

**TOWN OF PROVINCETOWN
COMMUNITY PRESERVATION COMMITTEE
TUESDAY, MARCH 27, 2007
JUDGE WELSH MEETING ROOM**

Chairman Elaine Anderson convened the meeting at 9:05 a.m. in the Judge Welsh Meeting Room noting the following attendees:

Members present: Elaine Anderson, Chairman; Mona Anderson, Vice Chairman; Austin Knight; Stephen Milkewicz; Molly Perdue

Absent Member: A.J. Alon (excused absence); Bill Dougal (unexcused absence)

Recorder: Cynthia Curran

The following are meeting minutes, in brief:

PROPOSAL REVIEW

Proposal 200702

Geraldine Anathan distributed a sheet with information concerning the status of the project. It included a list of the committees which had approved the project, such as the Board of Health and Zoning. They were still waiting for final approval from the Planning Board, pending a site visit the following day. Ms. Anathan also had a letter from Seamen's Bank with financial commitment based upon funding from the CPC. The Committee was still concerned about the Title 5. The developer has agreed to put \$70,000.00 in escrow to upgrade the Title 5 in the future. The CPC thought that it would be important for the site to hook up with the sewer if it were extended to the area. This would probably cost more than \$70,000. They thought that the new owners would find it difficult to afford, since they will have a limited income. The CPC thought that it should be the developer who paid for this cost. Ms. Anathan was receptive to the idea, but said that it would reduce their profit. The Committee also had questions about the lottery to see who would buy the units. Ms. Anathan said that they would like it to be 100% Provincetown residents, but didn't know if that was legal. It was thought that at least 70% could be designated as local, but in actuality the percentage would probably be higher. CHR would handle the lottery and sales of the units. It was suggested that Ted Malone would have answers about the lottery and what income levels are eligible. The developers will have to have all this information ready for Town Meeting. Geraldine Anathan said that the project would be architecturally beautiful and "green". They should have a flyer describing the development for Town Meeting. The flyer must be approved by the moderator ahead of time.

MOTION: Move to support Article 9, Section 3A (CPC budget for FY2008). **Motion by: Austin Knight Seconded by: Molly Perdue Yea 5 Nay 0**

Elaine Anderson said that the Town Counsel will draw up the contract with the developers (if the article is approved at Town Meeting) and the invoices could be paid monthly. The bond will have to be obtained first. Ms. Anathan said they plan to have the units completed by December 2007.

The Committee members had a general discussion about what the CPC might fund in the future. For example, how much should go to rental units as opposed to ownership units. They wanted to continue to look at Town-owned property for development, especially the cemetery land. The Committee wanted to find ways to attract more affordable housing developers to Provincetown. They felt that developers should be able to get grants from other sources to help pay for affordable housing. It was noted that the new development in Chatham was made up of mostly Section 8 units. The developer was given the land, but no additional funds from the town. Elaine Anderson noted that this was an important discussion that needed more time than they had today.

TOWN MEETING ARTICLES

The CPC considered the Town Meeting articles they would possibly support. They made motions on the ones that concerned the CPC.

Special Town Meeting:

- Article 2 had already been voted on at a previous meeting.

- Article 3 was supported.

MOTION: Move to support Special Town Meeting Article 3. **Motion by:** Molly Perdue **Seconded by:** Mona Anderson **Yea 5 Nay 0**

Article 5 was supported.

MOTION: Move to support Special Town Meeting Article 5. **Motion by:** Molly Perdue **Seconded by:** Mona Anderson **Yea 5 Nay 0**

Article 6 was supported.

MOTION: Move to support Special Town Meeting Article 6. **Motion by:** Austin Knight **Seconded by:** Molly Perdue **Yea 5 Nay 0**

Article 8 was supported.

MOTION: Move to support Special Town Meeting Article 8. **Motion by:** Mona Anderson **Seconded by:** Stephen Milkewicz **Yea 5 Nay 0**

Article 9 was not supported.

MOTION: Move to not support Special Town Meeting Article 9. **Motion by:** Stephen Milkewicz **Seconded by:** Mona Anderson **Yea 5 Nay 0**

Town Meeting Articles:

Article 9 was supported.

MOTION: Move to support Town Meeting Article 9. **Motion by:** Molly Perdue **Seconded by:** Austin Knight **Yea 5 Nay 0**

Article 12 was not supported.

MOTION: Move to not support Town Meeting Article 12. **Motion by:** Austin Knight **Seconded by:** Stephen Milkewicz **Yea 5 Nay 0**

PUBLIC COMMENTS

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There were none.

APPROVAL OF MINUTES

MOTION: Move to approve the minutes of the 2/27/07 and 3/5/07 CPC meetings.

Motion by: Molly Perdue **Seconded by:** Mona Anderson **Yea 5 Nay 0**

OTHER BUSINESS

Elaine Anderson said that the deed restrictions for the Pilgrim Monument Proposal 200602 had finally been signed by both parties.

The next meeting will be on April 24th.

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MOTION: Move to adjourn the meeting at 10:05 a.m..

Motion by: Mona Anderson **Seconded by:** Molly Perdue **Yea 5 Nay 0**

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The meeting was adjourned at 10:05 a.m..