

**COMMUNITY PRESERVATION COMMITTEE MEETING:
MINUTES
Veterans Memorial Community Center, 2 Mayflower Street
February 23, 2015, 1:00 pm**

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

Excused: Susan Cook

Other attendees: Community Housing Specialist Michelle Jarusiewicz, Acting Town Manager David Gardner, Recreation Director Brandon Motta, Selectmen Tom Donegan & Erik Yingling

**PUBLIC HEARING:
FY 2016 CPA Funding Round:**

The Provincetown Community Preservation Committee will conduct a public hearing on **Monday, February 23, 2015, at 1:00 p.m.** at the **Veterans Memorial Community Center, 2 Mayflower Street**, Provincetown, MA 02657 to obtain public input on applications for Community Preservation Funds including:

- ❖ **School Building Auditorium Restoration \$15,000** – part of multi-year project, replacement of window & door curtains
- ❖ **Hamilton & Gifford Cemeteries Stone Conservation, Cemetery Commission: \$60,000**
Implementation of Preservation Plans: stone conservation
- ❖ **Mildred Greensfelder Playground Surfacing project: \$65,000** – including resurface playground area from sand to rubber Pour-in- place
- ❖ **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.
- ❖ **Winslow Farm Acquisition, Housing Specialist: \$1,000,000** - funds for the acquisition of 44-48 Winslow Street for the development of community housing.
- ❖ **Fire Station #2, Housing Specialist: \$196,000** – funds for the design and construction conversion of the upper level to rental housing units.
- ❖ **VMCC Housing Development Feasibility Analysis, Housing Specialist: \$50,000** - funds to explore the possibility of addition and/or second story development for the creation of community housing.
- **Former Community Center Housing Development, Housing Specialist: \$900,000** – funds for the design, permitting, and construction of a minimum of 7 new rental units

Any person or organization wishing to be heard will be given an opportunity at said hearing. Votes may be taken. For more information contact Community Housing Specialist Michelle Jarusiewicz at 508/487-7087 or at mjarusiewicz@provincetown-ma.gov .

Hamilton & Gifford Cemeteries Stone Conservation, Cemetery Commission: \$60,000
Cemetery Commission Chair Richard Olson briefly described the proposal and displayed the Preservation Plans with anticipated stone conservation of 67 stones in Gifford cemetery and 54 in Hamilton Cemetery.

School Building Auditorium Restoration \$15,000 Superintendent Beth Singer briefly described the project as part of multi-year project, replacement of window & door curtains and new information since the last meeting included the school contracting with Peregrine Theatre starting in May for long-term arrangements during the summers. This will help with upgrading the stage.

Mildred Greensfelder Playground Surfacing project: \$65,000 – including resurface playground area from sand to rubber Pour-in place surface.

Erna Partoll from 3 Howland Street spoke that all the playground changes are wonderful, but she was concerned with resurfacing because of street flooding. The area is a low point, will there be runoff? Will it add to the existing problem?

Brandon Motta said the system is not designed yet, but drainage will be incorporated into the plan.

Ms. Partoll suggested that an engineering study be done to see if the playground can be part of the correction of the problem.

Sherry Branch stated that she lives in this area and is concerned with flooding. She attended 2 coastal resiliency meetings and that is one area of concern. They are working on science, engineering, funding, etc. to address.

Ms. Partoll indicated that it has been going for years with storms, rain, hi-tides; it is constant worry.

Kristin Hatch inquired if the issue would be addresses as part of the project?

Acting Town Manager David Gardner said that there are 2 issues – drainage on site and drainage in the neighborhood. Recreation will deal with on-site drainage issues as required. Right now the sand helps with permeating. The neighborhood has a much bigger issue and they will look at opportunities.

Tony Brackett said that he was glad that the town was addressing the sand issue; the playground has become a giant kitty litter box.

Suzanne Harding indicated that this is a long-term issue, any idea of timeline to address?

Barbara Prato said that the playground project will address the site's drainage and run-off. She appreciates the neighborhoods concerns.

Ms. Partoll indicated that she was concerned with the larger picture.

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.

Patricia Benatti lives on Winslow Street inquired about CPA funds for staff – is this new?

Housing Specialist responded that this is not new but it increase from part-time to full-time.

Tony Brackett spoke on behalf of the School Committee that he supports housing efforts and that there should be more 2 and 3 bedroom units for families.

Ms. Hatch indicated that all the complexes have 2 and 3 bedroom units.

Ms. Jarusiewicz indicated that the upcoming Stable Path development has more 2 and 3 bedroom units than the past developments.

Winslow Farm Acquisition, Housing Specialist: \$1,000,000 - funds for the acquisition of 44-48 Winslow Street for the development of community housing. Ms. Benatti asked where was the \$1million going?

