

## **COMMUNITY PRESERVATION COMMITTEE MEETING: MINUTES**

**Judge Welsh Room Town Hall, 260 Commercial Street  
January 26, 2017, 1:00 pm**

Members present: Kristin Hatch, Judy Cicero, Susan Cook, Polly Burnell, Michelle Crone-DeMarco, Alfred Famiglietti, Brandon Quesnell, and Dennis Minsky

Other attendees: Community Housing Specialist/Grant Administrator Michelle Jarusiewicz

### **Public Statements:**

Tony Brackett spoke in favor of the Cape Cod Village request. It is excellent example of a public/ private partnership. Fear the direction of the federal administration is leaning towards unequal education for those with disabilities. It is a slippery slope. We need to take care of the most vulnerable citizens. Very strong support.

Tracy Kachtick-Anders is a year-round resident and would like her child to live to be 100 happy years. She is mother of 5; some with disabilities. Cape Cod Village may not be for her children but it is needed. There is risk of sexual assault for the disabled. Keeping them near families is healthy. She fully supports.

**Annual Report:** due by 1/26/17; not finished yet; she will speak to the Town Clerk.

### **FY 2018 CPA Funding Cycle Proposals:**

**Creative Commons: 46 Bradford St. exterior:** Rik Ahlberg, Karen Cappotto, and Peter Hocking. The Creative Commons proposal for the use of the Community Center has been approved and will be presented to the Board of Selectmen for acceptance. The exterior of the building needs dire repair. There has been deferred maintenance. It is listed on the historic register. They are looking for support. That is, Creative Commons, a non-profit which is under the umbrella of Provincetown Community Compact while they apply for IRS non-profit status. Ms. Cicero said it is a lovely idea; she is in favor of a town group using the Town building. Ms. Jarusiewicz noted that the award is pending execution of a Land Development Agreement and Lease. The Creative Commons will then own and operate for a specified term. There was general discussion of the timing of the decision. Peter Hocking indicated that there was a planning group and a Board of Directors to take responsibility. He described the workspaces and co-working areas with flexible spaces for classes and education along with economic development support. The goal is to incubate new businesses. Visitors will have access. They would like to do the construction work within 90 days of closing the lease. They are also approaching others for funding including Mass. Historic Preservation. Ms. Jarusiewicz noted that the CPA funds are not available until July 1<sup>st</sup> and work must follow the preservation guidelines. A preservation restriction would also likely be required. There was discussion about various membership models which may include daily, weekly, and a variety of others. The committee is committed to a transparent process. Some anchor tenants may have longer terms. Dennis Minsky said that in theory fantastic but not enough info yet about the details. Peter Hocking said that the submission to the Town is on the Town's website. All the details have not yet been determined. There is a 10-year capital improvements plan for the building to repair and make it solid. How much needed to open? They intend to open as soon as possible; minimum needed \$160,000; \$260,000 top to bottom. They have a commitment of \$250,000 [for all expenses including operating]. The building is important to the Town. Ms. Hatch said that she realizes that the CPA application was before the RFP

proposal to the Town and gathering more information. Polly Burnell said that historic wants to see the building worked on and used. Fantastic. Getting started is very important. Prefer no demolition. Judy Cicero loves the idea but lots of ifs, hopes, and dreams. Peter described staffing plan: for the 1<sup>st</sup> three years there would be an Executive Director and part-time year-round employee. Then add on. They are committed to being open 12 months. According to the terms of the lease, if there is a default, the building reverts back to the town. Polly said to make sure go to historical commission.

Michelle Jarusiewicz indicated that all are invited to attend the Public Hearing scheduled for February 9, 2017 and that all questions should be directed to her.

Kristin Hatch disclosed that Mark Hatch is on the Board and they are first cousins.

There was further discussion about economic development support which would include some mentor programs, guest speakers, staff support, trying to build a nexus through building relationships. The Lower Cape Community Development Partnership is interested in working with them.

