

**TOWN OF PROVINCETOWN  
COMMUNITY PRESERVATION COMMITTEE  
TUESDAY, FEBRUARY 27, 2007  
JUDGE WELSH MEETING ROOM**

Chairman Elaine Anderson convened the meeting at 9:05 a.m. in the Judge Welsh Meeting Room noting the following attendees:

Members present: Elaine Anderson, Chairman; Mona Anderson, Vice Chairman; A.J. Alon; Bill Dougal; Austin Knight; Stephen Milkewicz; Molly Perdue  
Other Attendees: Keith Bergman; Sandra Turner; David Guertin; John Goodrich  
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 2/12/07 CPC meeting as amended.

**Motion by: A.J. Alon Seconded by: Molly Perdue**

**Yea 7 Nay 0**

**PROPOSAL REVIEW**

The proposals to be discussed were:

200701 – BOS Betterment Proposal

200702 – Sandy Hill Lane Proposal

200703 – Archival Storage Area Proposal

200704 – BOS Town Hall Clock Proposal

Sandra Turner from the D.P.W. was present to discuss Proposal 200704 regarding the Town Hall Clock. The Verdin Company has been involved with the maintenance of the clock since 1956. They evaluated the clock, which is currently not working. The BOS had originally requested \$17,400. This request has been raised to \$20,000, so the clock faces can be repaired at the same time. The bells will remain and will ring on the hour and the half hour. The Verdin Company has advised saving the worn parts that will be replaced, because of their historic value. A member of the Town's Building and Grounds department will work alongside of the Verdin Company workers. Ms. Turner distributed photos of the clock to the Committee members. The clock has been rebuilt three times in the past. [Mona Anderson arrived at 9:15 and Bill Dougal arrived at 9:17.]

Molly Perdue asked about maintenance after the clock is repaired. Sandra Turner said that it would be covered for three years. After that the Town could arrange a yearly contract with the Verdin Company. Austin Knight said that he thought it was important to repair the faces at the same time. Bill Dougal asked if there were any issues about the noise of the bells. Keith Bergman said that the question had been brought up at Town Meeting in the past, had been voted down.

Doug Johnstone was present to answer questions about proposal 200703, but the committee said he was not needed at that time. Mr. Johnstone said he would be present for the public hearing.

The next proposal was 200701. Keith Bergman said it was very important in order to continue with Phase 2 of the sewer system. Because user fees have been higher than expected, there have not been enough new subscribers. Mr. Bergman said that the development of the sewer is very important for the creation of affordable housing. If the sewer isn't extended, it will limit affordable housing to projects using Title 5 systems. This could decrease the number of units developed. The committee members expressed some of their concerns about supporting this proposal,

considering the limited resources for affordable housing. They wanted to make the best use of their funds, but also saw the need for supporting Phase 2, because of its usefulness to the town and affordable housing. The members thought that since the developer would eventually be paying the betterment costs, that money should come back to the CPC, especially since CPA funds are supposed to be used specifically for affordable housing. Keith Bergman reiterated that the Phase 2 was needed in order to create more affordable housing, because it would allow for more density. The committee members also noted that the Town would be paying interest on the \$100,000.  
[The public meeting was recessed in order to open up the public hearing on the proposals.]

The first proposal to be discussed was 200703, the 6 Sandy Hill Lane project. Maria Kuliopulos said that she is selling the land to Cassandra Benson and Geraldine Anathan, who want to build affordable housing. The committee discussed with Keith Bergman whether or not they could change the application to the new owners. He said it was not a problem. It was decided that due to the housing crisis the CPC would accept it as an amended application.

**MOTION:** Move to approve an amendment to the application originally submitted by Maria Kuliopulos and accept the transfer of the application to Cassandra Benson and Geraldine Anathan.

**Motion by: Mona Anderson Seconded by: Austin Knight Yea 7 Nay 0**

Geraldine Anathan and Cassandra Benson had distributed their amended applications and went over some of the details. Ms. Anathan said that they are planning on renovating an old motel into twelve ownership units. They can build ten units, but will need zoning changes for two additional. Because the sewer system does not extend to that area, they will probably rely on a Title 5 system, which also limits how many units can be built. Other topics covered were the adjacent wetlands, on-going maintenance of the property, and financing of the project. The applicants have talked with Seamens Bank, which has expressed interest in the development. They also asked about where they could get more information about income levels for affordable housing. The Committee suggested contacting Paul Ruchinskas of the Cape Cod Commission. Keith Bergman said they might also contact John Ryan, but they cannot pay him, since that would be a conflict of interest. The CPC asked the applicants to return on March 5<sup>th</sup> with more information.

The Committee was then ready to vote on the other proposals.

#### **Proposal 200703**

Austin Knight said that the Historic Commission had voted to support this proposal on February 16<sup>th</sup>. Elaine Anderson noted that the project had a lot of support.

**MOTION:** Move to approve Proposal 200703, the Archival Storage Area, for the amount of \$17,635.00.

**Motion by: Austin Knight Seconded by: Molly Perdue Yea 7 Nay 0**

#### **Proposal 200704**

Austin Knight said that the Historic Commission had also voted to support this proposal.

