

**TOWN OF PROVINCETOWN**  
**COMMUNITY PRESERVATION COMMITTEE**  
TUESDAY, FEBRUARY 6, 2007  
JUDGE WELSH MEETING ROOM  
AND MEETING ROOM A

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 (9:17); A.J. Alon; Bill Dougal; Austin Knight; Stephen Milkewicz; Molly Perdue

Other Attendee: Doug Johnstone, Town Clerk

Recorder: Cynthia Curran

The following are meeting minutes, in brief:

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**APPROVAL OF MINUTES**

**MOTION:** Move to approve the minutes of the 12/12/06 CPC meeting.

**Motion by:** Austin Knight **Seconded by:** Stephen Milkewicz

**Yea 5 Nay 0 Abstain 1 (BD) (MA not present)**

**MOTION:** Move to approve the minutes of the 1/09/07 CPC meeting with minor correction.

**Motion by:** Bill Dougal **Seconded by:** Austin Knight

**Yea 4 Nay 0 Abstain 2 (AA, MP) (MA not present)**

In discussing the minutes of 1/23/07 Bill Dougal wanted to clarify that with the motion,

***MOTION:*** *Move to support the hiring of a housing consultant to implement the housing plan: to facilitate the hiring process of a Town staff position and to fine-tune three-year goals and objectives.*

what they were supporting was what was laid out in the document entitled "Affordable Housing Community Staffing Plan" which was presented at the meeting. The amended motion is:

**MOTION:** Move to support the hiring of a housing consultant to implement the housing plan: to facilitate the hiring process of a Town staff position and to fine-tune three-year goals and objectives. The CPC's financial commitment for the housing consultant and staff plan is expressed in the attached Affordable Housing Community Staffing Plan.

**MOTION:** Move to approve the amendment to the above motion.

**Motion by:** Bill Dougal **Seconded by:** A.J. Alon

**Yea 6 Nay 0 abstain 1 (MP)**

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**MOTION:** Move to approve the minutes of the 1/23/07 CPC meeting with the amended motion.

**Motion by:** Bill Dougal **Seconded by:** A.J. Alon

**Yea 6 Nay 0 Abstain 1 (MP)**

Bill Dougal distributed a copy of an article from the Boston Sunday Globe of 2/4/07 with the headline, "IG says builders hid profits." He said that he would like it to be a point of discussion for a future meeting. Elaine Anderson said she would put it on the agenda. She also said that Paul Ruchinskas would be at the February 12<sup>th</sup> meeting to help review the RFP's and to answer technical questions. The committee discussed the cost of living on the Cape versus what people earn. Molly Perdue suggested that the committee look at the Human Condition report.  
[Bill Dougal left at 9:32.]

**PUBLIC COMMENT**

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There were no public comments.

## **PROPOSAL REVIEW**

The CPC first discussed the History Preservation Project proposal. Doug Johnstone was present and explained what the proposal was about. They are refurbishing a room in the Library to house historical documents. The room will be climate-controlled. They have some funds, but will need more to complete the room. They will also be seeking grants from other sources. The Committee was very impressed with the proposal and said it was very complete. It included sixteen letters of support. Elaine Anderson said she would like to ask Paul Ruchinkas about deed restrictions on historic grants. She was concerned about how cumbersome the restrictions can be.

The Committee next discussed the BOS proposal to restore the clock in Town Hall. They had several questions about the proposal and decided to ask Keith Bergman and someone from the DPW to attend the next meeting.

[The CPC moved to Meeting Room A at 10:00. Austin Knight excused himself to attend another meeting.]

The discussion turned again to deed restrictions for historic proposals and it was suggested that Eric Dray might be a good source for information.

The next proposal was from Thanassi Kuliopulis for a project at 6 Sandy Hill Lane. The members had many questions about the proposal and felt that it was very incomplete. They also questioned the fact that he seemed to be paying himself for his own land. The Committee decided to invite Mr. Kuliopulis to the Feb. 12<sup>th</sup> meeting to go over the missing information and make clear what was needed for a complete application.

The last proposal was from the BOS for \$100,000 for “ ‘revolving loan funding’ to cover the Betterment for approximately two years for the 20.000 GPD Title 5 design flow ‘placeholder’ earmarked for affordable housing projects in the Shank Painter Basin.” The Committee also had questions about this application, including whether this sort of expense should be paid for with CPA funds and if it was a loan, how would it be paid back. They decided they would like to talk with consultant, Paul Ruchinkas, about this application.

## **BUDGET**

Elaine Anderson distributed updated budget reports for the CPC. The Committee discussed how much should be “spent” at this time. Some members questioned how much could be spent for a consultant, including the amount for the new Housing Staff position. This will have to be researched.

**MOTION:** Move to adjourn the meeting at 10:36 a.m..

**Motion by: A.J. Alon Seconded by: Stephen Milkewicz Yea 5 Nay 0**

The meeting was adjourned at 10:36 a.m..