

COMMUNITY PRESERVATION COMMITTEE MEETING: MINUTES

**Veterans Memorial Community Center, 2 Mayflower Street
January 22, 2015, 1:15 pm**

Members present: Kristin Hatch, Polly Burnell, Suzanne Harding, Judy Cicero, Susan Cook, Barbara Prato, Michelle Crone DeMarco, and Brandon Quesnell

Other attendees: Community Housing Specialist Michelle Jarusiewicz, Town Planner Gloria McPherson

Public Statements: none

FY 2016 CPA Round:

School Building Auditorium Restoration \$15,000 – School Superintendent Beth Singer explained that the auditorium is within the old high school building which is an historic building on state and national lists. The project is part of a multi-year restoration project -they are trying to restore to the original color and beauty. The curtains are on the windows and doors and believe they are the original ones. Other work includes walls, ceilings, lighting, and seats. There are several funding sources for the larger project. There is a feasibility study underway, with the state's assistance, looking at the heating and cooling systems. The restoration is on the Town's CIP. The PTA will also do extensive fundraising. The auditorium is rented periodically, for example – the Tennessee Williams Festival. All rental money goes towards the restoration. Looking at replacing the seating in the orchestra section about 340 seats will cost about \$60,000 - \$100,000; painting will cost about \$25,000. Need to replace the walls and ceilings; restore stage; replace stage curtain with an electronic one; install stage lights and sound system, etc. The existing curtains are torn, stained, and discolored; the lining is shredding. Curtains are being done first since the seats are functional and can't do the seats until we do the floors. Each item is tied to something else. Windows were repaired so it made sense to do the curtains. The overall restoration will probably take 3 to 4 years. Ms. Burnell reminded her to bring samples to the Historical Commission for review.

Questions from members included: would there be a future request? Yes, possibly for floors/ceilings. Is it accessible? Balcony is not but the orchestra is. The curtains must be custom made and historically correct. The goal is to have greater public use for concerts, lectures, etc. Have great parking capability. It would be great space for the film festival with an updated screen and projection system. There is a great art collection – have an original Moffett outside the auditorium and other artwork inside.

Hamilton & Gifford Cemeteries Stone Conservation, Cemetery Commission: \$60,000

Cemetery Commission Chair Richard Olson described current activities including finishing the Winthrop Street cemetery projects and designing an informational brochure with a \$5,000 donation from Napi. Spent \$10,000 from the perpetual care account to do the assessment for the Hamilton/Gifford cemeteries [Grant Administrator has copy]. The total estimated budget to do the stone conservation of the at-risk stones is \$60,000. There was a general discussion of bid requirements and if only granted partial funds, could part of the work move forward? Yes, it could. Ms. Prato complimented the past work done. Ms. Cicero loves this project, great asset to the town. Has vandalism been a problem? Mr. Olson indicated that not in his time on the commission. Ms. Hatch inquired if there were other funding sources? Mr. Olson indicated none at this time. Mr. Quesnell asked about maintenance? Mr. Olson

indicated that DPW staff provided ongoing maintenance but does not do stone conservation. The Grant Administrator indicated that the Town recently received schematic design for the Winthrop Street Cemetery work from RDLA and there would probably be a public hearing in near future.

Mildred Greensfelder Playground Surfacing project: \$65,000 – Recreation Director Brandon Motta explained that the Basketball Court project was nearing completion just waiting for top coat and painting to be done in the spring with warmer weather. The sand in the playground is a problem. It mixes with darker sand from below; the proposed project will resurface playground area with rubber pour-in-place. They are not replacing or moving the equipment. Mr. Quesnell inquired about whether the surface was permeable? Would there be run-off? Mr. Motta indicated that there would need to be drainage as part of it. This would be accessible. Can't expand the parking due to limited area but one spot may be handicap accessible. Ms. Crone inquired if they would be cutting greenery? Mr. Motta indicated that there are no plans to remove trees. Ms. Hatch indicated that the CPC still needs a representative from the Recreation Commission. Mr. Motta said that he keeps trying. Ms. Cicero inquired about the hours of the playground? Mr. Motta said that there were none posted, but essentially sunrise to sunset. Currently there is a chain link fence to be replaced which has a latch but no lock. Mr. Motta said that they are researching equipment for the west-end playground and might be back in the future. Ms. Hatch inquired why this wasn't in the DPW budget? The Grant Administrator indicated that the annual Capital Improvement Budget requests typically examine other funds that may be used in lieu of taxes to fund or offset items listed. It is not unusual for a department to consider CPA or other funds as a potential source if appropriate.

Community Housing Office, Housing Specialist - \$113,677: funding of Housing Office including 35 hours per week for full-time Housing Specialist and 5 hours per week for CPA Administration along with pro-rated health benefits and some expenses: Kristin Hatch inquired why is the office still funded through CPA and not part of the Town's regular budget? Housing Office began as CPA funded and has continued as such. Housing Specialist briefly described need to move from part-time to full-time with increased attention for development and new strategies along with the more day-to-day functions including re-sales, refinancing, etc. The rate of pay is based on longevity.

