

**TOWN OF PROVINCETOWN
COMMUNITY PRESERVATION COMMITTEE
TUESDAY, JANUARY 29, 2008
JUDGE WELSH MEETING ROOM**

Chairman Elaine Anderson convened the meeting at 9:09 a.m. in the Judge Welsh Meeting Room noting the following attendees:

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

Absent member: Bill Dougal (excused absence)

Other attendees: David Gardner; Gerry Anathan, Jane Evans

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 1/15/07 CPC meeting.

Motion by: Bryan Green Seconded by: Mona Anderson

Yea 5 Nay 0 Abstain 0 [Dennis Minsky and Celine Gandolfo had not yet arrived.]

REVIEW OF LETTERS OF INTENT

Elaine Anderson said that both the Library and the Pilgrim Monument and Museum had contacted her and said that they would be submitting applications. She said that she had also received a phone call from someone who has a cottage they are thinking of turning into affordable housing. They may possibly submit an application.

Elaine Anderson said that Ted Malone had spoken at the Housing Council. He is developing some affordable rental units at 83 Shankpainter Road. He will probably look elsewhere for funding, but may come to the CPC.

UPDATE AND DISCUSSION

SANDY HILL LANE DEVELOPMENT

Cass Benson said there was one more bill to be paid. She said that 90% has been paid out already. Ms. Benson said she could show people around today, but the snow might make it a little difficult.. They are having open houses on Saturday and Sunday from 12 -2 p.m. Elaine Anderson suggested that the members could go during those times. They agreed that that would be a better time to go. There are still three one-bedroom condominiums left for moderate income buyers. There are two ads in the Banner.

The deadline for applications for CPC funding is February 4th at 5:00 p.m. Members should come at that time to receive copies of the applications for review.

OTHER BUSINESS

-
[David Gardner arrived at 9:18.]

David Gardner brought up the question of a warrant request for funds to continue paying the Housing Specialist. The CPC had requested \$50,000.00 previously which was approved and is now being used to pay Amy Lawson. Elaine Anderson noted that the Town is contributing by supplying the Housing Specialist with an office, telephone, etc.

[Dennis Minsky arrived at 9:20.]

David Gardner said that the Housing Specialist will be working Monday to Thursday from 7:00 a.m. until 3:00 p.m. He suggested that the CPC could request another \$50,000.00. Elaine Anderson said that Ms. Lawson is already demonstrating what she can do. One member wondered if the CPC was allowed to use CPA funds for this purpose.

Elaine Anderson said that it had been allowed in the past. She noted that the CPC had asked for a larger amount at the Town Meeting, but a smaller amount was approved (\$50,000).

[Celine Gandolfo arrived at 9:35.]

Elaine Anderson observed that funding for the Housing Specialist could come from the CPC as well as the Affordable Housing Trust Fund. Some members still wondered about using CPA funds for the Housing Specialist, so David Gardner said he would check with the Town Manager and the Town Counsel. He stated that the Town Counsel must have approved it the first time it went to Town Meeting. Some members said that there had been a lot of opposition at that meeting. They felt that it was essential that the public be made aware of how important the Housing Specialist is. They should know what her goals are and what she has already accomplished. Elaine Anderson said that she would be put the discussion about this warrant article on the agenda for the next meeting. The members also wanted the new Housing Specialist to come to the CPC meetings.

MOTION: Move to formally invite the Housing Specialist to participate in all CPC meetings.

Motion by: Dennis Minsky Seconded by: Bryan Green Yea 7 Nay 0 Abstain 0

Elaine Anderson mentioned that the Housing Council does not need to go to Town Meeting in order to spend money from the Affordable Housing Trust Fund. David Gardner asked who had requested the money for the Housing Specialist at the last Town Meeting. He was told that it was a line item in the CPC budget. Mr. Gardner stated that he thought it should be done the same way this time. The discussion continued about how to let people know about the Housing Specialist and why the funding should be approved.

MOTION: Move to ask the Banner to write an article about Amy Lawson and her work as the Housing Specialist.

Motion by: Mona Anderson Seconded by: Dennis Minsky Yea 7 Nay 0 Abstain 0

A member questioned how long the CPC would be paying \$50,000.00 a year for the position. Elaine Anderson said that the CPC had previously committed to funding for three years. The committee hoped that the position would become self-sustaining through grants, etc.

