



# Finance Committee

Finance Committee Meeting Minutes  
Monday, March 23, 2009 @ 1:00 pm  
“Yellow Room” at the Community Center  
Called to Order: 1:00 pm

## Membership:

<b>P</b>	<b>E</b>	<b>U</b>	<b>Name</b>	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Thomas Coen, Chair	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Ruth Gilbert, Vice Chair	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Robert Vetrick	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Virginia Ross	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Thomas Thurston	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Walter Winnowski	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Frederic Biddle (arr. 1:25 pm)	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Philip Gaudiano	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Ann Maguire	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Gabrielle Hanna, Alternate	<input type="checkbox"/> Voting
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	(Open), Alternate	<input type="checkbox"/> Voting

(Note: **P** = Present **E** = Excused **U** = Unexcused)

*These minutes are in brief format. This meeting was filmed and is available on DVD at the Provincetown Television office.*

## Also Present:

Alix Heilala, Finance Director	Dennis Minsky, Chair, Open Space Committee
David Gardner, Asst. Town Manager	David Hale, Open Space Committee
Michelle Jarusiewicz, Community Housing Specialist	Jonathan Sinaiko, owner, Suzanne’s Garden
Bill Dougal, Chair, Community Preservation Committee	Brian Carlson, Conservation Agent

## Order of Business:

1. To consider Annual Town Meeting Article 10, Community Preservation Budget for FY 2010.

2. To consider Annual Town Meeting Article 17, Land Bank – Acquisition of land for Community Agriculture, Conservation, and Open Space – 6R, 10R, and 14R, Browne Street.
3. To consider Annual Town Meeting Article 18, Land Bank – Acquisition for Community Garden, Conservation, and Open Space of a portion of 608 Commercial St. Map 15-3-061.
4. To consider or re-consider any other Town Warrant articles as necessary.
5. To consider any other business that may legally come before the Finance Committee.

**Town Meeting Warrant Article Reviews**

**Annual Town Meeting Article 10: Community Preservation Budget for FY 2010, Section 2D, 83 Shankpainter Road project.**

Presented by: Bill Dougal

The Committee agreed that this is a good project because it is targeted at very low-income individuals; it rehabilitates an existing building; and the cost per unit (\$15,000) is low.

<b>Motion # 1:</b> To recommend ATM Article 10, Section 2D in the amount of \$150,000.			
Motion By: Ruth Gilbert		Second By: Ann Maguire	
For: 6	Against: 0	Abstain: 0	Recuse:

**Annual Town Meeting Article 10: Community Preservation Budget for FY 2010, Section 2F, 35 Race Point Road (Stable Path)**

Presented by: Bill Dougal

The Committee had a variety of concerns on this article, including:

- Is there enough demand to fill both these units and the 90 Shankpainter units which will come online at the same time (92 units)?
- Are the units targeted to the right income levels?
- The lack of year round jobs.
- Will the existing community’s needs for affordable housing be met?
- What about prospective Town employees?
- Will the project displace renters from private market units?
- People with existing year-round jobs such as town workers or hospitality managers make too much money to qualify for moderate.

<b>Motion # 2:</b> To not recommend ATM Article 10, Section 2F.			
Motion By: Ann Maguire		Second By: Philip Gaudio	
For: 7	Against: 0	Abstain: 0	Recuse:

**Annual Town Meeting Article 10: Community Preservation Budget for FY 2010, Section 2E & Article 18. Land Bank – Acquisition for Community Garden, Conservation, and Open Space of a portion of 608 Commercial St. Map 15-3-061. (Suzanne’s Garden)**

Presented by Michelle Jarusiewicz

The Committee had several concerns with these articles –

- The lack of an ongoing maintenance plan that would preserve the garden in its current state.
- Easements that would be required for sharing the water well after the parcel is subdivided.
- The lack of an independent appraisal which is required before CPA monies can be spent.

<b>Motion # 3:</b> To reserve recommendation on Article 10, Section 2E, and to make a report to Town Meeting stating the Committee’s concerns.			
Motion By: Robert Vetric		Second By: Ann Maguire	
For: 7	Against: 0	Abstain: 0	Recuse:

<b>Motion # 4:</b> To reserve recommendation on Article 18 and to make a report to Town Meeting stating the Committee's concerns.			
Motion By: Robert Vetrick		Second By: Ann Maguire	
For: 7	Against: 0	Abstain: 0	Recuse:

**Annual Town Meeting Article 17, Land Bank** – Acquisition of land for Community Agriculture, Conservation, and Open Space – 6R, 10R, and 14R, Browne Street.

Presented by: Dennis Minsky, David Hale & Brian Carlson

The owner is asking \$170K for the property. There is a grant pending that would reimburse 52% of the purchase price or the appraised value, whichever is less. The property is currently being re-appraised for its highest and best use (3 single family homes). It was originally appraised at \$135K as open space. The grant would have to be spent this fiscal year. Prospects look good.

Mr. Carlson addressed the Committee's concerns about maintenance. AmeriCorp volunteers would be used in the summer so that the burden would not be put on DPW. A management plan will be developed for the entire parcel.

The Committee generally likes the idea of open space and a community garden. However, after discussion the Committee decided to reserve recommendation pending receipt of the new appraisal.

<b>Motion #5 :</b> To reserve recommendation on ATM Article 17 pending receipt of the appraisal.			
Motion By: Robert Vetrick		Second By: Ruth Gilbert	
For: 7	Against: 0	Abstain: 0	Recuse:

**Special Town Meeting Article 4. Create Regional School District Planning Committee.**

The Committee decided to take a vote on Article 4 due to the long-term financial implications.

<b>Motion #6</b> : To recommend STM Article 4.			
Motion By: Ann Maguire		Second By: Ruth Gilbert	
For: 7	Against: 0	Abstain: 0	Recuse:

**Article 30. Smoke Cessation Class.**

Ms. Maguire reported that Mass Health pays for smoking cessation classes, so there is no need for the Town to fund them. Other private health plans provide the same.

<b>Motion #7</b> : To not recommend ATM Article 30.			
Motion By: Ruth Gilbert		Second By: Robert Vetrick	
For: 7	Against: 0	Abstain: 0	Recuse:

**Article 31. Home Rule Petition – Real Estate Transfer Fee.**

The Committee had voted against a previous version of this article due to concerns about its constitutionality. The Committee had several concerns, including:

- The timing is wrong due to the current recession.
- The residential exemption, as defined in the new version, seems to have some of the same constitutional issues.

<b>Motion #8</b> : To not recommend STM Article 31.			
Motion By: Robert Vetrick		Second By: Ann Maguire	
For: 7	Against: 0	Abstain: 0	Recuse:

## Other Business

### Warrant Article Reporting Assignments

The Committee reviewed all of its reporting assignments.

### Letter to the Voters

Mr. Coen distributed his draft of the letter. The Committee members suggested some revisions. The new copier can produce booklets in-house which will save money and allow more time to finish up the letter.

Next Meeting:	April 2, 2009 @ 3:00 pm
Adjourn:	3:30 pm
Minutes by:	Thomas Coen

Approved by  on December 8, 2009  
Thomas Coen, Chair