

Minutes of the Open Space Committee, March 3, 2010

meeting ran from 3:32 until 6:15, including executive session

Members present: Dave Hale, Hank Janowsky, Steve Milkewicz, Dennis Minsky (recording)

also present: Paula Goldberg, David Gardner, Patrick Manning, Cheryl Andrews, Molly Purdue, Celine Gandolfo, Sherry Dransch

Dave Hale moved to approve the minutes of 2/25/10 as written, Steve Milkewicz seconded, and the minutes were approved by a vote of 4-0-0

Patrick Manning, executive director of the Provincetown Housing Authority, addressed the committee about the possibility of the Housing Authority participating in a joint acquisition with the Open Space Committee of the Hawthorne property off Aunt Sukey's Way. He outlined the housing needs of Provincetown, referring to a 5-6 year waiting list for available units. He also referred to the fact that Billy Rogers asserted that the land could accommodate 15 single family homes. The HA is considering 12 units, which could be housed in between 3 and 6 buildings, taking up an acre of the land, more or less. He also referred to the 114 foot frontage on Aunt Sukey's Way, which could be divided between the HA and the OSC; he also promised that the HA would provide parking for open space use. There would be a need for onsite septage. The HA has no definite plan as yet. He also referred to the impending sale of property that the HA owns at 951 Commercial, which would have a minimum bid of \$399,000, and that money could be applied to this purchase.

A general conversation on this topic ensued. Hale pointed to the problematic timing, and said that the HA's share of the purchase price should be more than \$200,000 because it would be appropriating the buildable portion of the property. Janowsky questioned whether the owner of the Hawthorne property wanted to see it developed. Paula Goldberg questioned whether there would need to be one appraisal with an alternative or two separate appraisals. Molly Purdue suggested that the HA could cover the cost of the second appraisal. Goldberg also questioned whether a joint acquisition would be consistent with the Community Preservation Committee's vote to support the acquisition for open space purposes only. David Gardner agreed that this was "very problematic"; the OSC would have to return to the CPC to "amend down" the amount from CPC. He also said that we would need an update on Land Bank funds; we can only approve the amount that we have at the time of Town Meeting, but inserting the phrase "to borrow" will cover that aspect.

It was generally agreed that two articles would be presented at Town Meeting, “scenario one” and “scenario two”

Minsky moved and Hale seconded to approve “scenario one” (acquisition of Hawthorne property for open space only) article for inclusion in the town warrant; the motion was approved 4-0-0.

Hale moved and Minsky seconded to approve “scenario two” (acquisition of Hawthorne property for open space and affordable housing) article for inclusion in the town warrant; the motion was approved 4-0-0.

It was discussed also that “scenario two” should precede “scenario one” in the warrant so as to put it to the test of a town meeting vote first; the possibility of indefinitely postponing the “scenario two” article if all aspects are not agreeable was also mentioned.

The OSC voted to go into executive session, after which it adjourned, at 6:15