

**TOWN OF PROVINCETOWN
COMMUNITY PRESERVATION COMMITTEE
TUESDAY, FEBRUARY 12, 2008
JUDGE WELSH MEETING ROOM**

Chairman Elaine Anderson convened the meeting at 9:10 a.m. in the Judge Welsh Meeting Room noting the following attendees:

Members present: Elaine Anderson, Chairman; Mona Anderson, Vice Chairman; Bill Dougal; Celine Gandolfo; Bryan Green; Stephen Milkewicz; Dennis Minsky

Absent member: Cass Benson (excused absence)

Other attendees: Debra DeJonker-Berry; David Gardner; Amy Lawson; Kevin Redmond

Recorder: Cynthia Curran

The following are meeting minutes, in brief:

[Since the last meeting the Committee had decided that there was no need to go into executive session at this meeting.]

PUBLIC COMMENTS

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There were none.

APPROVAL OF MINUTES

MOTION: Move to approve the minutes of the 10/9/07 CPC meeting.

Motion by: Bryan Green Seconded by: Mona Anderson

Yea 5 Nay 0 Abstain 2 (CG, DM)

MOTION: Move to approve the minutes of the 8/14/07 CPC meeting.

Motion by: Stephen Milkewicz Seconded by: Bryan Green

Yea 4 Nay 0 Abstain 3 (BD, CG, DM)

MOTION: Move to approve the minutes of the 1/29/08 CPC meeting with correction.

Motion by: Bryan Green Seconded by: Dennis Minsky

Yea 6 Nay 0 Abstain 1 (BD)

FUNDING CYCLES

Elaine Anderson said that four applications had been received by the five o'clock deadline. Bill Dougal wished to have a philosophical discussion before discussing the individual applications. He thought that the Committee must take a more long-term view when choosing which projects to fund. Mr. Dougal said that the Town had many buildings which needed work. He wanted to know what the BOS' priorities were, so the CPC funds could be spent appropriately.

Elaine Anderson said that she had requested that information from the BOS. David Gardner said that a town-wide assessment would be developed but that it wouldn't be ready in time for the Town Meeting. He said they should have a report on just the Town Hall soon. Celine Gandolfo said she agreed with the need for a master plan, but thought that the CPC could still approve applications in the mean time. Others agreed.

MOTION: Move to endorse the BOS goal to develop a master facility plan with a financing plan and list of priorities.

Motion by: Dennis Minsky Seconded by: Bryan Green **Yea 7 Nay 0 Abstain 0**

Bill Dougal asked what the process was to get an article on the warrant. Elaine Anderson said that they would have a public hearing in two weeks in order to make decisions and get things on the warrant. David Gardner said that there was not enough time to have a public hearing in two weeks, because it would have to be advertised in the Banner. Bill Dougal made a motion to put the requests for funding on the warrant as a placeholder in order to comply with the deadline. They could later withdraw any of them at the Town Meeting, if they chose to. It was decided that it was a good idea, but to review the applications first. Mr. Dougal withdrew the motion.

#200801 PROVINCETOWN LIBRARY

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Debra DeJonker-Berry, the Library Director, was present to talk about the Library's application. They are seeking funding to restore the facade of the Library. They have a matching grant and are seeking other grants also. An anonymous donor has given \$100,000 for the landscaping, but the facade must be completed first. Several members expressed interest in the landscaping, but realized that it was not the focus of the discussion. Ms. DeJonker-Berry spoke about what the project entailed. They will be starting at the top and working down in three phases. Deed restrictions are already in place because of previous grants. The Committee thanked Ms. DeJonker-Berry for coming. They did not vote on this proposal at this time.

#200802 - PILGRIM MONUMENT AND MUSEUM

[Bill Dougal recused himself and left at 10:28.]

This application concerned the restoration of the caretaker's cottage. The Committee said they would like a site visit. They would also like to know what the building will be used for. From the photos it seemed to have been neglected for a long time. Some members wondered why the PM&M wanted to do something now. They also wanted more information about other sources of funding. They decided to ask a representative from the PM&M to come and answer these questions at the next meeting.

#200803 FINE ARTS WORK CENTER

[Bill Dougal returned at 10:37.]

The members had questions about the other funding for the project. They thought that the \$50,000 requested from the CPC would be meaningless if the other funding did not come through. They also wanted more information about how the abutters felt about this project. Another question was why the FAWC chose to restore rather than just rebuild, which might be less costly. The Committee wondered if the project had been approved by all the necessary commissions, especially the Building Commission.

[Pam Hudson brought in the 2007 Annual Audited Statement.]

Elaine Anderson said that she would invite the director to come to the next meeting. She said she would ask the applicants to respond in writing before that meeting.

#200804 PROVINCETOWN DOG PARK ASSOCIATION, INC.

The Dog Park has requested \$7460.00 for two water stations. The Committee discussed this application, but did not feel that it fit within the CPA guidelines. There is no recreation category in the CPA guidelines. Even if it could be considered "Open Space", there are no funds left in that category.

MOTION: Move to table indefinitely the application #200804 from the Dog Park Association due to a lack of available CPC funding for this.

Motion by: Mona Anderson Seconded by: Dennis Minsky Yea 7 Nay 0 Abstain 0

SANDY HILL LANE – REVISIT TITLE V ESCROW

Kevin Redmond was present to represent the developers, who were not able to be there. He read a letter from Gerry Anathan and passed out copies to the members. The initial ACO payment has been made and will be funded entirely by the developers. The question is still what will happen to the \$70,000 which was to be used for a Title V system if necessary. Mr. Redmond felt that it should be used for the ACO.

One member said that if the CPC decided that the money should go for the ACO, it would have to go back to Town Meeting. Mr. Redmond disagreed. He said the warrant article says nothing about the Title V system. He said that it was stated in the contract between the developers and the CPC that the money would be used for a Title V system if needed. Mr. Redmond says that Title V includes septic systems and sewer systems. The septic system is working, but due to new regulations, it is technically failing. If the septic system stops working and there is no sewer connection, the ACO can be used for a new Title V. However if the sewer is later extended to that area, the owners would be forced to pay to connect to it. Several members wanted it put on record that until they read about it in the Banner, they did not know that the bank would not close before the ACO was paid. Some members said that the letter from the Town Counsel was not clear. David Gardner said that he thought the Town Counsel was saying that the CPC could make the decision. One member noted that it seemed that the BOS really had the final decision and could release the money without the CPC's approval. Mr. Gardner agreed, but said the BOS wants the CPC to feel comfortable with that decision. Elaine Anderson said that they do not have a comfort level yet, but would review the documents. The

CPC will revisit this at the next meeting.

[Bill Dougal left at 11:29.]

Elaine Anderson said that because it was late, several agenda items would have to be carried over to the next meeting.

MOTION: Move to adjourn the meeting at 11:41 a.m.

Motion by: Bryan Greene Seconded by: Celine Gandolfo Yea 6 Nay 0 Abstain 0