

**COMMUNITY PRESERVATION COMMITTEE MEETING:
MINUTES
Veterans Memorial Community Center, 2 Mayflower Street
February 12, 2016, 10:08 am**

Members present: Kristin Hatch, Michelle Crone DeMarco, Brandon Quesnell, Judy Cicero, and Polly Burnell

Excused: Susan Cook and Barbara Prato

Other attendees: Community Housing Specialist/Grant Administrator Michelle Jarusiewicz

**Public Hearing:
FY 2017 CPA Funding Round:**

Recreation Dept.: VMCC Playground Shade Project \$32,000 - Recreation Director Brandon Motta presented the request, and responded to questions, for the installation of shade structures at the VMCC playground to cover portions of playground equipment [about ½] and picnic area. The area gets extremely hot in the summer as it has no shade; can be unbearable. The shade structure should reduce the heat by 15 to 20 degrees. There is a 10 year warranty. With high wind event, the shades can be brought down and will be removed in the winter.

School Superintendent Beth Singer voices appreciation for Recreation doing this. The school did similar thing for same reasons for the toddler play area. Really is necessary; works just fine. She is in total support.

Brandon Quesnell asked if the posts would be padded? – *not part of this money; in the future.*
What about parking? – *no changes*
What about water fountain? – *many inside*

Kristin Hatch asked if it is the same system as elsewhere in town? *Yes, smaller in other playground; maintenance is good.*

Brandon Quesnell asked if the Planning Department had approved? – *will apply after town meeting*

Brandon Quesnell MOVE to approve recommending \$32,000 for the shade structure at the VMCC playground; Michelle Crone second; approved 5-0.

Cemetery Commission: Alden St. Cemetery: \$40,000 - Richard Olson, Chair of the Cemetery Commission, presented the request, and responded to questions, for the Implementation of the Preservation Plan and stone conservation of priority stones [1 & 2] at the old section of the Alden Street Cemetery. Approximately 47 priority 1 stones lists and 31 priority 2 markers that are unstable and failing. Priority 3 and 4 are mostly stones that are down flat.

Brandon Quesnell inquired about photos? Michelle Jarusiewicz indicated that the full report with photos was in her office.

Judy Cicero noted that the cemetery is wide open and asked if the damage was due to weather? *Yes, not vandalism.*

Polly Burnell MOVE to recommend \$40,000 for the Alden Street Cemetery restoration project; Judy Cicero second; approved 5-0.

School Dept.: Phase 2 Auditorium \$40,000 - School Superintendent Beth Singer presented the request, and responded to questions, for the historic painting and refinishing of walls, ceiling, and woodwork in the auditorium of the former high school building. The Auditorium is used by students and other theater groups; for example the Tennessee Williams Festival. They plan to continue and expand use by making the space more user friendly. The previously funded curtains are done but will not be hung until the painting is done. Other related projects include adding AC and removing the air handler on the stage. They will be redoing the lighting and have already done the sound system. The floor and seats remain. They will be fundraising soon. Doing the shell.

Michelle Crone asked if the problem with the leak had been fixed? *Yes, done, no leaks.*

Beth Singer indicated that they don't have bids yet. They have an estimate from Cape Associates – scaffolding increased the price which is estimated at \$57,000.

Judy Cicero would like to see steps and good guarantee. Beth Singer indicated that the current project was with the Mass. School Building Authority; lot of experience with bid process.

Michelle Crone said that the lighting is not done yet; maybe there is time to work together. Ms. Singer said that they won't touch the ceiling but will touch the walls. They are putting together a plan with lime light.

Polly Burnell MOVE to recommend \$40,000 for the School Auditorium Phase 2 project; Brandon Quesnell second; approved 5-0.

Cape Cod Village: \$100,000 - Gisele Gauthier presented the request, and responded to questions, for Cape Cod Village, the regional housing development in Orleans for autistic adults. Bob Jones was not available to attend today. A video presentation indicated that 1 in 68 children are born with autism. Autism significantly impacts the entire family. When the autistic child ages out of the system at 22, where will they go? Cape Cod Village will provide 16 permanent homes in 2 duplexes on land that has been acquired. Ultimately there will be a commons building for the use by the tenants and the community. They are in the permitting process. They are fundraising and are approximately 20% of their goal with funds for the site work and permitting. There is another site in Dennis with the same goals [originally one group]. 16 units won't solve the problem.

Judy Cicero indicated that they are approaching all Towns. Wellfleet has recommended approval and Orleans has recommended second amount of funds; Brewster next week. They have not approached Truro and Eastham yet. Just ran out of time but plan on approaching next year.

