

**TOWN OF PROVINCETOWN
COMMUNITY PRESERVATION COMMITTEE**

TUESDAY, JANUARY 10, 2006

MEETING ROOM A

Chairman Elaine Anderson convened the meeting at 9:00 a.m. noting the following attendees:

Members present: Elaine Anderson, Chairman; Mona Anderson; Howard Burchman; Bill Dougal; Tim Hazel; Nancy Jacobsen; Stephen Milkewicz

Absent CPC Member: Eric Dray (excused absence)

Other attendees: Keith Bergman, Town Manager; Thanassi Kuliopulis

Recorder: Cynthia Curran

The following are meeting minutes, in brief:

OPENING OF PROPOSALS

Elaine Anderson had written a cover sheet which was an initial checklist for completeness of each proposal. She also had sample letters for accepting or rejecting the proposals. Tim Hazel suggested that the rejection letters should include information about where the proposal was deficient, in case the applicant should want to reapply in the future. Bill Dougal added that it should say that it was rejected under the current criteria.

Elaine Anderson said that four envelopes had been received by Friday and had been kept in the safe since then.

1. The first proposal opened was from the Provincetown Housing Authority and the Board of Selectmen concerning 90 Shankpainter Road. Town Manager Keith Bergman was present to speak about the proposal. Mr. Bergman said that the Massachusetts Housing Partnership has agreed to help with this project. Cumberland Farms has agreed to sell the property for one million dollars as long as the property is used for affordable housing. The Town received permission to do soil testing of the site and samples were taken. The results will be received next week. The site was an old burn dump. If contamination needs to be removed, that will be known before the purchase and sales agreement is signed. Bill Dougal asked if the title to the land was clear. Mr. Bergman said that there is litigation with Cape Cod Oil, but he thought that could be resolved. Mr. Bergman did not know the timetable for construction of the units, but said that they planned to comply with the one and a half year limit. He also said that the BOS would fast track the sewer connection to the site. Regarding the income levels, he said they were planning to work with the Mass. Housing Partnership on determining that and would have more information by February 6th. Bill Dougal wondered if the project would be subject to Chapter 30B. Mr. Bergman said that because the project would be transferred to a non-profit entity, it would not be subject to 30B, which would save on construction costs. Steve Milkewicz wondered about Ship's Way. Mr. Bergman said that it would not be involved in the project. He said that Province Road would be upgraded if necessary. Howard Burchman suggested that perhaps Cumberland Farms could be given low income tax benefits, instead of part of the cash outlay for the property.
2. The next proposal was from the Provincetown Housing Authority for community housing. They requested \$400,000 for a 1.8 million dollar project. Six low-income units will be constructed at 951R Commercial St. The property has already been transferred to the PHA. The Mass. Housing Partnership will probably also be helping with this project.
3. Mr. Thanassi Kuliopulis submitted a proposal for a project on Sandy Hill Lane. Some of the units would be rented at fair market value and some would be affordable housing. He owns the property and estimates the construction cost to be \$166,000 per unit. The property has access to Route 6. He plans to complete the project by Spring 2007.

[Bill Dougal left at this point.]

4. The Pilgrim Monument and Museum requested \$58,800 from the Historic Preservation Funds. They want to repair and restore their building.

The proposal opening meeting then was adjourned at 10:15 and the regular meeting began.