

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

Chairman Elaine Anderson convened the meeting at 9:25 a.m. in the Judge Welsh Meeting Room noting the following attendees:

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

Absent member: Mona Anderson, Vice Chairman; Bill Dougal (excused absences); Cass Benson (unexcused absence)

Recorder: Cynthia Curran

The following are meeting minutes, in brief:

**PUBLIC COMMENTS**

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There were none.

**APPROVAL OF MINUTES**

**MOTION:** Move to approve the minutes of the 3/10/08 CPC meeting.

**Motion by: Bryan Green Seconded by: Dennis Minsky**

**Yea 5 Nay 0 Abstain 0**

**MOTION:** Move to approve the minutes of the 3/18/08 CPC meeting.

**Motion by: Dennis Minsky Seconded by: Celine Gandolfo**

**Yea 4 Nay 0 Abstain 1 (BG)**

**MOTION:** Move to approve the minutes of the 4/1/08 CPC meeting.

**Motion by: Bryan Green Seconded by: Stephen Milkewicz**

**Yea 5 Nay 0 Abstain 0**

**MOTION:** Move to approve the minutes of the 4/4/08 CPC meeting with minor correction.

**Motion by: Stephen Milkewicz Seconded by: Dennis Minsky**

**Yea 5 Nay 0 Abstain 0**

**MOTION:** Move to approve the minutes of the 2/26/08 CPC meeting.

**Motion by: Bryan Green Seconded by: Dennis Minsky**

**Yea 5 Nay 0 Abstain 0**

Stephen Milkewicz noted that it was not unusual that all the affordable condominiums had not sold right away. David Gardner said he agreed, especially given the present economy. Elaine Anderson stated that the Sandy Hill Lane project had used the full amount of the CPC grant. The final audit has not been completed for the project. She will verify that the developers did put \$1000.00 into escrow for the septic system.

**REVIEW CPC HISTORIC GRANTS**

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Deed restrictions for the grants just approved will have to be verified, especially the FAWC. The Library has deed restrictions. The Pilgrim Monument and Museum also has deed restrictions, but they must include the cottage which is to be renovated.

The Committee discussed whether the PM&M contract should have specific amounts for how the money should be spent. It was decided that the contract would list the areas the money should be spent on (roof, windows, walls, etc.), but not assign specific amounts. It should also specify the deed restrictions. Although the CPC had been told that the money couldn't go for a handicap bathroom, David Gardner said that the Town Counsel now says that it could be spent on that. The members agreed that it would not be part of the contract however.

Elaine Anderson said that the original documents concerning the current grants will be returned to Town Hall where

they will be stored. She had the documents for 2008-01, 2008-02, 2008-03, and 2008-04, as well as the documents concerning 2007-02, the Sandy Hill condominiums. These will be given to the Town Clerk.

## **CPC SIGNAGE**

Mona Anderson has been working on the design for the signs, but was not the meeting. Elaine Anderson presented two choices. David Gardner suggested adding the Town seal and the words "Town of Provincetown" along the top of the sign. He also asked about who would prepare the artwork for the sign and who would pay for it. Stephen Milkewicz made a motion to accept the second of the two choices. Celine Gandolfo suggested that the word "conservation" be added to the wording of the second choice thus making it "Your partner in community development, historic preservation & open space conservation." Other members agreed. It was also noted that it should say Community Preservation Committee, not Commission. They also discussed adding the words "funded by" but decided that funding was implied already. The sign would be temporarily displayed during construction. Some members also felt there should be permanent signs. The members decided to vote down the original motion and start again.

**MOTION:** Move to accept the second choice for the CPC signage presented by Mona Anderson

**Motion by: Stephen Milkewicz Seconded by: Bryan Green Yea 0 Nay 5 Abstain 0**

After a little more discussion a new motion was put forward.

**MOTION:** Move to approve that the CPC move forward with the following design for the CPC signage:

Town Logo and Town of Provincetown [at top]

Community

Preservation

Committee

Your partner in community development, historic preservation & open space conservation

[along with a logo described as follows: Open door, window (looking out over green area/woods), monument (half tone), library (half tone), view of Provincetown]

**Motion by: Dennis Minsky Seconded by: Bryan Green**

**Yea 5 Nay 0 Abstain 0**

Elaine Anderson said that they must see the logo to approve it. David Gardner said that Chuck Anzalone had helped the Tourism Board with their artwork. It was also noted that the committee should dictate the dimensions of the signs. Elaine Anderson said they would discuss it at the next meeting. David Gardner said that he would get a copy of the necessary verbiage for grant contracts.

## **OTHER BUSINESS**

The first order of business was Cass Benson's absences from the CPC meetings. She has had more than three consecutive unexcused absences. In order to be excused she needed only to communicate that she would not be coming. The committee members felt the need of finding a replacement for Ms. Benson.

**MOTION:** Move to proceed to remove Cass Benson from this committee.

**Motion by: Dennis Minsky Seconded by: Bryan Green**

**Yea 4 Nay 0 Abstain 1 (CG)**

Elaine Anderson said that the Housing Coordinator position has been advertised. The members discussed Amy Lawson's resignation. They said that the Town Meeting vote was for the position and not for Amy Lawson. The Banner article mentioned that high housing costs were part of the reason that Amy Lawson resigned. It was discussed that perhaps the salary for the Housing Coordinator should be increased in order to find a well-qualified person. There may be money from the Housing Council Trust which could be used. David Gardner said that this would require a home rule petition, which is still in committee. Elaine Anderson said that money might be obtained from the Housing Authority. The members felt that additional funds should be sought. Stephen Milkewicz suggested that their resources could go farther if they partnered with the CDC in Barnstable. Perhaps resources could be shared.

Elaine Anderson said that they still needed to go over the budget. Some of the CPC money could be used to pay their debts down faster. Celine Gandolfo said that the Land Bank question will be coming up again and the CPC still has a large debt service for the well property. On an unrelated subject, Ms. Gandolfo said she has asked the Town Manager to look into why grant money obtained for the Shankpainter Road sanctuary has not been used to pay off the debt service on it. Elaine Anderson said she would put the Land Bank on the agenda for the June 3<sup>rd</sup> meeting. The next meeting will be on May 20<sup>th</sup>. There will not be a meeting on May 6<sup>th</sup> due to the election.

**MOTION:** Move to adjourn the meeting at 11:10 am.

**Motion by: Bryan Green Seconded by: Dennis Minsky Yea 5 Nay 0 Abstain 0**