Michelle Crone asked if they would be able to expand? *No, land is for 16, but if successful will search for other opportunities.*

Polly Burnell asked if full amount requested? *Wellfleet – yes; Orleans – no, as they approved \$350,000 2 years ago for the land acquisition, so this year \$100,000.*

Michelle Crone asked if there would be a lottery? Ms. Gauthier replied that according to fair housing laws they would need to create a tenant section plan which would include requirements about disability levels. There will be funding through DDS and determinations of goodness of fit. DDS would make appropriate matches if more than 16 qualify. DHCD is willing to allow Cape Cod local preference but can't specify towns.

Kristin Hatch wondered why we would use Provincetown money when something might not benefit Provincetown residents? Ms. Gauthier asked how much housing is for the disabled? The Housing Authority has some units. Ms. Gauthier said that what about those that can't care for themselves? Asking for support now; if not available Provincetown residents might have to go even further. This will provide more local regional opportunity. Someday it could be you or a relative, and will need to send the child far away.

Kristin Hatch said that we all know people. No dispute that it is great cause and a great need but there are limited resources. Ms. Gauthier said that it is unlikely that a facility would be built in Provincetown as the cost of the land makes it economically out of reach.

Michelle Crone asked about the commons building. It is not restricted and can be used for community event. Events could be open to non-residents.

Beth Singer asked about day programming? Ms. Gauthier said that it is not planned now. The commons building is not big enough. The families are committed to getting the residents off campus – model Cape Abilities, May Institute. This is a residential program not a service oriented program.

Brandon Quesnell asked about if consulted with the Board of Health. Michelle Jarusiewicz said yes.

Beth Singer said that at age 22, they age out of the system and the school system was aware of 2 residents in their 20s that would be appropriate applicants; there may be some older residents as well.

Ms. Gauthier said there would be a service provider licensed by DDS. DDS would screen applicants and conduct the tenant selection plan.

Patrick Manning asked if once the village is there, maybe tenant on social security? Ms. Gauthier indicated that the person would receive adult services and social security income. 75% of the income goes to room and board. They will always need to fundraise to sustain operations. The Dennis program was funded through CPA funds, private funding, and some state and federal money. Mr. Manning indicated that this would be the 1st time Provincetown funded a residential program; it would set a precedent.

Elaine Anderson said that she would not support our funds for a development in Orleans. The tax money is for our community and we are in severe need. Ms. Gauthier said that she respected that but asked what if she knew ½ dozen people in need? CPA encourages regional consideration of certain needs. Ms. Anderson understands the regional concept but there is only so much money. Personally she thought a \$100,000 request would choke town meeting and is not convinced the Town would support it.

Judy Cicero said that she agrees. We do have money, do we have to be Provincetown centric? If we give money are we taking away the possibility of a Provincetown program? She feels that the project is very worthy and ahead of the curve.

Michelle Crone said that the difficulty is that we don't have Provincetown data. The Disability Commission did a survey 1 ½ years ago, 700 returned. Blown away about the degree of mental health issues. No specific info on autism. Need more outreach and data. The request may reflect Provincetown need but just don't know. Town Meeting is very emotional. The fact that it is located in Orleans, it will get shot down. Could come back with information in the future.

Polly Burnell asked if this would be annual request? *No, just one time; trying to fill the gap.*

Beth Singer understands the complexity of this Town especially with housing such a focus. This is an almost invisible population; they are not out and about. They do exist in small numbers; they do exist in every town. There is no way to address this except in broader community. The schools always have this issue, if you have one child with a specific issues, what do you do? In the future there will be facilities for this population, but we are not there yet. There are competing needs. If the CPC doesn't recommend, town meeting doesn't get to decide.

Kristin Hatch asked if it could be regional through the County? *The HOME Consortium has some money, part of the federal and state funding cycle, but need permits first. Hoping to do all at once since it takes so long.*

Ms. Hatch indicated that she is on couple housing committees and this was not identified in the Housing Action Plan. She personally thinks that the CPA funds should be applied to the Housing Plan. The Plan doesn't speak to specific populations. Ms. Gauthier said that she was not saying the need is greater than any population.

Elaine Anderson said that this was just the beginning; we will have a line of need constituents. Ms. Gauthier said that the need is endless, but this has legs, it has been in development for 3 ½ years. It is tremendous amount of work.

Brandon Quesnell agreed but this is the first time that Provincetown has heard of it. Continue to get the message out. People need to hear about this. It is still too new.

Michelle Crone asked if it could be a lower amount? It could guarantee a dialogue.

Judy Cicero said that she feels that the handicapped are ignored all the time. At town meeting she can't hear.

Ms. Gauthier said that if the CPC would recommend in full or in part to start the dialogue, they would try to convince town meeting that it is Provincetown's best interest.