Selectman Tom Donegan read a statement from Cheryl Andrews who is sick and completely supports the request. She indicated that the Summit and Housing Plan demonstrates that we have little year-round housing stock at any price. When the current business owners retire – who will replace us? Without entry level housing, those in their 20's and 30's won't have housing. Who will work? Who will do the volunteer work? This is not about 2015; it is about the Town's future. What kind of Provincetown will we leave when we are all gone? We need young working kids to move here.

Mr. Donegan stated that this request moves the Housing Action Plan forward. Need 200 to 400 units by 2025. Market forces overwhelm us. This is an opportunity for mix of year-round housing. Buying Winslow Farms does 2 things: it allows pedestrian and residential access along Winslow Street and allows economies of scale. The Board of Selectmen approved sewer connection for 951R Commercial Street which the Housing Authority owns but it wasn't

economically viable for multiple units. Winslow Farms will allow density to make the economics work. The Town already has over 600 micro-units; not cheap enough results in seasonal housing due to market forces. The Town needs multi-generational units, need people to populate the school, the fire department, provide synergy. We can build family and community. The development has new septic system with one completed home and up to 6 could be built.

Ms. Benatti inquired what was the \$1million for?

Ms. Hatch indicated that the total cost is \$1.75 million; the CPA request is for a portion for \$1million.

Ms. Benatti said it wasn't worth it.

Sherry Branch said that she was part of the Cheryl Andrew's generation; part of the workforce. It has gotten harder to get rentals. Want more that kind of people, workers, part of the community. This kind of project horrifies her; the idea that a housing project for outsiders is a formula for problems. She came here to live here, not to be housed. Find a way to make this more appealing. She doesn't like taking funds away from other endeavors.

Erik Yingling said that this is the first step; the project is not set in stone. This will acquire the land to create a neighborhood so people can live and stay here. He is 33, born and raised here. Most of his adult life it has been a nightmare to find an apartment. His generation is leaving town and moving to Wellfleet, Eastham, Yarmouth, Boston. This acquisition is in line with the Housing Action Plan and the DART report. After the procurement, it is still open to design; looking at a broad range of community. It meets our goals.

Cass Benson stated that she is in favor of housing. We bought the VFW and she doesn't understand when Winslow Farms came into the picture.

Tom Donegan explained the access and scale benefits that Winslow Farms provides for both properties.

Kristin Hatch said that we spent \$900,000 on the VFW and we haven't seen plans for the VFW site yet. What is Plan B? What are we planning for the VFW site? Supports the concept but not necessarily the project.

Tom Donegan said that the Building Committee did prepare concepts for the VFW site with part for police station and part for housing which created an alley with the back yard for housing. A certain amount of land is needed for the driveway and the turnaround; it reduces the area for 2nd access.

Kristin Hatch indicated that the proposal did not come through the Community Housing Council. She was surprised. She voted for VFW.

Judy Cicero said let's return to the \$1 million request. WE don't have \$1 million, it would require borrowing. We can't formulate a plan until we own the property; just talking hypothetical. She is in favor of affordable housing. She has had to scramble to house employees for her business. She is in favor of mix-income housing. Let's work with what we already have.

Meg Stewart said that the town doesn't have a plan. She agrees with the previous speaker. She believes we should not be buying more property. The DART plan was a free thing; fabulous but who is going to build it? How will it be paid for? How much per unit? Time? Complete by when? Is the Town going to do it? The Town should not be in the business of building and running this. Against - the Town purchase this with no plan. Sell it to a private person; run it like a business. She is completely against.

Erik Yingling said that the plan is for mixed income units with this first step – the acquisition.

Tom Donegan said that the Town is not going to build it; there are procurement laws that impact the price and too slow. The Town is not in the development business. Market forces will take these units and probably as seasonal use. This purchase intervenes and make sure that they are not 100% vacation homes.

Polly Burnell inquired - Who owns a place? Who has looked for a rental lately?

David Gardner stated that when the VFW approached the Town, the property was identified as a place for affordable housing and police station but realized that the parcel restricted access and developability. The Town negotiated with another property and it fell through. Looked at the other side and started negotiations. The property is critical to maximize the town-owned asset. It wasn't an easy "buy." Property has been improved with new septic system, street, and 3 bedroom home. Should the Town have purchased originally? Perhaps.. The parcel is small and limited. The VFW has limited developability, but the 2 together lead to a greater footprint and changes the economies of scale. The market has not been taking care of this issue. This is part of a multi-faceted program and comprehensive approach. It is always more expensive to do 1 or 2 units at a time. Town can't have architect design first; can have concept and go to town meeting to acquire. Town will develop an RFP like with 90 Shank Painter model. It does require a leap of faith.

Kristin Hatch asked if we could build on the VFW site?

David Gardner said yes could do both police station and affordable housing.

Suzanne Harding stated that she thought they didn't need cul-de-sac. What about across the street?

David Gardner indicated that there is a leaching field and it can't be built on.

Maureen Wilson stated that her concern is that we only have so much money to acquire. 90 Shank Painter was a million; VFW close to \$900,000. \$1.7 million is very high number.

Increased taxes could force people out of their homes. What about creating a down payment program?

