

COMMUNITY PRESERVATION COMMITTEE

MEETING MINUTES Community Center

April 14, 2009, 9:10 am

Members present: Tom Roberts, Bryan Green, Arturo Alon, Dorothy Palanza, and Eric Dray.

Excused absence: Bill Dougal, Steve Milkewicz and Dennis Minsky

Other attendees: Community Housing Specialist Michelle Jarusiewicz, Town Manager Sharon Lynn, Jonathan Sinaiko

Membership: Need representative from Recreation Commission. Dennis Minsky has returned to work and his schedule is Tuesday through Saturday 6:00 am to 2:00 pm. Perhaps they should consider alternate from Conservation Commission?

Public Statements: none

CPA Town Meeting Follow-up:

Administrative fees: Town Manager Sharon Lynn suggested that the CPC may want to consider allocating administrative fees as allowed under the Community Preservation Act now that the town has changed the allocation to 10/10/10/70. It can be up to 5% of the annual Community Preservation Fund's revenues and must be approved by town meeting. Examples of uses include legal fees, appraisals, consultants, and CPA Coalition membership on a go forward basis. It could pay for the legal fees associated with the preservation restrictions. It was agreed that such an article could be pursued at the June Special Town Meeting. Town administration will draft such an article for the CPC to consider. Town warrant closes 5/21/09.

Appraisals: Does the CPC need a policy on what kind of appraisals and who does them? Per Town Counsel, the town needs to determine the value of the land, which could be through an appraisal, before it can acquire property with CPA funds.

General discussion about the appraisal done for Suzanne's Garden, the need for another one, the scope [highest and best use], who would do it, and who would pay for it. Also what did the town do in the past for acquisition of 90 Shank Painter and Peter's Property and what was acceptable for the Brown Street acquisition as far as scope. Mr. Sinaiko offered to pay for another appraisal but the Town Manager and members agreed that it needed to be an independent appraisal.

Preservation Restrictions: Member Eric Dray was speaking to staff at Massachusetts Historic Commission on another matter and was told that Provincetown needs to adjust the process for circulating and submission of its historic preservation restriction. They have received the preservation restrictions after others have executed with changes needing to be made which will then require recirculation. A draft should be sent to MHC before anyone signs off. The Provincetown Historical Commission can help with that review.

Minutes:

Arturo Alon MOVE to approve minutes of 3/10/09; second Eric Dray; approved 5-0-0.

Signage:

General discussion about need to revisit where CPC is with design as adopted and establishing written criteria about what kind of sign when and where. What is/is not required in existing agreements? What language is in the current application? What should be in the future?

Next Meetings scheduled for 4/28/09, 9am and public hearing in anticipation of article(s) for Special Town Meeting for 5/19/09 6:00 pm.

Adjourned 10:25 am.

Submitted by:

Michelle Jarusiewicz,

