

**COMMUNITY PRESERVATION COMMITTEE MEETING:**

**MINUTES**

**Grace Gouveia Building, 26 Alden Street**

**March 2, 2010 5:00 pm**

Members present: Dorothy Palanza, Nancy Jacobsen, Eric Dray, Steve Milkewicz, Susan Cook, Dennis Minsky, and Stephen Borkowski.

Excused absence: Arturo Alon

Other attendees: Community Housing Specialist Michelle Jarusiewicz, Town Manager Sharon Lynn, Assistant Town Manager David Gardner

**Public Hearing: CPA Funding Request Round for FY 2011:**

The CPC Chairman opened the Public Hearing at about 5:05 pm and invited comments on any of the proposed applications for FY 11 CPA funding.

Robin Evans: Supports purchase of “Hawthorne Property” as it is an integral part of the greenway, last remaining track of that type of woodland. Question about percentage split? [CPC member responded about the 10% for each category and 70% unallocated and available for any category as recently changed by town meeting.]

Paula Goldberg: Consultant for “Hawthorne Property” open space acquisition. If property not acquired as open space, will sever the green way and create a hole. Once developed, difficult to un-develop. With town financial support, very good grant potential.

Sherry Dranch: Open space is a valuable asset for the town and for tourism. Open space plan and LCP recognized the importance of open space and protecting the green way. Affordable housing can be elsewhere

Steve Roderick: Supports Library project. Very important to complete – the library is a vital part of the community, especially the year-round community. It is an historic municipal building.

Joy McNulty: Agrees. Supports the library façade completion. Very important building for everyone – year round, tourists. So unfinished, time to get the job done.

Mick Rudd: Chair of the Board of Library Trustees, temporary repairs have outlived their intended time. If the entire job isn’t finished now, it will cost more in the long run, cost \$50,000 for scaffolding each time. Presenting a request to town meeting for the entire project including landscaping, lower level, and painting the other walls. Need everyone to come to the table. Interest and construction costs will never be lower. Will also apply for other grants including USDA, MHC, Hieber Foundation.

Nancy: Supports the library. Library has been very patient. Library cuts across all age groups, ages, year round, tourists, really important.

Celine Gandolfo: Supports acquisition of Hawthorne property. For years have been acquiring crucial properties for green corridor. Need to maintain healthy green corridor, provides linkage, allows migratory species to be healthy, includes deciduous forest Most of the CCNS is dune grass, scrub pine. This is very accessible. Time constraint.

Lincoln Sharpless: Voters always support open space, supports Hawthorne acquisition and Library.

Lyn Kratz: Library Trustee, supports Library project – so close to finishing the envelope repairs. Must protect investment. Raised about \$5-million in grants and private donations. It is a great community center.

Cheryl Andrews: Interest in all applications.

Celine Gandolfo: Property is important for migratory bird population. It doesn't sit alone, one of last stops for some birds. Losing habitats up and down the coast. Birds are very important to maintain the health of other species. 76 bird species on the green way.

Dan Towler: all CPA proposals are important. Mr. Mayo's land, live in area, everything we can do to save the woodland should be done. Same for the Hawthorne property. The library is urgent to finish as well. The woodlands protect us from wind, water. Need to maintain their natural integrity. We are exposed.

Close public hearing. Member comments:

Eric Dray: Clarify process – last year spent an enormous amount of money, this year decided to limit amount of funding to approximately \$200,000, could be \$225,000. This may be the first time that the CPC says "no."

Dennis Minsky: Difficult situation. First year that we can't accommodate all applications, very difficult as they are all good projects. Hawthorne Property – no new dollar figure, still negotiating. The Open Space Committee acknowledges that the Mayo Property is a wonderful property, but recognizes that the Hawthorne property is in immediate danger of development; once gone, it is gone. The Hawthorne property and the library are in comparable emergency situations. State Land grant 52% total; land bank has under \$200,000, putting \$185,000 into this. If only get ½ of request, not enough, can't give a portion.

Dorothy Palanza: can't give the library everything. Can give them a piece for support and send message. Looking at option E for splitting funds.

Eric Dray: could agree to fund housing office

Dennis Minsky: could fully support housing office and historic book, \$12,500 is a bargain. The geothermal project didn't satisfy the necessity, but really attractive.

Eric Dray: Everyone wanted to see library complete, but this year's funding constraints. Bring energy to town meeting.

Steve Milkewicz: agree with option E

Nancy Jacobsen: MOVE to recommend \$34,309 in CPA funding for the Housing Office; second: Dennis Minsky; approved 7-0.

Dennis Minsky: MOVE to recommend \$12,500 in CPA funding for the Building Provincetown Book; second Nancy Jacobsen; approved 7-0.

Eric Dray: MOVE to recommend \$133,200 in CPA funding for the open space acquisition of the "Hawthorne" property at 15 Aunt Sukey's Way; second Steve Milkewicz; approved 7-0.

Dennis Minsky: MOVE to recommend \$45,000 in CPA funding for the Library façade restoration project; second by Nancy Jacobsen; approved 7-0.

Eric Dray: MOVE not to approve the geothermal CPA request; second by Steve Milkewicz; approved 6-0-1 [NJ]. Note that the Housing Authority had split support for this project.

Steve Milkewicz: MOVE not to recommend CPA funds for 294 Bradford Street acquisition; second by Dennis Minsky; approved 6-0-1 [SC]

Dennis Minsky: MOVE to recommend CPA debt service payments of \$245,099 for affordable housing; \$62,987 for open space; and \$136,770 for historic preservation; second by Eric Dray; approved 7-0.

Dennis Minsky: MOVE to recommend \$17,000 in CPA administration funds; second by Susan Cook; approved 7-0.

**Minutes:** Dennis Minsky MOVE to accept minutes of 2/9/10 as written; second by Nancy Jacobsen; approved 6-0-1 [SB].

Steve Milkewicz MOVE to accept minutes of 2/16/10 as written; second by Nancy Jacobsen; approved 6-0-1 [SB].

**Town Meeting Preparation:** at the next meeting need to designate members to present each article

**Next Meeting.** March 16, 2010, 5:00 pm

Adjourned 6:10 pm.

*Submitted by:  
Michelle Jarusiewicz,  
Community Housing Specialist*