

COMMUNITY PRESERVATION COMMITTEE MEETING: MINUTES

**Grace Gouveia Building 26 Alden Street
February 25, 2013 4:05 pm**

Members present: Dorothy Palanza, Stephen Milkewicz, Susan Cook, Ann Maguire, Barbara Prato, James Hall, Judy Cicero, Eric Dray, and Nancy Jacobsen

Other attendees: Community Housing Specialist Michelle Jarusiewicz; Town Manager Sharon Lynn; Assistant Town Manager David Gardner; Town Counsel John Giorgio, Selectman Austin Knight, Selectman David McChesney

Public Statements:

Town Counsel John Giorgio summarized the opinion letter from Attorney Lauren Goldberg regarding the School's CPA funding request and that town meeting has already approved full funding. Town Counsel indicated that this is not an uncommon issue and that all the facts must be considered at the time that town meeting approved the funds. The school had submitted the CPA application prior to town meeting. The discussion at various meetings and town meeting included the fact that CPA funds would be requested and that any grants would reduce the appropriation. In their opinion it defeats the supplanting issue. Chairman Palanza indicated that it was not discussed with the CPC prior to Town Meeting as was stated in the opinion " Moreover, I am aware prior to the presentation of the Project to Town Meeting, the fact that CPA funds might be used for the Project was discussed at meetings of various boards, including for example School Committee, Building Committee and even CPC." When Chair Palanza asked where this information came from, neither Town Counsel, Town Manager nor Board of Selectmen Chair knew. She has consulted with the CPA Coalition. They said that Town Counsel's opinion was THE legal opinion for the town. But this is not the usual process and they are not completely comfortable

BOS Chair Austin Knight: On behalf of the town, always mentioned to the public that they would be applying for CPA funds. Given the circumstances and the need to proceed ASAP, it was not intended to bypass CPC process.

Member Eric Dray: Understood, but language of statute is limited. Trying to find a window that allows award. Question regarding the word "operating" – Town Counsel indicated that it is a term of art.

Town Counsel commented that the article language provided for the possibility of other funding sources which does make a difference for their opinion. Including that the CPA application had been filed. It was critical what voters understood at the time; what was being discussed at public meetings. It is still up to CPC to make recommendation or not.

Chairman Palanza: the CPC does accept rolling applications. If the school had submitted one this issue might have been averted.

BOS Chair Austin Knight indicated that he was unaware of the rolling application.

FY 2014 Requests:

General discussion among members about the total amount of funds. Previously set at \$400,000. Member Ann Maguire felt strongly about supporting the school's request. Member Eric Dray said that the CPA intent is not to keep tax base down but to fund projects that are difficult to get funds for. Member Judy Cicero said that the school is a community resource and a very important building. Chairman Palanza hates to see the CPA used to reduce the tax rate. Member Dray - what about maximum available funds at \$525,000? Feels should fund current projects in front of them and not be as concerned about future potential projects.

Chairman Palanza prefers more conservative \$400,000 cap, perhaps school \$150,000 - \$200,000. Nancy Jacobsen agrees. Member Barbara Prato agrees with Chairman about being more conservative, maybe - \$450,000. Ann Maguire prefers \$500,000. Member Steve Milkewicz stated that the Town has received the most CPA funds overall; believes that school and town projects should be funded through tax dollars and CPA funds should be used as seed money for the community. Eric Dray highlighted that only some of the total project items for WOMR schoolhouse building request would be eligible under CPA but not all such as red oak flooring.

Susan Cook MOVE to recommend \$50,000 for the **WOMR Eastern Schoolhouse** restoration at 494 Commercial Street; second Ann Maguire; approved 8-0-1 [SM]

Steve Milkewicz MOVE to recommend \$200,000 for the restoration and repair of the **Provincetown High School exterior** at 12 Winslow Street; second Susan Cook; approved 9-0.

James Hall MOVE to recommend \$50,000 for **Winthrop Street Cemetery Phase 3 and 4**; second Eric Dray; approved 9-0.

Ann Maguire MOVE to recommend \$25,000 for the FAWC renovation of the **historic barn at Days Lumberyard** site at 24 Pearl Street; second James Hall; approved 8-0-1 [SM].

Barbara Prato MOVE to recommend \$33,454 for **Community Housing Office**; second Susan Cook; approved 9-0.

Ann Maguire MOVE to approve \$72,916 for the **Mildred Greensfeld Basketball Court at the East End Playground**; second Stephen Milkewicz; approved 9-0.

Eric Dray MOVE to approve \$20,766 for **CPA Administration**; second Judy Cicero; approved 9-0.

Eric Dray MOVE to support the town meeting article to reverse the award of \$75,000 for **Hawthorne Barn**; second Susan Cook; approved 9-0.

Total \$452,136

Minutes:

James Hall MOVE to approve the minutes of 2/12/13; second Eric Dray; approved 9-0.

Stable Path update: Community Housing Resource email from Ted Malone outlined their intent to reapply for funding this summer, and if funded, project could commence April/May 2014. A primary consideration for DHCD not considering the 2012 application was the ongoing construction at Sally's Way and 83 Shank Painter Rd. No other concerns were mentioned. Of course it is a very competitive funding source.

Town Meeting Preparation: Annual and special town meeting begins April 1st. Point people for articles:

High School: Ann Maguire
WOMR: James Hall
Cemetery: Judy Cicero

Housing Office: Barbara Prato
FAWC: Eric Dray
East End Playground: Dorothy Palanza
CPA Administration: Dorothy Palanza

Grant Administrator Michelle Jarusiewicz will draft and circulate handout for town meeting to include some info about rolling application process. Need for additional outreach about the rolling application process.

Look at historic restriction language in guidelines.

Next Meeting: Monday, April 1, 2013 at 5:00 or 5:30 pm pre-town meeting.

Documents:

CHR email re: stable path
Draft Hawthorne Barn warrant article
WOMR budget update
Town Counsel opinion use of CPA funds for school renovation
Minutes 2/12/13

Adjourned 5:42 pm.

*Submitted by:
Michelle Jarusiewicz,
Community Housing Specialist & Grant Administrator*