

**TOWN OF PROVINCETOWN
COMMUNITY PRESERVATION COMMITTEE**

TUESDAY, JANUARY 24, 2006

MEETING ROOM A

Chairman Elaine Anderson convened the meeting at 9:01 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)

Recorder: Cynthia Curran

The following are meeting minutes, in brief:

REVIEW OF PROPOSALS

Elaine Anderson distributed a summary of the four proposals which were received and reviewed the amounts requested. She then asked for opinions from each of the members on the first proposal (200601) from the PHA and the Town of Provincetown. Tim Hazel thought that the application was not complete. He said there was no commitment letter from MHP and there were no definite numbers about the income levels for the apartments. He thought that if it were approved, there would have to be a lot of contingencies. Steve Milkewicz questioned the total cost of twelve million. Howard Burchman said that that figure was probably a placeholder. Nancy Jacobsen said that the MHP is really committed to the project. She thought that the project would take a while to get going.

Bill Dougal thought that it is a very important project, but that the application was technically incomplete. He thought that it was very important to handle this project correctly. He did not want to approve something that was financially askew or that the community would not support. Mr. Dougal also wondered who would administer the project, because he did not think that the PHA had the apparatus to do it. He was concerned about how many of the residents would be low income, since that is not the main mission of the CPC. Mr. Dougal thought that there might be a conflict of interest in having Keith Bergman represent the BOS, since his wife is an officer of the PHA.

Mona Anderson said that she also thought there might be a conflict of interest. She was generally in favor of the project, but thought that the application was incomplete. Some of her concerns were: 1) What the buildings would look like; 2) Would there be apartments for families; 3) Would there be on site management, such as a superintendent, to handle day to day problems; 4) How would the affordable commercial space be handled; 5) Could preference really be given to local residents since state and federal funds would be involved.

Howard Burchman thought that it was a great opportunity, but that perhaps the CPC should just fund the acquisition of the property (for one million dollars) but wait for more information before committing more funds. He also thought the application was incomplete, but didn't want to lose the opportunity. Some of his concerns were 1) How would it be determined who got affordable commercial space; 2) If rents were based on income, would there be enough income generated to repay the mortgage on the project; 3) Where would the estimated 9.5 million for the project come from; 4) Could the project really be completed in a year and a half; 5) The application suggested that since it was a Town project that there would be no problem with regulatory compliance, but he did not feel that this was necessarily so; 6) Does the PHA really have the 20 years experience mentioned in the application.

Elaine Anderson said that there was a lot of experience on the committee and a lot of good questions had been raised. She supported the idea of just funding the acquisition at this time. Other members also liked Mr. Burchman's plan of just funding the acquisition and not committing more funds until there were more details. Steve Milkewicz said that they should make sure that if the sale didn't go through that the money would return to the CPC. Mona Anderson suggested that the site might also include a daycare center. Steve Milkewicz said that Outer Cape Health was also interested in the space. He wondered if the project could combine the health care center and affordable housing. Mr. Burchman wondered if there could be special needs housing for homeless people included. Mr. Dougal was concerned about whether it would be a 40B project. He felt that Keith Bergman had not been clear about this. Mr. Dougal felt that the money should be given contingent upon it not being a 40B project. There was some discussion about the various lists of people seeking affordable housing. Tim Hazel thought that perhaps the new Housing Administrator could work on compiling a list of people needing affordable housing. Howard Burchman thought that it might be a merging of the lists already existing.

Elaine Anderson asked if the members were ready to say that they would fund the acquisition of the land for one million dollars with contingencies. She wanted to show good faith in the project. Other members still had

reservations. Bill Dougal wondered what would happen if cleaning up the land turned out to be very expensive. He was concerned that the applicants would then ask for more money. Mona Anderson thought that perhaps there would be other sources of cleanup funding. Tim Hazel said that if Cumberland Farms cleans up the property then they will add the cost of the cleanup to the selling price.

The discussion then turned again to whether or not the project would be 40B. Bill Dougal thought that Keith Bergman seemed to think 40B is necessary, but that the BOS does not want 40B. He said that 40B makes it very arduous for the applicant and could slow down the project. Mona Anderson said that if they did approve the one million for acquisition, there would be many contingencies. Elaine Anderson said that there must be a public hearing before there can be a warrant for the Town Meeting. She said that the CPC must be aware of time lines. Bill Dougal said that he was not prepared to vote on the one million dollars today, because there were still too many unanswered questions. Tim Hazel thought that the vote should be tabled for today, but that a letter should be sent saying that the CPC is interested in the project. A motion with all the contingencies should be written up. The motion could be voted on next week after the meeting with the applicants. Howard Burchman said that the committee is spending Town money and must be scrupulous in how it is spent. The committee agreed to send a letter saying that they were strongly in support of the project, but needed more information.

