

**COMMUNITY PRESERVATION COMMITTEE MEETING:
MINUTES**

**Grace Gouveia Building, 26 Alden Street
February 9, 2010, 5:00 pm**

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

Excused absence: Arturo Alon and Stephen Borkowski

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

Public Statements: none

CPA Funding Request Round for FY 2011:

Library façade, Tom Boland from Library Trustees: Mr. Boland presented their request for \$200,000 or as much funding as possible toward the façade restoration project under the “Let’s get It Done” campaign. They realize that their original request for \$400,000 is beyond the available budget. Total project estimate over \$1 million including lower level completion and landscaping. Trustees expect to go to town meeting for the balance of the funds. Main concern is making the building weather-tight and preserving the exterior. Only temporary plywood on the exterior right now. This would protect and preserve a significant edifice on Commercial Street.

Members discussed very limited funds this year. Traditionally the CPC has not really said “no” but this year there is no choice. Discussion of landscape component.

“Hawthorne” Property at 46 Harry Kemp Way: Paula Goldberg of Compact for Conservation Trusts submitted a reduced request for \$133,200 in CPA funds on behalf of the Open Space Committee; reduced not-to-exceed purchase price of \$660,000, along with revised parcel map. The plan is to seek additional funds from the Land Bank and from the State Land grant. This would be a very competitive grant application as it meets many of the state’s goals such as adding 3 acres to contiguous preserved parcels. Almost the entire property is upland, only about .1 acre is wetland. Other funds? Proximity to Maushope housing complex a plus could allow passive recreation. Parcel is contiguous to other open space parcels with great wildlife and is therefore a higher priority for Open Space Committee.

Members discussed that Housing Authority was also considering the purchase of this parcel for additional housing.

Celine Gandolfo: Provincetown Conservation trust supports the project. It has been on the open space “wish” list as a property to protect. Linkage to greenway corridor. Special piece of property.

The state grant is capped at 52% of total costs, so could not achieve additional funding from that source. The request for \$185,400 would nearly exhaust the Land Bank as well. The CPA funds are critical, if less than full amount could seriously impair acquisition. Possible that appraisal could lead to further reduction in price, or further negotiation with owner. Possible to fundraise.

294 Bradford Street/Mayo: Proposal is for entire parcel; appraisal submitted for \$650,000, CPA request for \$420,000 in total with \$85,000 from CPA, \$116,000 from Open Space/Land Bank, and \$218,000 from state LAND grant. Parcel is developable, 1.2 acres, could be 1 or 2

family house. Portion is rare cedar swamp, not developable, about 4600 SF. Also connects to the green way and is highest undeveloped hill left in town. Only section left on Bradford Street to the dunes, was one of the "sea-to-sea" parcels.

Members discussion: Open space committee agrees that it is a beautiful piece of property and would love to have it conserved. Difficult decision to put their emphasis on the "Hawthorne" property. Provincetown Conservation trust feels the same.

Mr. Mayo didn't think he could proceed without the CPA funds.

Next Meeting scheduled Tuesday, 2/16/10 at 5:00 pm, will include discussions with some CPA Fund proponents and administrative budget; public hearing scheduled for 3/2/10, 5:00 pm.

Dennis Minsky: Open Space Committee did contract with the Trust for appraisal and thought they had funds to do so, but does not. Could the CPA Admin budget be used for the appraisal? Agenda item for next meeting. It should be noted that the specific type of appraisal to be done for the state's LAND grant must be done by the town, can't be the owner.

Adjourned 6:20 pm.

*Submitted by:
Michelle Jarusiewicz,
Community Housing Specialist*