

**TOWN OF PROVINCETOWN  
COMMUNITY PRESERVATION COMMITTEE  
TUESDAY, APRIL 24, 2007  
JUDGE WELSH MEETING ROOM**

Chairman Elaine Anderson convened the meeting at 9:14 a.m. in the Judge Welsh Meeting Room noting the following attendees:

Members present: Elaine Anderson, Chairman; Bill Dougal; Stephen Milkewicz; Molly Perdue

Absent Members: Mona Anderson, Vice Chairman; A.J. Alon; Austin Knight (excused absences)

Recorder: Cynthia Curran

The following are meeting minutes, in brief:

**PUBLIC COMMENTS**

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There were none.

**APPROVAL OF MINUTES**

**MOTION:** Move to approve the minutes of the 3/27/07 CPC meeting with minor correction.

**Motion by: Stephen Milkewicz Seconded by: Molly Perdue Yea 3 Nay 0 Abstain 1 (BD)**

**MOTION:** Move to approve the minutes of the CPC meetings at the Town Meetings on April 4<sup>th</sup>, 9<sup>th</sup>, & 10<sup>th</sup>.

**Motion by: Molly Perdue Seconded by: Stephen Milkewicz Yea 3 Nay 0 Abstain 1 (BD)**

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Elaine Anderson said that if she wins the election for the Board of Selectmen, this will be her last meeting. Mona Anderson, Vice Chair, will act as Chair until a new one is chosen.

**CPC FUNDING STATUS**

Elaine Anderson said that the new residents of the Sandy Hill condos will add to the tax base and the year-round population. Molly Perdue said that there will be twelve more affordable homes in perpetuity. Elaine Anderson said that although interest will increase the amount spent for the Sandy Hill condos from \$732,000, they won't necessarily take twenty years to pay off the bond. Therefore they will not pay as much interest.

Bill Dougal said that he didn't think the appraisal of the Sandy Hill project was correct. He said that he thought that the CPC should require an appraisal of all properties that are given grants in the future. Elaine Anderson that Seamen's Bank must have had an appraisal done. Bill Dougal said that it was good business practice to require an appraisal. He said that buying the land at an inflated price might be one way a developer could cheat the Town. He did not think this was the case with this proposal, but said that the CPC should make this part of their policy. After a long discussion the CPC decided that they would require an appraisal on future projects. This would be stated on the application. Bill Dougal made a motion.

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**MOTION:** Move to amend the CPC application to require the submission of a land and/or property appraisal required by the lender. The CPC reserves the right to seek an independent appraisal of the land and/or property with an appraiser of its own choice, with prior notification to the applicant. This will be Item 14 on the application guidelines.

**Motion by: Bill Dougal Seconded by: Stephen Milkewicz Yea 4 Nay 0**

[This motion was amended later in the meeting.]

Mr. Dougal also had a second motion. After long discussion the motion was made.

**MOTION:** Move to add to the application guidelines (Item #15) that the total profit of the project proposed shall not exceed 20%.

**Motion by: Bill Dougal Seconded by: Stephen Milkewicz**

After discussion the proposal was amended.

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**MOTION:** Move to add to the application guidelines (Item #15) that the total profit of each project proposed shall comply with all applicable governmental or other funding source requirements that may exist from time to time.

**Motion by: Bill Dougal Seconded by: Stephen Milkewicz Yea 4 Nay 0**

The discussion on this proposal also led to the amendment of the previous proposal.

**MOTION:** Move to amend the previous motion regarding appraisals to add: “In the event that a second appraisal is requested by the CPC and if there is a substantial discrepancy between the two appraisals, a third appraisal can be requested by the CPC. This third appraiser will be mutually selected by the applicant and the CPC.

**Motion by: Bill Dougal Seconded by: Stephen Milkewicz Yea 4 Nay 0**

The first motion then reads:

**MOTION:** Move to amend the CPC application to require the submission of a land and/or property appraisal required by the lender. The CPC reserves the right to seek an independent appraisal of the land and/or property with an appraiser of its own choice, with prior notification to the applicant. In the event that a second appraisal is requested by the CPC, and if there is a substantial discrepancy between the two appraisals, a third appraisal can be requested by the CPC. This third appraiser will be mutually selected by the applicant and the CPC. This will be Item 14 on the application guidelines.

**Motion by: Bill Dougal Seconded by: Stephen Milkewicz Yea 4 Nay 0**

The discussion then returned to CPC funding. The transfer tax was voted down at Town Meeting, so other ways to fund affordable housing must be found. The lack of affordable housing affects everyone. The members felt that more people must become involved. They felt that Town Meeting had been very factionalized and people must somehow be brought together in a new way.

Bill Dougal took the original copy of the Sandy Hill Condominiums application to review it.

### **COMMUNITY PRESERVATION COALITION MEMBERSHIP**

Elaine Anderson handed out flyers about the Community Preservation Coalition membership. The dues are \$1500.00 per year. The Committee decided they needed to know what services would be provided for that amount of money. .

**MOTION:** Move to adjourn the meeting at 10:55 a.m..

**Motion by: Molly Perdue Seconded by: Stephen Milkewicz Yea 4 Nay 0**

The meeting was adjourned at 10:55 a.m..