposal for a rental subsidy program indicating that there is an even greater need than before. For example, hundreds of applications have already been distributed for the 90 Shank Painter development of 50 new rental units. The Chatham/Harwich Housing Authority Executive Director Valerie Foster was introduced and described the programs that she has administered – 7 years in Chatham. In the beginning, 21 applicants all graduated and either purchased homes or moved on to suitable rentals. With the declining economy, they are servicing over 25 households, averaging \$325 per month. Some may need longer than 3 year cycle given the economy. May need to reapply. Never have had to remove anyone from the program for wrong doing. Couple people have passed away. Annual review of finances, sometimes can reduce the subsidy. Seniors and disabled often need a bit more. Connect applicants with financial advisors, work with the Homeless Prevention Council; typically meet every 3 to 6 months but always available. Typically existing tenant/landlord relationships, market rate rents based on existing lease. Programs funded entirely with CPA money, about \$300,000 each time; no state funds available. If there are tenant issues, try to meet and resolve. Landlords have same recourse as always, but if tenant loses lease, also lose subsidy. CDP also doing the program. Great deal of start up work; could start with smaller number of units, but admin about the same. Financial counseling is required; if tenant doesn't participate, no subsidy.

Dunes Edge Campground: *Dorothy Palanza, Steve Milkewicz, and Judy Cicero recuse themselves and leave room, all members of Provincetown Conservation Trust.*

Dennis Minsky [Chairman Provincetown Conservation Trust], Miriam Collinson [property owner], and Jennifer Dubois [Trustees of Reservations] all present. Ms. Collinson outlined history of the campground, family owned and run since 1959; she is ready to retire but wants to see the campground continue and contacted the Trustees 3 years ago. Ms. Dubois outlined the application and the organization. A state-wide non-profit land conservation organization since 1891 with 105 properties including farms, inns, and a campground . The Trustees would purchase the property at the same time the Town would acquire a Conservation Restriction [CR] which would legally prevent future development of the property. The property [17+ acres] could be developed into 20 or more homes. Mr. Minsky pointed out that the prevention of development is the primary benefit, but other benefits include the continuation of the campground, the continuation of a local business operated by a reputable organization which will provide economic diversity, continued diversity of visitors, and generate revenue. The Trustees need the partnership, part of which is funding. The conservation restriction is needed. The PARC grant will require matching funds, if less than \$250,000 in CPA funds, need to find another source. The Open Space Committee supports

100% and is looking at their available funds; it is a chance of a lifetime. Includes partnerships with CCNS and Coastal Studies.

5:30 pm Dorothy Palanza, Steve Milkewicz, and Judy Cicero return.

Winthrop Street Cemetery Phase 2: Greg Howe from Cemetery Commission presented outline of status of assessment and phase 1 work. Members had received e-copies of some documents prior to meeting. AmeriCorps has helped remove growth in the cemetery on 2 occasions this year and done a fantastic job. If Phase 2 is funded, hope to complete the restoration of the Priority 2 and 3 stones. Other funds? State has no money. Eric Dray suggested looking into MHC Preservation Projects Fund. Cemetery Commission has been trying to recapture old funds. Some success last town meeting but much of that is being used on the newer cemetery. Conservation Commission has been involved all along including with rep on the steering group. Intend to keep blueberry bushes and wild roses amongst many other items. Dunes are relatively stable.

Foss Woods Addition/Sateriale Property: \$100,000 for 6 adjacent lots, 2.34 acres. Dennis Minsky [Chairman of Open Space Committee] indicated that this acquisition has been top of their list for years. The property is a gem in all areas: 1) wildlife habitat, 2) adjacent to other conservation land, and 3) potential threat of development. Purchase and sale is under negotiation with a cooperative seller. Going to apply for a LAND grant. Did not request CPA funds last year in anticipation of future requests. It is 6 buildable lots with priority habitat. Benefits eco-tourism.

Labyrinth: \$7,435 - 40% maximum allowed based upon percentage CPA funds at time of acquisition. Need to check with town counsel. Budget of \$55 per hour for gardeners was for a team. Does this fall under open space or rec? Passive recreation, does not need to go to Art Commission. ConCom oversees the land, they discussed, no issue, no NOI required; Recreation Commission supports. CPA Coalition said OK.

6:21 pm Dave Hale leaves for Conservation Commission meeting.

Schools/Playground: School Superintendent Beth Singer described the comprehensive CIP request that was being prepared for town meeting including fencing, heat system, exterior repairs, and this playground. The existing playground would continue to be used by the Rec. Department and infants and toddlers which are housed in the VMES. Children are using the playground now but it takes about 5 minutes to walk each way to playground leaving them only 5 or so minutes to actually play with a 15 minute recess. Existing playground has less access to staff, school nurse, and bathrooms given the distance. The new playground would be open to the public year-round. There would be a fence and gate especially with proximity to parking lot. The front of the school is too steep for a playground. Approximately 100 students currently use it. Different equipment than other playgrounds. Will ask Town Meeting for funds if no CPA funds. Letter of support from Recreation Director; Recreation Commission meets next week.

UU Meeting House Ceiling Restoration: *Eric Dray recuses himself and leaves room as he is a member of the UU Board.*

Jon Arterton of the Preservation Committee described the work that has already been done, including a new roof, and the proposed project. The *trompe l'oeil* is 1 of 3 by that artist and may be the largest in the country. Deterioration has worsened since the report. The church is

out of funds following the roof repair, the installation of a lift, and other structural repairs. Have tried some grant applications in the past, unsuccessful. If not totally funded, will need to keep looking for funds.

Next meeting: James Hall MOVE to schedule Tuesday, 2/21/12 for Public Hearing and Wednesday 2/22/12 for a regular meeting, both at 4:30 pm; second by Susan Cook; approved 7-0.

Adjourned 7:10 pm.

*Submitted by:
Michelle Jarusiewicz,
Community Housing Specialist*