MOTION: Move to clarify that the CPC funding for the Housing Specialist is intended for no longer than three years by which time it should be self-sustaining.

**Motion by: Stephen Milkewicz Seconded by: Mona Anderson
Yea 7 Nay 0 Abstain 0**

David Gardner said he would talk to Amy Lawson about coming to the CPC meetings.

Elaine Anderson said she would like to see a list of Ms. Lawson's duties.

Because Celine Gandolfo had just joined the CPC, Elaine Anderson asked everyone to introduce herself or himself.

SANDY HILL LANE DEVELOPMENT SUMMARY

[Cass Benson recused herself but remained for the discussion.]

Cass Benson and Gerry Anathan distributed a written update of the Sandy Hill Lane project. Gerry Anathan said that nine of the twelve condominiums were under agreement. The report showed the local residents who have bought the condominiums. Ms. Benson and Ms. Anathan went over some points from the report. Ms. Anathan suggested that it would be helpful to future developers to create a checklist of all the paperwork needed. It was suggested that this was something Amy Lawson could work on.

SANDY HILL LANE – REVISIT TITLE V ESCROW

Jane Evans was present to discuss the septic versus sewer question regarding the Sandy Hill Lane project. She said that the Barnstable County loan program for septic systems now includes sewer connections also. She said that the Board of Health does not allow an upgrade of a septic system if a sewer connection is available. Nitrates leak into the ground water from a septic system, so a sewer connection is better for the environment. The bottom of the leaching field must be five feet above the high water level, so often the septic system must be above-ground. She said Sandy Hill must connect to the sewer when it becomes available.

The CPC members were concerned about additional fees for the buyers. Since this is affordable housing, they were especially worried about an added burden for the new owners. They asked for more information on what the sewer fees would be. Jane Evans said it was hard to say, but after more discussion and research, it was estimated that for a two-bedroom condo it would be about \$270.00 per year. This is at the present rate of \$18.50 per 1,000 gallons. If there are more sewer users, the cost could go down.

Jane Evans said that with the ACO if there is no sewer system available by 2012, the deadline could be extended (if the septic system is still working), or the money can be used to install a new septic system. Ted Malone may be building a new project in the area which would make it probable that the sewer system would be extended to the Sandy Hill condominiums. Some members wanted to wait and see if Ted Malone was going to build in the area. Cass Benson said that \$65,000.00 will have to be paid into the ACO until 2012. If there is no sewer to connect to by that time, the money will come back. Jane Evans added that it would be gaining interest during that time. Some members felt that whether the money set aside for a septic system could go to the ACO was a legal issue. Jane Evans thought that septic and sewer were essentially the same, but the CPC members were not sure if legally they were. Gerry Anathan said she thought it was just a question of language. One member wanted to know how much it would cost the buyers in increased condo fees for the ACO. It was said to be \$500/year per bedroom. David Gardner said that for the sewer system to be expanded to that area, it did not just depend on Ted Malone, but that the Town Meeting would also have to approve Phase 3.

Gerry Anathan said that they had already paid \$10,000 for the ACO. She asked that their reimbursement for that money be put on the agenda for the next meeting.

[Cass Benson and Gerry Anathan left at 11:05.]

Bryan Green made a motion to poll the CPC members about going into executive session about the Sandy Hill Lane Title V escrow at the start of the next meeting (on 2/12/08) at 9:00 a.m. The motion was later withdrawn and the members all agreed by a verbal poll that they would go into Executive Session at the next meeting. Elaine Anderson said that they needed to look at the ACO agreement and also the record of exactly what was approved at the Town Meeting regarding the septic system. In the grant agreement with the developers the CPC agreed to pay \$70,000 toward a new Title V septic system, if needed, with any excess costs to be paid by the developers. The CPC continued to discuss the situation with David Gardner who reiterated the position of the Health Agent on the ACO. The members realized that it didn't make sense to put in a new septic system which would later have to be abandoned if the sewer was available. They were concerned that what they had agreed to do in actual language was something different than putting the money towards the ACO. They were also worried about additional costs for the new buyers. The members thought that if the language was changed to include the ACO, they should then take the agreement back to Town Meeting for approval. They wondered if the Town Counsel could be asked for an opinion on the matter. After more discussion, the meeting was adjourned.

MOTION: Move to adjourn the meeting at 11:45 a.m.

Motion by: Elaine Anderson Seconded by: Dennis Minsky Yea 6 Nay 0 Abstain 0