Sherry Dranch said that she is looking at empty units. What is the cost of a downpayment program? What is the difference to make them year round units?

Tom Donegan the \$1million to acquire 90 Shank Painter included a donation from Cumberland Farms. The VFW lot was sold for less to the Town. The market drives different prices.

Kristin Hatch said it will take 5 to 10 years?

Mr. Gardner said 10 years. The Town doesn't want to take that long and the Board of Selectmen may not want to be involved with the tax credit program. There is potential to include middle and mixed income for a full range of housing.

Erik Yingling indicated that he was receptive for lesser amount of money. Need the support to make this happen.

Cass Benson said that she would like to see money for land acquisition.

Judy Cicero indicated that to make the VFW whole, do we need this?

Mr. Gardner said it is a matter of what makes sense for site planning; there is limited available land.

Fire Station #2, Housing Specialist: \$196,000 funds for the design and construction conversion of the upper level to rental housing units

Tom Donegan inquired about the cost per unit?

Kristin Hatch said that about \$100,000 per unit

VMCC Housing Development Feasibility Analysis, Housing Specialist: \$50,000 - funds to explore the possibility of addition and/or second story development for the creation of community housing. The Housing Specialist indicated that the request has been reduced to \$25,000. Erik Yingling suggested that we discuss the project with DPW.

Kristin Hatch stated that there should be consideration that the CPC may receive off-cycle applications.

Public Hearing closed.

Brandon Quesnell MOVE to approve \$15,000 for the School Auditorium renovation; Polly Burnell second; approved 7-0.

Brandon Quesnell MOVE to approve \$60,000 for the Implementation of Preservation Plans for stone conservation at the Hamilton & Gifford Cemeteries; Barbara Prato second; approved 7-0.

Barbara Prato pointed out that votes to recommend go to town meeting for approval. What happens if not done? Housing Specialist indicated that the vote can be rescinded in the future and the funds return to CPA.

Brandon Quesnell MOVE to approve \$65,000 for the Mildred Greensfelder Playground Surfacing project; Polly Burnell second; approved 7-0.

Barbara Prato MOVE to approve \$113,677 for the Housing Office; Kristin Hatch second; approved 7-0.

Brandon Quesnell MOVE to approve \$1million for acquisition of Winslow Farms; Polly Burnell second

Discussion: Housing Specialist pointed out that the Town has never had a design plan for other acquisitions like 90 Shank Painter.

Kristin Hatch said that for the amount of money, she didn't think it was the best use of funds. Brandon Quesnell thinks the price is steep but any real estate agent will tell you only increasing prices. Planning allows better use of the site. Winslow Farms will increase the percentage available for development. It is a good idea planning will better utilize the space combined than separate.

Barbara Prato said that Winslow Farms will or will not go forward with or without CPA funds. As the CPC, is this the best spending of CPA money? This will change. Spending a lot of money on 1 project; it restricts future funds.

Suzanne Harding inquired if \$600,000 was workable?

Suzanne Harding amend the motion to \$600,000; second Polly Burnell

Discussion: more than half the amount requested; wants to support affordable housing; good location

Suzanne withdraws amendment

Judy Cicero MOVE to amend motion and approve \$300,000 for the acquisition of Winslow Farms at 44-48 Winslow Street for community housing; Polly Burnell second; approved 3-2[KH, BP]-2 [BQ, SH].

Kristin Hatch MOVE to approve \$196,000 for the design and construction conversion of the upper level to rental housing units at Fire Station #2; Barbara Prato second; approved 5-2.

Discussion: Brandon Quesnell doesn't feel that it is appropriate location; town could use space for other things. There would be noise complaints given the location.

Michelle Crone DeMarco MOVE to approve \$25,000 for the feasibility study of the VMCC for creation of community housing; Kristin Hatch second; approved 4-3[BQ, PB, SH].

Minutes:

Kristin Hatch MOVE to approve the minutes of 1/22/15; Polly Burnell second; approved 6-0-1 [JC].

Suzanne Harding MOVE to approve the minutes of 2/13/15; Kristin Hatch second; approved 4-0-3 [JC, PB, BP].

Other:

Housing Specialist:

- distributed a card for Susan Cook
- Town meeting may have an article on folding the Land Bank into the CPA funds. The CPC could take a position or not. The vote would undo the Land bank to create a new CPA with the intent to capture about \$1million in funds to transfer to CPA for housing. Judy Cicero was not in favor. Voters approved Land Bank to preserve open space habitat. Suzanne Harding stated that she is definitely opposed. Where does this come from? Yes most other towns rolled together but still have debt service.

Kristin Hatch MOVE that the CPC does not support rolling the Land Bank into the CPA; Suzanne Harding second; approved 6-0-1 [BQ]

Kristin Hatch indicated that it was pitting affordable housing against open space and that was not a good thing.

Adjourned 3:23 pm.

Submitted by:

*Michelle Jarusiewicz,
Community Housing Specialist & Grant Administrator*