

Community Preservation Committee
Public Meeting Judge Welsh Room
Tuesday, June 12, 2007 9:00 a.m.

Present: Members: Chairman Elaine Anderson, Vice Chair Mona Anderson, Taylor Polites, Bryan Green, Cass Benson,

Staff: Acting Assistant Town Manager/Grant Administrator Michelle Jarusiewicz

Absent: Stephen Milkewicz, excused; Bill Dougal, unexcused; AJ Alon, unexcused

Meeting called to order at 9:07 a.m.

Introductions of newcomers. Amy Germain - Recording Secretary; Michelle Jarusiewicz - Town Liaison; Bryan Green – Provincetown Housing Authority, Cass Benson – Recreation, Taylor Polites – Historical Commission

Discussion on Housing Council. Approved at a reduced amount (\$50K) at Spring Town Meeting. Molly Perdue has been appointed to the Housing Council (Provincetown Housing Authority) and BOS appointment still pending. CPC will work with the Housing Council. CPC funds will be used for a staff person and/or consultant for the council; everyday needs of the council v. management person for projects such as 90 Shankpainter Rd. John Ryan is being considered to develop the scope of work/job description for the council staff person.

Implementation Committee from the Housing Summit developed a rough draft for a job description that could be useful. CPC recommends that in the RFP, the developer provide a percentage of funding for a Housing Council consultant/project manager.

CPC goals and objectives for 2008 were approved as amended. A suggestion to add Open Space to goals would be appropriate. Original oversight of CPC, approved at Town Meeting on May 4, 2004, deals with Open Space (10%), Historic District (10%) and Community Housing (80%). BOS postponed discussion on the public hearing on 2008 goals and objectives.

Motion made by Elaine Anderson to add to Goals: “7. To continue to encourage preservation of Open Space and Recreation land to enhance the quality of life in Provincetown.”

Seconded by Taylor Polites.

All vote to approve. 5 for, 0 against, 0 abstain.

Motion by Taylor Polites to add to Objectives: “7. Encourage preservation of Open Space and Recreation Land.”

Seconded by Bryan Green

All vote to approve. 5 for, 0 against, 0 abstain.

Motion made by Taylor Polites to send revised Goals and Objectives to BOS

Seconded by Bryan Green

All vote to approve. 5 for, 0 against, 0 abstain.

Motion made by Taylor Polites to Approve Goals and Objectives for 2008

Seconded by Bryan Green

All vote to approve. 5 for, 0 against, 0 abstain.

CPC Account Update. History of CPC funding handout. A current accounting will be requested from Alix Heilala.

CPC #200601 Shankpainter Rd. Acquisition

Bryan Green recused himself from discussion. Patrick Manning from Housing Authority and co-applicant gave an update. Legal update: recommendation to delay settlement for 60 days (voted by BOS at 6/11/07). Purchase and Sale Agreement has been signed. Conveyance/Closing date is what has been postponed. Adverse possession issue with the Tasha's to clear title to the property. Not able to be taken via Eminent Domain as Adverse Possession has been claimed. Town can cutoff access to the Tasha property from Route 6.

If this issue cannot be resolved within the 60 days, it may be necessary to move to other properties to develop the needed affordable rental units.

On agenda for June 26th meeting to discuss options pending Shankpainter decision. If CPC decides to walk away from the project, it would need to go before a Fall Town Meeting to return funds.

CPC #200702 6 Sandy Hill Lane

Cass Benson recused herself from discussion of #200702, 6 Sandy Hill Lane. Cape Cod Light Compact Green Grant approved for the project. Demolition permit has been granted. CPC funding designed to build community housing, preserve open space. The Community Preservation Act was originally approved at Annual Town Meeting to collect a 3% surcharge on taxes for this fund. Debt service on this grant may be paid down within 5 years. Contingencies on the grant include: 1) Anything over 20% profit from the project will be shared with and 2) Funds will be distributed quarterly. Legal agreement needs to be adopted.

Other Business:

Request financial statements for CPC from the town accountant.

Consider in RFP funding for housing consultant for Shankpainter project. Michelle wanted Committee to know that for grant purposes, this type of funding may be detrimental to state and/or federal funding sources.

Next meeting: June 26, 2007 at 9:00 am.

Funding strategies to be developed.

New members to review CPC website for background information/documentation. New member packet to be developed.

Need to get Planning Board member to be on CPC.

Motion to adjourn Mona Anderson

Seconded by Bryan Green

All vote to adjourn. 5 for, 0 against

Meeting adjourned at 10:28 am.