

**TOWN OF PROVINCETOWN  
COMMUNITY PRESERVATION COMMITTEE**

TUESDAY, DECEMBER 12, 2006  
JUDGE WELSH MEETING ROOM

Chairman Elaine Anderson convened the meeting at 9:05 a.m. 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 (excused)

Other Attendees: Patrick Manning, Nancy Jacobsen, George Bryant (Housing)

Recorder: Cynthia Curran

The following are meeting minutes, in brief:

**HOUSING SUMMIT REPORT**

The CPC committee discussed the final report of the Housing Summit and how its ideas would be implemented. The BOS had suggested a task force under the direction of the Town Manager with members from relevant committees. The CPC suggested that others from the community might be involved, such as business and financial people. The idea of hiring someone in a full-time position was discussed again. The CPC could possibly propose a warrant at the next Town Meeting to help fund the position. It was also noted that multiple funding sources would be needed. The task force should start meeting the week of December 18<sup>th</sup>.

The discussion then turned to the "Existing Structures" portion of the report. The connection between the sewers and the use of existing structures was discussed. There is no additional gallonage available on Commercial Street at this time. It was thought that new by-laws or even state laws to streamline the process might be needed so more affordable housing could be developed.

"New Construction" possibilities, including the Cumberland Farms project, were discussed. There seems to be progress regarding the cleanup of the CF site. Other Town-owned sites were discussed.

The Committee also discussed the size of possible projects. Some members felt that smaller projects could be viable, while others thought that the cost per unit might be too high.

George Bryant had taken pictures of the new affordable housing in Chatham and showed the photos to the CPC. There are forty-seven rental units. They will be managed by an independent group. Mr. Bryant also discussed the need for the Town to invest in banks which would keep the money in this area. He also suggested that local businesses be required to do the same.

The CPC discussed the RFP's for affordable housing and the number of units which would be requested. It was thought that, in general, larger projects would be more cost effective, but the Committee wanted to remain open to smaller projects as well. New construction is much cheaper than bringing an old building up to code. After some discussion it was decided that the RFP should state up to fifty units. The CPC also discussed whether the request should be for rental housing or home ownership. It was decided to add "preference given to projects with at least two-thirds rental housing" to the previous RFP.

**PUBLIC COMMENTS**

- Olga Gee presented some plans for her property which she thought might be appropriate for CPA grants (historic and affordable housing).

**OTHER BUSINESS**

- The Committee discussed who might serve on the task force which the BOS was setting up. It was decided that it shouldn't be CPC members who are on other housing related committees, since they may be called on to represent their committees. Elaine Anderson and Austin Knight will be the CPC representatives for the task force.

Elaine Anderson said that she had received an email from Howard Burchman of the Planning Board. Mr. Burchman had said that the Planning Board would like to be part of the CPC, but the meeting time of 9:00 a.m. on Tuesdays was a problem. The committee discussed changing the time, but felt that the time should remain the same.

- **MOTION:** Move to keep the CPC meetings at the same time of 9:00 a.m. Tuesday mornings.  
**Motion by:** Austin Knight **Seconded by:** Mona Anderson **Yea 6 Nay 0**

- **APPROVAL OF MINUTES**

**MOTION:** Move to approve the minutes of the 11/28/06 CPC meeting.  
**Motion by:** Stephen Milkewicz **Seconded by:** Arturo Alon **Yea 6 Nay 0**

- **MOTION:** Move to adjourn the meeting.  
**Motion by:** Stephen Milkewicz **Seconded by:** Molly Perdue **Yea 6 Nay 0**

The meeting was adjourned at 11:12 a.m..