

# Community Housing Council

Judge Welsh Hearing Room

October 9, 2007

8:00 a.m.

**Members Present:** A.J. Alon, Elaine Anderson, Catherine Reno Brouillet, Joe Carleo, William Dougal, and Molly Perdue.

**Members absent:** none

**Staff:** David Gardner

**Other:** Trent, property manager for Herring Cove Village

The meeting was called to order at 8:05 a.m.

## Meeting Agenda

### **Herring Cove Village (final position statement)**

Everyone on the Council had received and read a letter from David Krohn and Jim Watkins, owners of the proposed Herring Cove Village. Joe Carleo said that there were no significant changes. Basically the first two affordable units will be in phase 1 with the third one in phase 2.

### **Provincetown Community Housing Council**

#### **Decision on Herring Cove Village, 21 Bradford Street Extension, Provincetown**

**Tuesday, October 09, 2007**

Following extensive review of the Zoning Board application submitted by the principals of WK Red Clay, LLC, as well as several meetings with the principals, for the development of "Herring Cove Village", a project located at 21 Bradford Street Extension to consist of 17 dwelling units and 26 bedrooms, a motion was made by Provincetown Community Housing Council (PCHC) member Molly Perdue and seconded by PCHC member Elaine Anderson at the October 9, 2007 PCHC meeting and it was -

**Motion:** To approve the issuance of three Community Housing permits by the Building Commissioner of the Town of Provincetown for two one-bedroom dwelling units of approximately 750 square feet each and a 3<sup>rd</sup> unit (#13) with 700 square feet at 21 Bradford Street Extension, Herring Cove Village, with the conditions that the first two dwelling units, designated as units #4 and #7 be deed restricted in perpetuity as affordable units at the low/moderate income level and be built during Phase I of the project; and furthermore, the issuance of the building permit for the third one bedroom dwelling designated as unit #13 and to be completed Phase II and also be deed restricted in perpetuity as an affordable/community housing unit; furthermore, contingent upon revision to the Town of Provincetown's Zoning Bylaws at the 2008 Annual Town Meeting, the PCHC would support a change in the deed restriction for unit #13 *only* from the "low/moderate income" status to "median" income level status. Should the Bylaw revision not be enacted, the income level status for unit #13 would remain at the affordable low/moderate income status.

**Motion: Molly Perdue      Seconded: Dr. Elaine Anderson      5-0-0.**

Given the fact that the PCHC was established as a town body by town voters in April 2007 and members were appointed by the Board of Selectmen in June 2007, and the application of Herring Cove Village LLC came before the PCHS early in the Council's existence but much later in the approval process for the developers, it

was the considered judgment of the PCHC that it would be unfair to the developer and to the interest of further community housing development as an initial action of the PCHC to require complete adherence to the criteria at this time. Notwithstanding this judgment made by the PCHC, the Council also requested that its action pertaining to Herring Cove Village LLC be recorded and not be interpreted as establishing precedent setting waivers from its criteria for future decisions.

**THE NEXT MEETING WILL BE HELD ON OCTOBER 15<sup>TH</sup> AT 4:00 P.M.**

The main agenda item on the 15<sup>th</sup> will be the preparation of the Progress Report to be presented to the Board of Selectmen (BoS).

Adjournment happened at 8:30 a.m.

Respectfully submitted,

*Evelyn Gaudiano*

E. Rogers Gaudiano

Approved by \_\_\_\_\_ on \_\_\_\_\_, 2007.

Joe Carleo, Chair