

COMMUNITY PRESERVATION COMMITTEE

MEETING MINUTES Community Center

April 28, 2009, 9:05 am

Members present: Bill Dougal, Tom Roberts, Bryan Green, Dorothy Palanza, Steve Milkewicz, and Eric Dray.

Excused absence: Arturo Alon and Dennis Minsky

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

Public Statements: none

STM Article for Administrative fees: The town can appropriate up to 5% of CPA funds for administrative expenses. It can be somewhat open-ended for appraisals, legal fees, consultants, etc. Unspent funds return to the undesignated category at the end of the fiscal year. For FY 2010 projects already approved, there is the potential for multiple grant agreements and deed restrictions with the associated legal costs and an appraisal.

Discussion: who decides what expenses qualify? For example, the Board of Selectmen run up the legal bill and then CPA must pay? Another eligible expense would be to join the CPA Coalition and have greater access to best practices state-wide. Assume that the CPA must sign off on potential expenses until get a clear answer. Should set up ground rules.

Public Hearing scheduled for 5/19, 6:00 pm, to discuss this and any other article. Request draft article language and amount of funds from Director of Municipal Finance.

Minutes:

Bryan Green MOVE to approve minutes of 4/14/09; second Eric Dray; approved 4-0-2.

Signage:

No existing sign requirement in past agreements, can include in future agreements. Perhaps we can look at old projects and where appropriate request signage. Should consider case-by-case to avoid sign pollution, keep as uniform as possible and historically appropriate. Who has the logo – Mona?

Suzanne's Garden

Bill Dougal recuses himself and leaves room 9:44 am.

Appraisal – who & how pays? Assistant Town Manager indicated that the Town is moving forward with appraisal and will apply for a Park grant to offset costs of Land Bank borrowing. Very specific requirements; may receive up to 52% of costs. The Town did get a grant for Brown Street. The appraisal needs to be \$250,000 in order to meet seller's needs and to move forward.

Question for the future – how to time appraisals with regard to application and Town Meeting? What approach – highest and best use as of right? Discretionary approvals?

Bill Dougal returns 10:06 am

Signage:

Discussion of logo and language; signs and plaques; blue & white ceramic? What about no sub-heading?

Upper left corner: logo

Upper right corner: "Community Preservation"

Bottom: This _____ project funded in part by Provincetown Community Preservation Committee.

Community Housing Specialist to get more information.

Next Meetings scheduled to follow public hearing in anticipation of article(s) for Special Town Meeting for 5/19/09 6:00 pm.

Other:

Should an appraisal be required as part of a complete application? If so, how is that included in the process? Need to consider potential changes to RFP process by late summer for next round.

Who conducts negotiation around price if needed?

Adjourned 11:04 am.

Submitted by:

*Michelle Jarusiewicz,
Community Housing Specialist*