

**TOWN OF PROVINCETOWN  
COMMUNITY PRESERVATION COMMITTEE  
TUESDAY, FEBRUARY 12, 2007  
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; A.J. Alon: Austin Knight; Stephen Milkewicz; Molly Perdue

Absent Member: Bill Dougal

Other Attendees: Paul Ruchinkas; Maria Kuliopulos

Recorder: Cynthia Curran

The following are meeting minutes, in brief:

**PUBLIC COMMENT**

There were no public comments.

**APPROVAL OF MINUTES**

**MOTION:** Move to approve the minutes of the 2/6/07 CPC meeting with corrections.

**Motion by: Austin Knight Seconded by: Mona Anderson**

**Yea 6 Nay 0**

**MOTION:** Move to approve the minutes of the 2/5/07 CPC meeting with minor correction.

**Motion by: Stephen Milkewicz Seconded by: Mona Anderson**

**Yea 6 Nay 0**

The next meeting will be February 27<sup>th</sup>. The meeting will start at 9:00 and the Public Hearing will begin at 10:00.

**PROPOSAL REVIEW**

The proposals to be discussed were:

200701 – BOS Betterment Proposal

200702 – Sandy Hill Lane Proposal

200703 – Archival Storage Area

200704 – BOS Town Hall Clock Proposal

The CPC members felt that they did not need to discuss Application 200702 any further at this time. Maria Kuliopulos was present to answer questions about proposal 200702. Although the application originally had her son's name, it was agreed to change it to her name, since she owns the land. The CPC had many questions about the RFP such as the actual number of units. Ms. Kuliopulos initially stated that they would build 30 units: 20 units on land that they owned and 10 units on adjacent Town-owned land. The committee informed her that the RFP must be for land already owned by her (which would mean just 20 units). The members continued to go over the application and pointed out where more information or clarification was needed. Consultant Paul Ruchinkas also explained some of the documentation which was needed, such as a letter of interest from the bank which would finance the construction. Ms. Kuliopulos must have the revised RFP by the February 27<sup>th</sup> Public Hearing. Otherwise the proposal would have to wait for the next Town meeting, probably in the fall, since all CPC funding must be approved at Town Meeting.

On another topic, Austin Knight said that he would like to have a joint meeting with the BOS to discuss the Shankpainter Road project, since the CPC had approved one million dollars for the purchase of the land. Other members agreed.

**MOTION:** Move to have a joint meeting with the BOS to discuss Application 200601, the Shankpainter Road project, within one week and before February 27<sup>th</sup>. If the BOS requests other boards to be present, they may do so.

**Motion by: Austin Knight Seconded by: Mona Anderson Yea 6 Nay 0**

The Committee had some questions for Paul Ruchinskas regarding Proposal 200702. They wondered if infrastructure costs could be paid for with CPA funds. Mr. Ruchinskas said they could possibly be used for a specific project, but that the Proposal 200702 was too broad. The CPC had asked Keith Bergman to come to the meeting to answer some other questions regarding 200702 and 200704, but he was not present.

**MOTION:** Move to adjourn the meeting at 10:30 a.m..

**Motion by: Austin Knight Seconded by: Mona Anderson Yea 6 Nay 0**

The meeting was adjourned at 10:30 a.m..