

**TOWN OF PROVINCETOWN  
COMMUNITY PRESERVATION COMMITTEE  
TUESDAY, JANUARY 15, 2008  
CAUCUS ROOM**

Chairman Elaine Anderson convened the meeting at 9:02 a.m. in the Judge Welsh Meeting Room noting the following attendees:

Members present: Elaine Anderson, Chairman; Mona Anderson, Vice Chairman; Cass Benson; Bill Dougal; Bryan Green; Stephen Milkewicz; Dennis Minsky

Recorder: Cynthia Curran

The following are meeting minutes, in brief:

**PUBLIC COMMENTS**

There were none.

**APPROVAL OF MINUTES**

**MOTION:** Move to approve the minutes of the 12/4/07 CPC meeting.

**Motion by: Dennis Minsky Seconded by: Cass Benson**

**Yea 5 Nay 0 Abstain 2 (DG, BD)**

**REVIEW OF LETTERS OF INTENT**

Elaine Anderson said that she had received a letter from the Library. She said that she had replied saying that the CPC would like more information. After some discussion Elaine Anderson opened a letter of intent from the Pilgrim Monument. [Due to his connection to the PM&M, Bill Dougal left the room.] They will be asking for funds to preserve the caretaker's cottage. The members had several questions about this project. They asked the Chair to request more information from the Pilgrim Monument such as what would the cottage be used for, would it be used for housing, will it be used for fund raising events, etc.

[Bill Dougal returned to the meeting.]

Bill Dougal initiated a discussion about some of the criteria the CPC is using to make its decisions regarding Historic Preservation. One question was what is repair and maintenance and what is preservation? Some members felt that there is a fine line between the two. Elaine Anderson said that there were guidelines and part of the decision should be based on whether or not it helped preserve the community. Stephen Milkewicz suggested that the Historic Commission be invited to come and give its input on the question. Elaine Anderson said it could be put on the agenda for the next meeting. She said that this year's priority, as listed in the newspaper, was for housing proposals, but that people know that the CPC has funds for historic preservation also. There was more discussion about what guidelines should be used in the CPC's funding choices. Several members agreed that they would like to know the Town's priorities for repair and maintenance of its buildings. This would help the CPC with their decisions on funding. Elaine Anderson said she would add a continuation of this discussion to the next agenda.

**UPDATE AND DISCUSSION**

**HOUSING SPECIALIST**

The housing specialist has been hired and started yesterday. Her name is Amy Lawson.

**SANDY HILL LANE**

Elaine Anderson asked Cass Benson about the walk-through for the Sandy Hill Lane project. Ms. Benson said she could show people around today, but the condominiums weren't totally completed. She said that all the work would be finished by the next meeting, and she could do the walk-through then. It was agreed that the walk-through would be on January 29<sup>th</sup> after the CPC meeting. Ms. Benson also said that there has been a lot of interest in the remaining condominiums and she felt confident that they would all be sold.

[Bill Dougal wished to discuss this project so Cass Benson left the room. Amy Lawson arrived with David Gardner

and was introduced to everyone briefly. They then left.]

Bill Dougal said that after the article appeared in the Banner about the unsold Sandy Hill condominiums, he had received several phone calls. He was concerned about their being sold by a realtor instead of a lottery process. Elaine Anderson said that they had checked with the Cape Cod Commission about this. Mr. Dougal was also concerned that the condos would not be sold to local people. He felt that the developers should have come back to the CPC to discuss the situation. Elaine Anderson said that they had talked to her about it. She said they had gone to the Fire and Police Departments and the Manor and actively sought local buyers. Mr. Dougal thought that perhaps the income levels were not right and should be changed. Bryan Green said that the Provincetown Housing was discussing the possibility of buying the condos and renting them out. Elaine Anderson said that unfortunately that could not be done, because of deed restrictions. The members discussed other possibilities. Mr. Dougal wanted to discuss changing the income level for the buyers with the developers.

[Mona Anderson left at 10:30.]

**MOTION:** Move to invite the Sandy Hill Condominiums developers to the January 29<sup>th</sup> CPC meeting to discuss the project.

**Motion by: Bryan Green Seconded by: Stephen Milkewicz Yea 5 Nay 0 Abstain 1 (CB)**

Elaine Anderson said she would try to research what the legal situation would be in terms of making changes to allow rentals or lower income buyers.

Elaine Anderson said that the sewer connection for the Sandy Hill Condominiums will be on the agenda for the next meeting. They will revisit the issue of transferring Title V funds to ACO. Some members were concerned that sewer fees could make the condominiums less affordable. A change in the sewers would change the contract with the CPC. The CPC talked about other possible problems. They felt they should try and protect the interests of the buyers rather than the developers.

[At 10:50 Cass Benson returned to the meeting.]

Elaine Anderson told Cass Benson that the CPC would like to have the Sandy Hill developers come to the next meeting.

## 2007 ANNUAL REPORT

Elaine Anderson said she had given a draft copy of the Annual Report to all the members. The report must be given to the Town Clerk soon in order to be ready for the Annual Town Meeting. She asked the members to review it.

The next meeting will be on January 29<sup>th</sup>.

**MOTION:** Move to adjourn the meeting at 10:53 a.m.

**Motion by: Bryan Green Seconded by: Dennis Minsky Yea 6 Nay 0 Abstain 0**

The meeting was adjourned at 10:53 a.m.