The committee next reviewed Proposal 200602 from the Provincetown Housing Authority. Tim Hazel thought that the application was very incomplete. Mona Anderson said that she thought that the property should be sold and the money put into a more viable project. Nancy Jacobsen did not think the PHA would agree, because they thought that the Town had given them the property to develop. Howard Burchman thought that the application was very incomplete. He thought that about ten of the thirteen questions had not been responded to. Steve Milkewicz thought that the land should perhaps be kept as open space. He thought the location was bad for low income housing because the residents would need a car. Nancy Jacobsen said that she realized that the application was incomplete. She thought that the project should be supported, but maybe not by the CPC. Other members also thought that the location was not good, but the main objection was the incompleteness of the application.

MOTION: Move to reject application 200602 from the Provincetown Housing Authority due to lack of completeness of the application.

Motion by: Howard Burchman Seconded by: Tim Hazel Yea 5 Nay 0 Abstain 1 (NJ) Absent 1 (BD out of room at time of vote)

Application 200603 from Thanassi Kuliopolis was taken up next.

[Bill Dougal recused himself due to a conflict of interest and left the room.]

Tim Hazel said that it was not clear from the application how many of the units would be affordable. He said that the application was not clear and left a lot of questions. Other members agreed. Howard Burchman said that the Planning Board had seen the plan and had major questions about it. Elaine Anderson said that it was incomplete on fifty percent of the questions.

MOTION: Move to reject application 200603 from Thanassi Kuliopolis due to lack of completeness of the application.

Motion by: Tim Hazel Seconded by: Howard Burchman Yea 6 Nay 0 Abstain 1 (BD)

The Committee moved on to application 200604 from the Pilgrim Monument and Museum. [Bill Dougal also recused himself due to a conflict of interest and left.] Eric Dray could not be present, but sent a letter with his opinion of the project. He said that the application was well documented and within scope for historic renovation. He thought that the CPC should seek assurance that restoration would remain the focus. Steve Milkewicz wondered if putting up a lightning rod was historic renovation. He said that since the CPC was using Town money, the Committee should know which Town buildings could benefit from the funds before giving it to private organizations. Tim Hazel said that they had not received any applications for Town buildings. He said that it was not a huge amount of money. He would like assurance that they have funds to complete the project if the Pilgrim Monument needs more. He was happy that the PM&M were also requesting funds from others. He thought the application was very complete. Steve Milkewicz said that the Historical Commission was not in agreement about the application and that they were against it 2 to 1. Nancy Jacobsen said that the Monument is important to the whole town. Tim Hazel said that the CPC only recommend giving the funds. The town residents will get to vote on it at the Town Meeting. Mona Anderson said that she is in favor of the project. Howard Burchman said that cultural heritage is very important to this town and the Monument contributes much to Provincetown. He questioned what would happen to the project if the PM&M doesn't get the rest of the funding from others. Elaine Anderson said that Eric Dray didn't think that the costs were out of line. She said that she would like clarification of the budget, but she generally supports the application. Tim Hazel said that he would like to

ask the PM&M some questions about the budget.

MOTION: Move to invite the Pilgrim Monument and Museum to the next CPC meeting to discuss their application.

Motion by: Mona Anderson Seconded by: Tim Hazel Yea 6 Nay 0 Abstain 1 (BD)

The review of the proposals then concluded.

Elaine Anderson said that she had submitted the yearly report of the CPC to the Town Clerk.

BROCHURE UPDATE

Mona Anderson said that she is still waiting for more artwork, but said she will close the door soon. She said that she will have samples and estimates from the printers at the next meeting.

APPROVAL OF MINUTES

The minutes from November 22nd were posted on the Town's website, but had not been approved. Elaine Anderson said that someone had excerpted parts of the minutes about Laura Shufelt and sent them to some members of other CPA committees on the Cape. Elaine Anderson said that Ms. Shufelt thinks that it was a member of the CPC who did this. Elaine Anderson said that if this is true, it was unethical and unprofessional. She said that if it turned out to be a member of the committee, she would ask them to leave the committee. Other members were also disturbed by this news. Ms. Shufelt apparently has not been able to find out who sent the emails. The members discussed various ways she might be able to learn who sent them. The approval of the minutes of November 29th was tabled again.

[Howard Burchman left at this point.]

The minutes of January 10th were then reviewed. The meeting had been divided into two parts.

MOTION: Move to approve the CPC minutes of January 10th, 2006 (Part 1).

Motion by: Stephen Milkewicz Seconded by: Tim Hazel Yea 5 Nay 0

MOTION: Move to approve the CPC minutes of January 10th, 2006 (Part 2) with minor corrections.

Motion by: Stephen Milkewicz Seconded by: Nancy Jacobsen Yea 5 Nay 0

The next meeting will be on Tuesday, January 31, 2006 at 9:00 a.m..

MOTION: Move to adjourn the meeting at 11:30 a.m..

Motion by: Nancy Jacobsen Seconded by: Mona Anderson Yea 5 Nay 0