Winslow Farm Acquisition, Housing Specialist: \$1,000,000 – The Housing Specialist outlined the request for funds for the acquisition of 44-48 Winslow Street for the development of community housing. The property provides critical access for the development of the VFW site for housing which it abuts. Town Planner MacPherson indicated that the Winslow Farm property has a septic system for about 17 bedrooms and would need limited sewer capacity. With affordable housing a top priority, sewer should not be an issue. Ms. Cicero indicated that she is in favor of affordable housing but this project is not well defined; too vague to present to town meeting, need more of a plan. She asked if we could borrow? Yes, we could. Ms. Harding inquired if it would be possible, if 6 units built, could they be sold individually and purchase ½ of the property for an access road? Ms. Jarusiewicz indicated that she did not know if the seller was interested in splitting the property. Ms. Hatch expressed concern with building all the affordable housing at the end of one road; social justice issue. Mr. Quesnell indicated that it was an opportunity. There are a finite number of lots in town. Ms. Jarusiewicz indicated that 10-15 years ago there was significant development on Conwell Street as opportunities arose. There are units scattered across town. Ms. Crone said that this was brought to CPC for Town Meeting; asked for \$1 million of \$1.7 million. Heard want plans but

can't do plans until the police station is decided. Ms. Jarusiewicz indicated that the CPC is the gatekeeper for CPA fund requests to go to town meeting. Town Meeting cannot amend an article on the floor to utilize CPA funds if it did not come through the CPC. Ms. Hatch spoke of her reactions – the application did not come through the Community Housing Council; \$1.7 million seems high; the CPC could ask for another appraisal; this is based on retail built out to \$1.9 million. Ms. McPherson said that the existing home priced at \$860,000; times 6 would be more than the \$1.9 million. Ms. Hatch thinks that 61 units are too many and \$350,000 per unit too high. Ms. McPherson indicated that it could be higher. Technically no requirement for cul-de-sac for fire department; they could back out; hoping to work with the Planning Board to make circulation more efficient which will increase the numbers. Ms. Prato said that Provincetown has a volunteer fire department not a paid department; she would not vote against the fire chief. Ms. Cicero said the details are irrelevant; we could make the leap of faith or not; could trim the amount; we don't have choice of turnaround or not. She would like to support, but it is lot of money. Ms. McPherson said that the question is what are we looking for? It is good chunk of land. If we model after the VFW site, could fit 20 more units. There are not a lot of properties available. As it abuts an existing town-owned land, it is especially attractive. It is probably worth \$1.75 million. Ms. Jarusiewicz stated that the Housing Action Plan calls for 400 more units in 10 years. We know how long it takes; development is very slow. If everything in the pipeline happens, including 60 units on this combined site, it would lead to about 100 new units. Ms. Hatch stated that if we don't buy this lot, doesn't mean we would not develop the VFW site. If she had \$1.7 million she would probably use it differently. Do we want this big of a project? Ms. Harding indicated that if we don't buy it, it will be gone. Land is more expensive every year. Will take 10 years granted, but we will still need housing. We must look to the future. Ms. Prato said that we were told 90 Shank Painter would fix the problem, now need 400 more units. Ms. Burnell said that we were promised number of units, but actual different. Ms. Jarusiewicz said that is not true; actually more units were developed then town anticipated. We are also looking into the possibility of portable tiny homes on the VFW site or other sites temporarily while the development progresses.

Fire Station #2, Housing Specialist: \$196,000 – funds for the design and construction conversion of the upper level to 2 small rental housing units up to 100% AMI: the Town had discussed possibility of converting the upstairs to housing years ago when creating the restrooms downstairs but did not proceed. Mr. Quesnell indicated that it is a noisy location – what about town offices? Ms. Jarusiewicz said that an elevator would be needed for offices which would take up lot of space, cost at least \$100,000, and offices are not CPA eligible.

VMCC Feasibility Study: Ms. Jarusiewicz stated thinking outside the box and using existing town-owned structures. The VMCC is a large building, perhaps can add a second story or an addition for mixed use. This request would examine the structural and permitting issues along with community support for such a development. Ms. Cicero said that it is a huge building; the Town owns it, not bad idea.

44 Bradford St. Former Community Center: The Town just received the feasibility report from MHP and it will be discussed by the Community Housing Council and the Board of Selectmen.

Minutes: Polly Burnell MOVE to approve the minutes of 1/12/15; Susan Cook second; approved 6-0-2 [BP, MC]

Next Meeting: Monday, February 2, 2015 at 1:00 pm

Adjourned 3:10 pm.

Submitted by:

Michelle Jarusiewicz,

Community Housing Specialist & Grant Administrator