

COMMUNITY PRESERVATION COMMITTEE

MEETING MINUTES Community Center

February 10, 2009, 9:10 am

Members present: Bill Dougal, Steve Milkewicz, Bryan Green, Arturo Alon, and Dennis Minsky.

Absent/Excused: Tom Roberts

Other attendees: Assistant Town Manager David Gardner and Community Housing Specialist Michelle Jarusiewicz, Town Manager Sharon Lynn, Selectmen: Michele Couture , David Bedard, Elaine Anderson, Austin Knight

Minutes: None

CPA Proposals:

The Library submitted a letter withdrawing their application in support of the application for CPA funds for Town Hall.

Dennis Minsky indicated that there is an open-space list of projects [not with him], hard to prioritize, both applicants for CPA funds have been before them but haven't submitted a dollar amount request. Estimate Land Bank/Open Space funds available about \$400,000.

The Housing Specialist reported that the Community Housing Council had voted in support of both affordable housing project requests for CPA funds – that is -- 83 Shank Painter Road and Stable Path – unanimously.

CPA Fund balances with Director of Municipal Finance Alix Heilala

The Chairman mentioned there are two potential models for consideration: 1) the Land Bank model which essentially exhausts the fund and 2) long-term with a set annual cap. The Director of Municipal Finance [DMF] Alix Heilala indicated that estimating the borrowing assumption over the long-term is difficult, but a rough estimate is approximately \$3-million which would not bankrupt the account at 5/5.25% interest rate. Discussion about what other towns are doing. Some towns are conservative, some towns approve selective projects, Provincetown is not alone in requesting CPA funds for town hall restoration.

Town Hall Proposal Review:

The Town Manager introduced the Architect Mark Almeda and Project Superintendent Bill Myers and distributed packets of additional information for the committee. She reviewed town hall numbers and borrowing. The Town Administration expects to expend all of the appropriated money for Phase 1 by June 30th. The Town must go for permanent borrowing before June 30th. CPA funds are not available until July 1st. The application is for the town hall project in its entirety -- both Phase 1 and 2. The Town Manager indicated that any CPA money would be applied to future costs as approved by town meeting. She reviewed the town's responses to the CPC's questions including the need for strict maintenance plan which will have annual costs associated with it.

Some discussion with members of Board of Selectmen regarding maintenance plan, general economy, opportunity to take advantage of hungry contractors, \$2 million does not deplete fund, approval will send very strong message of support to voters, rendition of proposed paint scheme derived from paint samples from the building, and letters of support.

Public Statements:

Jon Sinaiko: numerous comments about Town Hall project including frustration over restricted materials for historic preservation which can lead to higher maintenance costs in the future. What about insulation? What about the side stairs at the front – cost to install and maintain? Keep town hall where it is. Net-lease of the building is not as efficient. What about flooding?

Barbara Rushmore: in favor of help with town hall renovation. The town would be well served with approving the request. Keep town hall where it is; the temporary town hall is out of the way especially for those without cars. She'll plant a tree and dedicate to CPC.

Astrid berg: letter of support for town hall request.

Clarence Walker: letter of support for town hall request

Mark Almeda: structural repairs are primarily on sides, entire exterior envelope will be secure, preservative treatment on sills, yes- insulated; in-kind replacement; outside velocity zones. The front-side stairs are potential exit, second for basement. Interior repairs to preserve, wood comes back restored, wainscoting remains.

Next Meetings TOUR: next meeting Tuesday 2/17/09, 9:00 am at town hall then to Community Center;
Public Hearing 2/24/09 at 6:00 pm.

Adjourned 11:37 pm.

Submitted by:

Michelle Jarusiewicz,

Community Housing Specialist