

**SPECIAL MEETING
PROVINCETOWN HOUSING AUTHORITY
JUNE 17, 2003**

A Special meeting of the Provincetown Housing Authority was called to order by Margaret Carroll-Bergman , Chair Pro Tem on Tuesday, June 17, 2003 at 1:42PM at the Maushope Common Room at 44 Harry Kemp Way, Provincetown, Massachusetts.

PRESENT: Provincetown Housing Authority
Margaret Carroll-Bergman, Chair Pro Tem
Arturo Alon
Pam Parmakian
Patrick J. Manning, Executive Director
Cumberland Farms
Devra G. Bailin, Senior Corporate Counsel
Ronald E. Grabarek, Vice President of Real Estate
Rick Boyle, Regional Sales Manager
Town of Provincetown
Sarah Peake, Board of Selectmen
Keith Bergman, Town Manager
Jon Gilmore, Director of Community Development
Mark L. Latour, Community Development Deputy Director

ABSENT: None

AGENDA: Motion by M. Carroll-Bergman to approve agenda as presented, seconded by A. Alon.

VOTED: Unanimous to approve agenda as presented

CUMBERLAND FARMS LAND:

P. Manning began meeting with brief history leading to meeting. Past BofC member R. Cabral had discussed with D. Bailin the interest of PHA in land Cumberland Farms owns on Shank Painter Road. They discussed if Cumberland Farms would be interested in donating, or selling, the land to PHA to develop affordable housing.

D. Bailin introduced plans by Cumberland Farms to redesign/redevelop their store on Shank Painter Road. The plans reduces the size of the building and increases the number of gas pumps. D. Bailin asked if the PHA and Cumberland Farms projects were to be done jointly would that be beneficial for Cumberland Farm's plan. S. Peake and K Bergman responded in the negative. S. Peake stated that the two projects are and need to be separate. M. Bergman stated that the two projects could be supportive of each other. S. Peake asked where in the redevelopment process Cumberland Farms was. D. Bailin informed that the plans were almost ready to go for Town permits and approval. D. Bailin asked where PHA was.

P. Manning informed that a grant to MHP for preliminary engineering site review could be sent out within a week. D. Bailin requested this be done.

Maps of the area and site where reviewed. The maps indicated approximately 3 acres of land for Affordable Housing. The maps indicated no wet land nor sensitive land areas. Cumberland Farms will need to maintain about 150 feet frontage on Shank Painter Road. The excess land fronts Shank Painter Road as well as Province Road. Cumberland Farms would likely sub-divide the land.

M. Bergman informed that PHA must own the land in order to access funds for development. D. Bailin ask P. Parmakian if she could arrange an assessed value of the property.

S. Peake asked if Cumberland Farms would consider a second floor to their store for affordable housing. R. Grabarek answered somewhat negatively due to past bad experiences.

The meeting ended with Cumberland Farms moving forward with their plans and surveying the property to identify portion of land for PHA. PHA will move forward with grant to MHP for initial site engineering.

Motion to adjourn the meeting was made by A. Alon, seconded by M. Bergman. Meeting adjourned at 2:37pm.

Respectfully Submitted

Patrick J. Manning
Recorder