

**COMMUNITY PRESERVATION COMMITTEE MEETING:
MINUTES**

**Grace Gouveia Building, 26 Alden Street
February 21, 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 HEARING FOR FY 2013 CPA APPLICATIONS:

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. The church is out of funds following the roof repair, the installation of a lift, and other structural repairs. They have 50 active members. Roof repair did forestall continued damage. Discussion on process for restoration.

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] and Jennifer Dubois [Trustees of Reservations] present. Miriam Collinson [property owner] was unable to attend due to a death in the family. 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 this was a once in a lifetime opportunity and 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. They are also applying for a PARC grant. Other funds include \$850,000 from the Trustees of Reservations and Land Bank funds. Have about \$625,000 now in land bank funds with debt paid off and no encumbrances. Since the Land Bank act expires in 2020, prefer not to borrow. Open Space Committee voted to support both projects. The annual income from the campground would pay for operating expenses and be re-invested into the property.

The Housing Specialist also noted that campgrounds provide another level of housing for residents. There are many people that have rentals in the off-season and move to the campground during the summer.

Tim Downey: the concept is nice; the campground adds to the community.

Dorothy Palanza, Steve Milkewicz, and Judy Cicero return [4:56].

Foss Woods Addition/Sateriale Property: 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 and

is a chance of a lifetime. They are going to apply for a LAND grant. They did not request CPA funds last year in anticipation of future requests. It is 6 buildable lots with priority habitat. Benefits eco-tourism.

Andy Rahorcsak: keeping the land pristine and undeveloped would be an asset to the Town.

Provincetown Local Rental Voucher Program: Housing Specialist outlined the proposal for a rental subsidy program where rental subsidies, similar to a section 8 type of subsidy would be provided to local eligible tenants for up to 3 years and up to \$350 per month. Financial counseling would be provided with the goal of tenants graduating within 3 years and not needing subsidies.

Tim Downey: nice idea, anything to help keep people here and get them a foot hold in the community.

Schools/Playground: School Superintendent Beth Singer gave a brief synopsis of the proposed playground at the new location leaving the old playground at VMES for the Rec. Department. Not losing any parking spaces. Currently a sitting area. Safety is the primary issue with the distance between the school and the old playground which reduces access to bathrooms and supervision. The Recreation Commission supports the project.

Tim Downey, member of the Rec. Commission: project is a good idea. The schools have had to make hard decisions. The playground should be closer to the school.

No swings; mostly climbing apparatus. Occasionally would make trips to the old set with swings.

If need more funds than available, would reduce landscaping first. Ground cover is recycled soft rubber type material. The Superintendent met with Finance Committee regarding multi-year capital improvement budget.

Vital Records Preservation: Town Clerk Doug Johnstone displayed sample documents showing the faded ink and the laminated pages. Bindings are breaking; books are deteriorating rapidly. Proposal would treat paper, scan, provide 2 sets plus digital file and re-bind books.

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. If Phase 2 is funded, hope to complete the restoration of the Priority 2 and 3 stones.

Lynne Martin: Conservation Commission member and rep to steering committee, also working in MIS on mapping all the cemeteries.

Andy Rahorcsak: cemetery is hidden jewel, progress already made, amazing.

Judy Cicero hopes that down the road there could be a guidebook created.

Jay Hall: remarkable what has already been done.

Appears that some old cemetery funds may have been found for cemetery work.

Labyrinth: tracey primavera not available.

Andy Rahorcsak spoke in opposition to proposal, that is, labyrinth at that location. He and his partner are volunteer gardeners at Suzanne's Garden since 2009. Space is used by a variety of people from artists to weddings. It is a very limited green space. Labyrinth would need manicuring as well as mowing; there would be maintenance issues. Would be accessibility issues. It will change the space. It doesn't fit into the natural setting; perhaps another venue would be better.

Not an art piece but a passive recreation use; all flush to the ground.

Lynne Martin: on conservation commission, doesn't see how would enhance the area; other places perhaps more suitable; Suzanne's Garden is area of tranquility.

Housing Office: Housing Specialist outlined the proposal for continuation of the Housing Office as currently funded with hours split between housing, CPA Administration, and grants.

Town Clerk Doug Johnston speaks in support. Grateful to be able to refer calls to someone who coordinates efforts on this issue.

5:35 pm Public Hearing closes.

Proposal discussion:

Labyrinth: with volunteers taking care of the property and maintenance being an issue, perhaps a different location would be better. General agreement, vision for Suzanne's Garden seems different. Not against labyrinth, but a different location would be better.

Steve Milkewicz: MOVE not to recommend the labyrinth project; Nancy Jacobsen second; approved 8-0.

Eric Dray: MOVE to approve the Housing Office proposal for \$31,369; Steve Milkewicz second; approved 8-0.

James Hall: MOVE to approve the CPA Administration line for \$16,317; Eric Dray second; approved 8-0.

Eric Dray MOVE to approve \$10,317 of the CPA Administrative budget for the Housing Office CPA Administration segment; Steve Milkewicz second; approved 8-0.

Playground: School will approach town meeting. Discussion regarding potential amounts - \$10,000? \$25,000? Children are important to community. Town has always supported them and the schools. There are other sources of funds.

James Hall: MOVE to approve \$19,106 for vital records proposal; Dave Hale second; approved 8-0.

Cemetery: project is critical, committee is working well now, leveraging other resources such as AmeriCorps. Cemeteries have been languishing for years. Discussion of amount - \$25,000? \$40,000?

Eric Dray leaves room.

UU Ceiling Restoration: impressed they funded the roof and other repairs on their own; this repair needs to be done all at once, cannot be phased.

Dave Hale: MOVE to recommend \$25,000 for UU Plaster Ceiling Restoration; James Hall second; approved 7-0.

Rental Voucher: Housing Specialist indicated that she understands the bigger picture and the immediate needs and opportunities before the CPC that cannot wait. Also understanding that this is a new type of program that requires education of the community and anticipates a tough sell, she does not want to tie-up limited funds and withdraws application with the intent of re-applying in the future.

Discussion to be continued at tomorrow's meeting.

Public Statements: none.

Next meeting: Wednesday 2/22/12, 4:30 pm

Adjourned 6:16 pm.

*Submitted by:
Michelle Jarusiewicz,
Community Housing Specialist*