

Community Preservation Committee
Public Meeting Judge Welsh Room
Tuesday, July 24, 2007 9:00 a.m.

Present: Members: Chairman Elaine Anderson, Vice Chair Mona Anderson, Taylor Polites, Bill Dougal, Cass Benson, Bryan Green, Stephen Milkewicz
Staff: Acting Assistant Town Manager/Grant Administrator Michelle Jarusiewicz
Other: Ginny Binder, Housing Specialist

Meeting called to order at 9:04 a.m.

Public Comments: None

Guest Speaker

Ginny Binder, Community Preservationist, Housing Specialist

Goal of retaining community character; mitigate impact of development on community; promote social and economic diversity/development/sustainability while maintaining community character

Suggested uses of CPC funds and/or resources

1. Short term rentals: Habitations for Rent (General By-Laws) to be allowed by ZBA in all zones by Special Permit.
 - a. *Amend Section 9-5 to add, (90) days or less, "shall provide a copy of the special permit granted by the ZBA and the condominium association approval of said use in order to", register with the Health Inspector. CPC to consider for warrant at Fall Town Meeting. Revitalize downtown through development of affordable rentals in existing structures as opposed to creation of new building.*
 - b. Use of CPC funds for low-interest loans for renovations of properties to create additional short term rentals.
 - c. Potential liability for town of misrepresentation the legality of income from short term rentals by not being in Zoning By-Law table of permitted uses.

90 Shank Painter Status

Reference article in Banner. Settlement/Closing proposed for August 13, 2007. Bond would then be issued by CPC for \$1 million for the land acquisition. Monies may or may not be requested for the development phase. Would the Town keep ownership of land or would they turn the land over to the developer?

Update on 6 Sandy Hill Lane

- Draft Agreements for affordable units in perpetuity
- Narrative Update by Developer
- Financial Update
- List of Contractors
- Bank documentation: Loan and Construction Notes
- On-going inspections and site visits by town, bank and CPC members
- Mechanical contractors due to begin by August 1, 2007
- Completion proposed by November 1, 2007
- Proposed release of initial CPC funds on September 30, 2007
- Property appraised at purchase price by bank
- Town Accountant looking to pay down funding over 5 years as opposed to over 20 years.
- \$150,000 Grant received for photovoltaic solar panels. Details to follow as to whether this grant would offset CPC funding.
- Unit layout change not being done as timing for zoning hearing not possible
- Condo Association Document review
- Community Housing Resources to handle lottery for applications. September 17, 2007 application deadline
- Community Housing Resources to be property manager, retained by developer

Other Items

All CPC applications are now on file with the Town Clerk

Town of Provincetown regional grant application with Wellfleet for housing rehabilitation for low and moderate income units (for rental or ownership) to correct housing/building code issues has been approved.

Strategies for rolling CPC applications will be continued at next CPC meeting.

Discussion and review of 6 Sandy Hill Lane Agreement (Cass Benson recused for this discussion).

Motion to adjourn by Taylor Polites

Seconded by Brian Green

All vote to adjourn. 5 for, 0 against

Next meeting on August 14, 2007, 9:00 am

Meeting adjourned at 10:42 am.