**MOTION:** Move to approve Proposal 200704, the Town Hall Clock Restoration, for the amount of \$20,000.00.

**Motion by: Molly Perdue Seconded by: Mona Anderson Yea 7 Nay 0**

#### **Proposal 200701**

The Committee was in favor of this proposal, but wanted to make sure that the betterment costs would be returned to the CPC for use in other affordable housing projects. They amended the article which had been suggested by Keith Bergman to reflect this.

**MOTION:** Move to approve Proposal 200701, the BOS Betterment proposal, for the amount of \$100,000.00. The article to be submitted is:

**Article.** *Community Preservation Funds for Community Housing Phase II Sewer Costs.* To see if the Town will vote to hear and act on the report of the Community Preservation Committee, to appropriate from Community Preservation Fund revenues, as recommended by the Community Preservation Committee, the sum of \$100,000 of community housing funds to create a fund to reserve 20,000 GPDs of Title 5 design flow for community housing to be built in Phase II of the sewer project, provided that amounts expended hereunder shall be repaid to the Community Preservation Fund by the developer of such community housing upon issuance of the final betterment assessment by the Water & Sewer Board; or to take any other action relative thereto.

**Motion by: Austin Knight Seconded by: A.J. Alon Yea 7 Nay 0**

#### **Proposal 200702**

The CPC delayed voting on the Sandy Hill Lane proposal until the next meeting.

## **OTHER BUSINESS**

Keith Bergman began a discussion about the CPC's budget article for the Town Meeting. Austin Knight noted that the CPC must present an article regarding the Cape End Manor development.

**MOTION:** Move to reduce from \$1,900,000 to \$900,000 the total amount authorized to be borrowed under Article 2 of the April 4, 2005 Special Town Meeting for the Cape End Manor Care Campus Site, so-called, in accordance with the land exchange between the Town of Provincetown, the New England Deaconess Association, and the Bishop of Fall River effected on December 18, 2006; or to take any other action relative thereto.

**Motion by: Austin Knight Seconded by: Molly Perdue Yea 7 Nay 0**

Some committee members expressed their disappointment that the number of affordable units had been reduced from eighteen to nine. The plan that the CPC voted on was later changed, which reflected badly on the Committee. They felt that it was important to have the business plans and feasibility of the projects before they voted on them. Mr. Bergman said that Deaconess had not been interested in having affordable units, but that he had proposed it to them. He said that some people did not want to live in a development which included affordable housing. The Committee said that although they were happy that Deaconess had taken over the Manor, the process had made them more wary. The discussion continued about the budget. Austin Knight questioned the request for funding for the new Housing Office. The CPC had wanted to make sure that the person in the position was held accountable and produced real results (following the needs outlined in the Housing Summit report). Keith Bergman said that if the Housing Office was not a success, the CPC would not fund the second year.

**MOTION:** Move to approve the Community Preservation Committee Budget for FY2008 as follows:

**Article. Community Preservation Budget for FY 2008.** To see if the Town will vote to hear and act on the report of the Community Preservation Committee on the Fiscal Year 2008 Community Preservation Budget, to appropriate or reserve from FY 2008 Community Preservation Fund annual revenues the following amounts totaling \$662,488, as recommended by the Community Preservation Committee, with each item considered a separate appropriation:

**1. Reserves:**

- A. \$241,437 for Community Housing;
- B. \$26,730 for Historic Resources;

**2. Appropriations:**

- A. \$83,201 for open space debt service from open space funds and open space reserve;
- B. \$28,000 for community housing debt service from community housing funds;
- C. \$17,635 of historic resources funds to create a secure, climate controlled archive storage area in the Provincetown Library basement for the Heritage collection;
- D. \$20,000 of historic resources funds to restore the historic clock on Provincetown Town Hall;
- E. \$145,485 of community housing funds for the Provincetown Housing Office.

**3. Borrowing**

- B. to reduce from \$1,900,000 to \$900,000 the total amount authorized to be borrowed under Article 2 of the April 4, 2005 Special Town Meeting for the Cape End Manor Care Campus Site, so-called, in accordance with the land exchange between the Town of Provincetown, the New England Deaconess Association, and the Bishop of Fall River effected on December 18, 2006; or to take any other action relative thereto.

**Motion by: Bill Dougal Seconded by: A.J. Alon Yea 7 Nay 0**

The CPC will vote on section 3A regarding the Sandy Hill Lane project at the next meeting. The Committee discussed the project and raised several concerns. The Housing Summit Report had stressed the need for affordable rentals and this project is for affordable home ownership. It was suggested that the CPC ask the Sandy Hill Lane developers if the units could be rental, or perhaps a combination of ownership and rental. The issue of maintenance was very important and it was noted that condo associations didn't always work. Another question was about residency requirements for potential buyers. The Committee members also discussed whether the developers really needed CPA funds or could perhaps get their funding somewhere else. Some members were also concerned that the application had changed substantially from the original application. If they do not have all the information needed by the next meeting, they could approve the application with contingencies.

**MOTION:** Move to adjourn the meeting at 11:55 a.m..

**Motion by: A.J. Alon Seconded by: Mona Anderson Yea 7 Nay 0**

The meeting was adjourned at 11:55 a.m..