

**TOWN OF PROVINCETOWN
COMMUNITY PRESERVATION COMMITTEE
FRIDAY, APRIL 4, 2008
CAUCUS ROOM**

Chairman Elaine Anderson convened the meeting at 4:25 p.m. in the Caucus Room noting the following attendees:
Members present: Elaine Anderson, Chairman; Mona Anderson, Vice Chairman; Bill Dougal; Celine Gandolfo; Bryan Green; Stephen Milkewicz; Dennis Minsky
Absent member: Cass Benson
Other attendees: David Gardner; Molly Perdue; A.J. Alon; Ted Malone; Pam Parmakian
Recorder: Cynthia Curran
The following are meeting minutes, in brief:

PUBLIC COMMENTS

Molly Perdue said she wanted to speak about the CPC's support of Articles 29 and 30. She said that although there could be some solid basis for the articles, the ramifications had not really been explored. Ms. Perdue said there should be public hearings and more investigation. Therefore it was too early to support them.
Ted Malone also spoke about Articles 29 and 30. He said that the CPC and the Housing Council have not had to time to research what the effects would be. Mr. Malone said the the CPC funds make small projects feasible. One possible project would be to make condominiums already on the market affordable. A small grant from the CPC can make it possible for a project to get state funds and other grants. He asked the CPC not to support these articles.
Pam Parmakian said she echoed what had already been said. There has been no time for public hearings on the issue or for other boards to review the articles. She was also concerned about what it would do to the debt service of the CPC. She would like to get feedback from the CPA Coalition. Another factor is that the funds that the CPC will be receiving are decreasing. Ms. Parmakian said that if a change is made in the future, it should be initiated by the CPC itself.

APPROVAL OF MINUTES

Elaine Anderson asked if the members agreed to move on to Agenda Item 3 and they did.

REVIEW OF TOWN MEETING WARRANT ARTICLES

ARTICLE 11

Elaine Anderson said that they had not previously approved Section 1 of Article 11 – CPC reserves.

MOTION: Move to support the CPC reserves, Article 11, Section 1.

Motion by: Bryan Green **Seconded by:** Stephen Milkewicz **Yea 6 Nay 0 Abstain 0 [Dennis Minsky had not arrived yet.]**

Elaine Anderson said that on the back of the agenda was printed the flyer which would be handed out at the Town Meeting. It had been approved by the Moderator Irene Rabinowitz.

ARTICLES 29 and 30

Elaine Anderson said that at the first vote on Articles 29 and 30, the Committee had voted for indefinite postponement. At the next meeting the authors of the article had come to discuss their position The CPC then voted to support Articles 29 and 30 (4-0-1). The Chair thought they should revisit the issue. Bill Dougal said that in order to start with a clean slate, they should officially rescind the previous motions. At that point there were two opposing motions on the books. After some discussion motions were made.

MOTION: Move to rescind original action taken on 3/18/08 concerning Articles 29 and 30 (to indefinitely postpone)

Motion by: Bill Dougal **Seconded by:** Celine Gandolfo **Yea 5 Nay 1 (SM) Abstain 0 [Dennis Minsky had not arrived yet.]**

MOTION: Move to rescind action taken on 4/01/08 concerning Articles 29 and 30 (to support the articles).

Motion by: Celine Gandolfo **Seconded by:** Stephen Milkewicz **Yea 4 Nay 1 (BG) Abstain 1 (BD) [Dennis Minsky had not arrived yet.]**

The committee continued their discussion. [Dennis Minsky arrived at 4:55.] Bill Dougal hoped that there would be a vibrant discussion about these articles at Town Meeting so that they could learn what people are thinking. Celine Gandolfo agreed that Town Meeting was a good place to discuss the issues, but thought that the CPC did not have enough information at this time to support the articles. Some members felt that just as Articles 17 and 18 would be postponed, these should be also. Elaine Anderson thought that the CPC, the Housing Council and the Housing Authority should all have time to thoroughly research these articles, especially how they would affect the debt service. Bill Dougal wondered if the CPC would continue to look at the Land Bank question even if the BOS dropped the issue. The members agreed that even though they thought it was too early to approve the articles, the issues must be looked into.

MOTION: Move to recommend that Articles 29 and 30 be indefinitely postponed.

Motion by: Bill Dougal Seconded by: Dennis Minsky Yea 6 Nay 1 (BG) Abstain 0

Bill Dougal suggested that the Chair call the proponents and tell them of the change in the CPC's recommendation. The members reiterated that they were not necessarily opposed to the articles, but that they needed more time to study them. They are very aware of the changing economic situation in Provincetown.

[The Housing Council adjourned their meeting and left at 5:40.]

ARTICLE 33

David Gardner was asked about the RFP's for 90 Shankpainter Road. He said the deadline is not until 5/30/08, but four people have expressed interest. The members wanted to know about the possibility of payment for the land. He said that point would have to be negotiated. If a developer's proposal included payment for the land (possibly a lease payment), they would perhaps have an advantage. The members felt that the land should be paid for if possible. Some members felt that since they would be getting forty affordable apartments for ninety-nine years, it would still be worth the amount paid for the land.

MOTION: Move to not support Article 33.

Motion by: Celine Gandolfo Seconded by: Mona Anderson Yea 7 Nay 0 Abstain 0

MOTION: Move to adjourn the meeting at 6:00 pm.

Motion by: Bryan Green Seconded by: Mona Anderson Yea 7 Nay 0 Abstain 0

The next meeting will be on April 29th.