

Community Housing Council

Judge Welsh Hearing Room

September 17, 2007

4:00 p.m.

Members Present: A.J. Alon, Elaine Anderson, Catherine Reno Brouillet,
Joe Carleo, William Dougal (arr. 4:10 p.m.)
and Molly Perdue.

Members absent: none

Staff: Maxine Notaro (arr. 4:08 p.m.)

Others: Polly Hemstock (arr. 4:13 p.m.)

The meeting was called to order at 4:04 p.m. Joe kicked off the meeting by saying, "We're expecting Polly and we are waiting for a draft from John Ryan."

Meeting Agenda

Minutes

Motion: Approve the minutes of the September 10th meeting.

Motion: A.J. Alon **Seconded:** Cathy Reno Brouillet **Vote:** 5-0-0.

Continued discussion with Polly Hemstock

She said she had revised the flyer based on what was requested last week. Then she felt that we should look at when to plan the public meetings. Once again Polly endured the many suggestions from the Council. One was that any time an acronym is used that the full term should be spelled out, i.e., ZBA should list Zoning Board of Appeals the first time it is used, and also, ADU should be preceded by Accessory Dwelling Unit, etc. Bill Dougal said that the brochure looked fantastic and then proceeded to change many facets of it. He suggested adding quite a few lines – one would add a line that says the septic system would have to have the flow for the correct number of bedrooms.

Molly said to just make it general and add "check with the health agent" or "confirm adequate sewerage capacity with the health agent or the sewer dept." Joe C. suggested that the missing word is "opportunity," i.e., the amnesty bylaw would "provide an opportunity for those units not in compliance."

Polly, attempting to clarify the many suggestions that were flooding in to her, said - so if anyone calls the housing office they will get a definite answer? Bill D. said that – for the average taxpayer, it should be in simple English. A.J. said that we did ask Polly to put in our official mission. Bill, once again, had a comment on the brochure and suggested listing all the members of the CHC.

Someone asked when Matt Mulvey's last day had been. It seems the state law dictates that we have to have a building commissioner - so Matt Mulvey is here until a replacement is hired.

Bill D. had yet another suggestion..... he would like a picture of something that smacks of Provincetown on the front of the brochure. Perhaps the Monument? A.J. would like current housing

units depicted and he felt that the Monument is used too much. It was suggested that Polly H. speak to the Provincetown Business Guild (PBG) and they would probably have a myriad of pictures that would be suitable. Someone suggested the Carnival Parade and that was hurriedly shot down.

Joe C. asked, “So, Polly, do you have enough to keep you going?” He would like to wait until the housing office is staffed for any further discussions on this.

Joe further feels the guidelines are here and we can then think up possible questions that people may have. So far there is an application form and Bill D’s biggest fear is that we have people go through the maze of applications and the applicant will be exhausted and frustrated - and they can get brutalized by the system. “It’s just the nature of the system!”

Molly said that the amnesty application should be kept very confidential. Bill, citing the worst possible scenario said - what if the project turns out condemned? Elaine A. said that we have so many forms – shouldn’t we streamline this? Molly said that it would make sense if we could have some type of application – like a preliminary application.

If someone calls under the TAP grant – do you see people after the final O.K.?. They start here and finish here. Elaine wondered if we give them input at first? It has yet to be hammered out.

Bill D., still fretting, said - what are our procedures to currently obtain a tax exemption? Paul Gavin, the Assessor, has a form and it’s on the website. Bill wanted all the details, i.e., who is tracking that unit, etc.

Joe C. said – we’re not mailing this out today and the town has to set policy. The discussion continued in this vein for at least an hour and a half with no firm conclusions being drawn. Quite a few hypothetical questions were raised which had no real answers.

It seems as though the town of Wellfleet has set up a loan fund for people who would like to upgrade their properties for affordable rentals. This and quite a few other ideas were bandied about with no real conclusions at this early stage in planning.

Polly concluded by saying that she could be contacted at [phemstock@comcast.net](mailto:pthemstock@comcast.net) and she will return in two weeks with yet another brochure.

Continued discussion on PCHC key goals

Joe said that we had a fairly long discussion last week. There are tasks that we need to take care of and John Ryan will put together a summary of all of that work that we’ve done with TAP. Elaine A. said that we would like a protocol agenda for projects that are coming by. That way we know what’s in the pipeline. Maybe we can take a look at the Provincetown Housing Authority (PHA) and their ongoing agendas and borrow a page from their tracking mechanisms. Perhaps it should be called Pending Projects and updated on a regular basis.

Any other business

There has been 3 applications submitted for the **Housing Officer**. The CHC wants to know - from the Town Manager what our role is. Sharon Lynn will be back on Wednesday. Are we being involved in the interview process – or what? All Joe knows is that there are 3 applicants.

Maxine N. said that we're all set to go on the downstairs level with the Housing Director; we have a phone, chair, desk, etc. Sharon L. has seen it and agreed to it.

Joe C. spoke to Howard Burchman and there is a joint meeting planned between the CHC and the Planning Board for next Monday, September 24th. The CHC will have their regular meeting on the 24th at 4:30 p.m. (pls note change in start time) and then the joint meeting with Planning will begin at 5:30 p.m.

The meeting scheduled for the CHC and Board of Selectmen for October 11th has been postponed; it will now take place on Monday, October 22nd.

It had been rumored that Victor DePoalo from **175 Bradford St. Ext.** was coming before the ZBA on Thursday, the 20th to ask for a change in Appendix A of his original plan. Many thought that this was an attempt to get relief from building the restaurant that was part of the original plan. Maxine said he has to have the restaurant according to the law. Maxine further said that the restaurant is not on Appendix A.

Bill Dougal wants to invite the developers of **Sandy Hill Lane** and wants a report on income levels, etc. Also Bill wants a report from Ted Malone. A.J. said that Michelle Jarusiewicz already gave us that information on chapter 40B..

Adjournment happened at 6:11 p.m. (October 10th is the lottery.)

Respectfully submitted,
E. Rogers Gaudiano

Approved by _____ on _____, 2007.
Joe Carleo, Chair