

# Provincetown Community Housing Council

Veterans Memorial Community Center ↻ 2 Mayflower Street

November 4, 2013

## 12:05 noon

Members Present: Ann Maguire, Donna Szeker, and Kristin Hatch

Absent: Susan Cook [doctor's] and Joe Carleo

Staff: Community Housing Specialist Michelle Jarusiewicz

## Public Statements:

Mark Juare, 166 Bradford St.: has friends at 90 Shank Painter experiencing noise problem. Who is in charge of saying meet building code or more? Can't Town say want other things, other requirements? For example, if the basic building code doesn't address sound issues, require better soundproofing? Ann Maguire indicated that if opportunity for similar situation in future, CHC could vote to recommend to Board of Selectmen preferences. Kristin Hatch said "good question." Confused about relationship between the Town and the developer. For example, with Board of Health? Michelle Jarusiewicz indicated that the Town has a 99 year land lease with the developer, TCB. The Town had purchased the property and conducted an RFP process to select the developer. The RFP process, followed by the permitting process, included significant discussions with public hearings about various issues from number of units, degree of affordability, number of buildings, height, layout, parking, egress, traffic flow, general design, washers & dryers [vs. dishwashers which is what the developer installed]. Kristin Hatch thought perhaps we can discuss the role of the developer and the relationship with the Town at the Housing Summit.

Tom Bifani, 90 Shank Painter Rd.: tenant who brought noise issue to the Board of Health [BOH] which is a result of the use of hard wood floors. Lori Roles initially brought the issue to the BOH. Has met with Michelle Jarusiewicz. What is the role of the CHC? What about accountability? Ann Maguire indicated that there are checks and balances. The development, including the construction is monitored by the state and town. Tom indicated that the wood floors are the cause of the noise; can hear everything including conversations and things dropped. Stressful for the first floor tenants. TCB conducted a study but won't share the study and won't allow him to conduct his own. Maybe the Town could ask for the results of the test? Kristin Hatch asked if TCB is being responsive to issues? Are tenants getting satisfaction? Donna Szeker asked if remediation was offered. Mr. Bifani said that yes carpet was offered if the second floor tenant allowed. After the first year of the lease, could TCB put in carpet or alternative? The bedrooms are carpeted, but the living rooms are not. Tenants began complaining a year ago after moving in. He and another tenant had to submit a request for accommodation for recourse. In July TCB upgraded something in the bedroom ceiling, but it didn't help.

CHC members asked for clarification from TCB about what can happen or not at this stage.

Membership: Kristin Hatch MOVE to appoint Susan Cook as full-time regular member; Donna Szeker second; approved 3-0.

Housing Summit: The Housing Specialist distributed proposal from John Ryan with details about the various activities within the scope. All activities: \$9,500, which includes 3 site visits; updating the Needs Study, planning and conducting the Summit, and writing and presenting the action plan. Does not include the venue, food, advertising, supplies, etc.

Kristin Hatch MOVE to accept the proposal from John Ryan for \$9500 plus additional \$4,000 for Summit administration from the Affordable Housing Trust Fund; Donna Szeker second; approved 3-0.

**“The Little Fix” & Local Voucher Program:** Housing Specialist to bring draft applications for next meeting.

**Minutes:**

Kristin Hatch MOVE to accept the minutes of 10/15/13: Donna Szeker second; approved 3-0.  
Donna Szeker MOVE to accept the minutes of 10/21/13: Kristin Hatch second; approved 3-0.  
Kristin Hatch MOVE to accept the minutes of 10/28/13: Donna Szeker second; approved 3-0.

**Other:** Anti-Harassment Training November 6 or 13, 2013 1:30 pm – 3:00 pm.

**Next Meetings:** Tuesday, November 12, 2013 noon.

**Documents:**

John Ryan Proposal

Meeting adjourned at 12:50 P.M.

*Submitted by: Michelle Jarusiewicz, Community Housing Specialist*