

**TOWN OF PROVINCETOWN - BOARD OF SELECTMEN
MEETING MINUTES - SPECIAL MEETING
TUESDAY – JUNE 22, 2016 – 1:00 p.m.
PUBLIC SAFETY TRAINING ROOM – 2ND FLOOR
2 FAIRGROUNDS ROAD, NANTUCKET, MA**

Chairman Richter convened the open meeting at 1:11 p.m. noting the following attendees:
Board of Selectmen members: Raphael Richter, Erik Yingling, and Thomas Donegan

Excused: Cheryl Andrews and Robert Anthony.

Other attendees: Town Manager David Panagore, Town Planner Gloria McPherson, and Housing Specialist Michelle Jarusiewicz.

Recorder: Chairman Raphael Richter

Chairman Kelly called the meeting to order at 1:12 p.m. Nantucket Board of Selectmen members: Rick Atherton, Dawn E. Hill Holgate and James R. Kelly.

Excused: Robert DeCosta and Matt Fee

Other attendees: Town Manager Libby Gibson, Director of Planning Mr. Andrew Vorce, Housing Coordinator Tucker Holland, and School Superintendent Mike Cozort.

1. Discussion regarding: a) Current Provincetown Housing Programs; b) Current Nantucket Housing Programs; c) Common Challenges including School Population and Town Meeting Attendance; d) Status of Current Initiatives/Efforts; e) Open Discussion.

Mr. Richter discussed how the two communities face similar challenges such as a very high real estate market, a seasonal tourist economy and difficulty with housing for both year-round and seasonal workers, noting this is the top goal for Provincetown. Mr. Panagore noted that Provincetown provided its “Housing Playbook” for Nantucket to review which covers affordable housing as defined by the state and federal governments, workforce and community housing and seasonal workers. Ms. Jarusiewicz noted that it has been about 20 years since Provincetown has aggressively tackled the issue of affordable housing, adding that they came up with 130 units in the past and are looking for new tools for workforce and seasonal workers housing. Ms. McPherson said that zoning was passed to allow accessory apartments and Provincetown relaxed other requirements for accessory apartments, noting they are not restricted as affordable but are restricted to year-round rentals, which made some illegal apartments legitimate. Ms. McPherson stated an inclusionary bylaw was pulled back based on citizen concerns. She answered questions from Board members. Ms. Jarusiewicz spoke about tax abatement program that was a special act and passed by legislature. Chairman Kelly reviewed a recent trip to the State House to give testimony regarding House Bill # 4317 which is a transfer fee on the sale of homes where money would be allocated for affordable housing (Article 82 of the 2016 Annual Town Meeting). Mr. Richter said Provincetown is currently trying to implement a housing trust and is going through legislation for that. Ms. Gibson reviewed Nantucket’s initiatives over the past couple of years regarding affordable housing. Mr. Vorce reviewed zoning bylaws and housing bylaws. There was a question and answer back and forth between the boards on various initiatives. Ms. Jarusiewicz noted Provincetown is at 9.9% of the state’s minimum requirement for affordable housing with 210 units and they need to get to 213 units to be at 10%. Nantucket School superintendent Mike Cozort answered questions from the Provincetown representatives. He noted that in the last six years Nantucket’s school population went from 1233 to 1633 kids, which is almost

a whole school. He said the demographics have changed dramatically over the last 10 years and the school's number one challenge of recruiting is housing. Ms. Gibson reviewed the annual town meeting process in Nantucket. Mr. Richter requested that the Provincetown board and town manager be copied on the annual town meeting process.

At 2:49 PM Mr. Atherton left the meeting.

Mr. Donegan suggested various shore towns and maybe the Berkshires have a round table meeting at the Massachusetts Municipal Association Meeting and possibly pair together on initiatives on Beacon Hill. Nantucket Housing Coordinator Tucker Holland noted that Secretary Ash is coming to Nantucket on September 8-9, 2016 to discuss housing and said that representatives from Martha's Vineyard may come. He invited representative from Provincetown to attend as well.

2. Other: None.

Without objection the meeting was adjourned at 2:58 p.m.

Minutes formatted by: Loretta Dougherty from Notes taken at the meeting by Chairman Richter and Nantucket recorder.