**Cape Cod Village** with Bob Jones and Gisele Gauthier. Bob described that the idea of Cape Cod Village [CCV] began with parents of kids with autism wondering what would happen to them when they grew up. They founded a non-profit. This housing design provides meaningful and integrated space for 15 people. There are 2 duplexes plus another community building. They have received many calls from the Lower Cape. Not all children with disabilities need to live there, but they need opportunities to socialize and learn skills. Those at the severe end of the autism spectrum need 24/7/365 care. There are also economic development benefits through creating jobs. They don't know how many applicants there might be. There are 3 criteria: they must have autism, they must have the necessary funding to be there [state dept. for development services], and goodness of fit [use NEEDS criteria]. A lottery would be used; there would be cape-wide local preference for up to 70% for the initial occupancy. This is a project for a regional need. It could have been located elsewhere including Provincetown but most Towns can't offer an appropriate space. Orleans is centrally located. Cape Cod Village has been approved by the Secretary of Health and Human Services. It is the only project of this type approved. They own 4 acres in Orleans. It is cleared and has a driveway. It has environmental study done. It has conservation, zoning, and safety approvals. It has support from the Orleans Board of Selectmen, finance committee, and housing committee. They applied for Federal Home Loan grant. They were 2 points short and not funded. But DHCD has invited them to full funding round application which is significant advance. They have invited the school committee and local parents to comment on the need. There are 2 young adults with severe autism that live in group homes up Cape.

Ms. Crone-DeMarco commented that the amount done and forward movement in the past year is amazing. Ms. Hatch inquired about the 15 spots- potential expansion? Ms. Gauthier replied that 16 triggers the definition of an "institution" which is an intermediate care facility. Ms. Hatch was concerned that only 15. Would they be returning for more money? Ms. Gauthier replied that they would not return for operating funds, but if the capital request was decreased, they might return. Mr. Minsky asked if this was symbolic money? Ms. Gauthier said that it was a little bit symbolic but every penny counts. It is rare that DHCD does regional projects.

Mr. Minsky asked if it would be “green?” Mr. Jones said that it would be green as possible including solar.

Mr. Famiglietti asked if there would be a regional bus or van? It is under consideration.

Mr. Quesnell wondered if the Capabilities group might offer most of what was being asked according to the website, does it already exist? Mr. Jones said that they attempted to partner but they are not interested in service provision for the autistic community. It is not their area of expertise. They deal with traditional mental disabilities; autism is very specific. Ms. Gauthier said that the housing is different. It isn't integrated into the community, but they will complement each other. Mr. Quesnell asked about the need for Provincetown? Provincetown has a community housing crisis and they need to consider offering a grant outside Provincetown, how to defend it? Ms. Crone-DeMarco indicated that there were expressions of support under public statements. Mr. Jones indicated that there were currently at least 2 people in Provincetown, but there was no guarantee. Tony Brackett indicated that the resource building would be for everyone even if not a resident. People from Provincetown can participate. Ms. Cicero knows a parent with autistic child. There is a frustration level. Having a center for support is important. As a teacher in the past with no such resources, she understands and is willing to support.

Mr. Quesnell if go to 16, what is the need in Provincetown? Why not looking for more? Ms. Gauthier identified the issues of zoning, density, wetlands, “institution.” Mr. Quesnell – but why limit? Ms. Gauthier -- because there are limitations.

Ms. Cicero said that years ago the Town opened a nursing home. There is still the need, but the cost and personnel has led to the evolution of the model.

Ms. Hatch since last year she knows there is a need, she likes the community component.

Ms. Kachtick-Anders asked why is not happening? Parents of special needs children advocate for children. Anecdotaly knows of 6 children with autism.

Ms. Hatch said that there is a big difference this year. She would support a lower number and be represented as a regional partner.

Ms. Crone-DeMarco said that those with disabilities are part of the community. The proposal is much better. Mr. Quesnell said that CCV needs more community education. Ms. Cicero said these people did it. There is genuine need. They got federal money. They added community center. We would be remiss if we didn't fund this. Mr. Quesnell is worried about town meeting being concerned about money going out of town. Mr. Minsky agrees with Ms. Crone-Demarco. He would want \$50,000. It would be wonderful if Mr. Jones speaks at Town meeting. Ms. Crone-DeMarco would go for \$100,000 and start awareness of the need.

**Next Meeting:** no meeting on 2/2/17; public hearing 2/9/17, can meet more if needed.

Adjourned 2:48 pm.

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