Michelle Crone asked if not us, who?

Beth Singer said that two nights earlier the Board of Selectmen, Fire Dept., and Police Dept. met with other towns on the opiate issue looking for regional solutions.

Kristin Hatch said that nobody disagrees that it is a worthy cause; nobody disagrees that a regional solution wasn't a good idea, but personally doesn't think CPA funds are appropriate.

Brandon Quesnell: MOVE to not recommend \$100,000 for Cape Cod Village; Polly Burnell second; approved 3-2 [MC, JC]. Judy said that she would like to do something.

Michelle Crone MOVE to recommend \$25,000; Judy Cicero second; does not pass 2 [MC, JC] - 3. Brandon said that he appreciates the need but town meeting is not the starting point. It is not appropriate. Michelle Crone said that Provincetown is part of the Cape; feels like \$100,000 is too much but starts a dialogue. If it doesn't pass, they can come back next year. Michelle Jarusiewicz pointed out that CPA funds are allowed on out-of-town projects. Kristin said that she would like to see a discussion with the Community Housing Council and the Board of Selectmen; maybe ID the community need. We have so many needs. Polly pointed out that an applicant can come before them at any time.

Ms. Gauthier thanked them for their time; she could feel their support and their dilemma.

Kristin Hatch emphasized that they could return. Judy said they need to find out the needs. Polly Burnell indicated that there is Local Comprehensive Plan forum on 3/19/16.

Housing Authority: \$60,000 -- Executive Director Patrick Manning presented the request, and responded to questions, for the Maushope property expansion planning & design. The Housing Authority has been working on expansion. They serve the very low income and could go to the moderate income range. Available land is very difficult. It takes a long time. 44 Harry Kemp Way has Maushope and duplexes; looking to expand on site. PTown 365 members thought could perhaps double the number of units. There are 2 lots next door on the market. The \$60,000 is for preliminary planning including site evaluation, septic system, etc.

We only have 1 handicap access unit now; looking at more. Looking at 2 bedroom units which would allow a live-in caregiver. The Housing Authority only has part-time staff, no capacity. Mass. Housing Partnership provides some free services. The Housing Authority does not have mortgages except at the Foley House. So we could use the property value as leverage.

Michelle Jarusiewicz supports the request, there is significant need ongoing 5 to 7 year waitlist, had submitted a CDBG application which was not funded.

Elaine Anderson [Housing Authority member] is very excited, the need is ridiculous. Kristin Hatch [Housing Authority rep on CPC] indicated that it is an identified need in the Housing Action Plan. The Housing Authority is in position to target low-income; they are the 3rd largest owner/operator of housing in Provincetown.

Patrick Manning indicated that this will do more than plan but will include engineering to support the development of additional units including a funding plan. All units at the Housing Authority now are subsidized for elderly and disabled who pay 30% of their income; could do local preference.

Brandon Quesnell MOVE to recommend \$60,000 for Housing Authority expansion planning; Polly Burnell second; approved 5-0.

Housing Office: \$117,982 - Housing Specialist Michelle Jarusiewicz presented the request and responded to questions for the Housing Office including full-time Housing Specialist & expenses. She indicated that the past year has been full of activities including the resale of 7 deed restricted ownership units, Stable Path coming on line, 40B request, etc. Under direction of Town Manager, staff is working on housing roadway to address housing over broad range of income levels.

Kristin Hatch said that Stable Path has been in the pipeline for about 10 years. It takes a long time.

Patrick Manning said that the Housing Specialist is an invaluable resource from the Town. Anything housing she is involved with and has good knowledge base.

Judy Cicero echoed that but asked why isn't it in the Town budget? Someone so valuable to the Town should be included. Kristin Hatch agreed.

Judy Cicero MOVE to recommend \$117,982 for the Housing Office; Michelle Crone second; approved 5-0.

Brandon Quesnell asked about the inclusionary by-law amendment [still tweaking language] which he strongly recommended attendance at upcoming PTown 365 meeting. Michelle Jarusiewicz to forward info.

Public Statements:

Beth Singer need emphasis on multiple bedroom units.

Kristin Hatch said that the majority of the units at Stable Path are 2 Bedrooms even though the highest need is for 1 bedroom units.

Patrick Manning thanked the CPC for all their work.

Minutes:

Brandon Quesnell MOVE to approve the minutes of 1/11/16 as amended; Polly Burnell second; approved 5-0.

Polly Burnell MOVE to approve the minutes of 1/25/16 as presented; Brandon Quesnell second; approved 5-0.

Next Meeting: maybe before town meeting and regroup after town meeting

Adjourned 12:12 pm.

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