

**TOWN OF PROVINCETOWN
COMMUNITY PRESERVATION COMMITTEE**

TUESDAY, APRIL 11, 2006
JUDGE WELSH MEETING ROOM

Chairman Elaine Anderson convened the meeting at 9:05 a.m. noting the following attendees:

Members present: Elaine Anderson, Chairman; Mona Anderson, Vice Chairman; Bill Dougal; Nancy Jacobsen; Stephen Milkewicz

Absent CPC Member: Eric Dray (excused absence) Howard Burchman; Tim Hazel

Recorder: Cynthia Curran

The following are meeting minutes, in brief:

PUBLIC STATEMENTS

There were none.

ANNUAL TOWN MEETING 2006 RESULTS

- Both CPC articles were approved at Town Meeting. Elaine Anderson has spoken with the Town Treasurer who said that the CPC is in excellent financial condition. She will have a report for the Committee at the next meeting. Elaine Anderson said that they have the funding for the Pilgrim Monument article. As the work is done at the Monument, the money will be drawn out to pay it. The million dollars for the purchase of 90 Shankpainter will not be needed for a while. That will be a bond and the CPC will pay the debt service. Bill Dougal said that a lot of concerns were expressed at the Town Meeting. People were concerned about water, the wetlands, eminent domain and housing for people who work in the community. Elaine Anderson suggested that the Committee needed to continue to be updated. The Committee thought that that had already been requested. Mona Anderson said that there was an atmosphere of distrust towards this project. Bill Dougal thought that the distrust was towards the BOS and the Town Manager. He said that the CPC has to show that it can stand on its own two feet.

Mona Anderson said that the project needed a commercial contingency so that there could be middle-income housing. She said that at Town Meeting there were many concerns about the size of the proposed laundromat. People on Court Street are also upset that they will not be on the first line of the sewer hook-up. Mona Anderson said that some people think that the CPC is involved with the laundromat and the public outrage erodes their support.

Nancy Jacobsen said that the MHP is working on the 90 Shankpainter project with an engineering consultant and are also analyzing the income level/funding situation. The MHP may instill confidence in the public because they are an independent organization. She said that the funding for low, moderate and median income levels might help fund the middle-income units.

Elaine Anderson said that at the Workforce Housing conference she attended they said that banks consider people earning \$88,000 a year as median income. Bill Dougal said that a median income salary was still not enough to buy a house. Elaine Anderson said that was true, but it was a sizable income. She said that they had to break the mindset about affordable housing. It is really for people who are working but can't afford the high prices. Elaine Anderson said that they should refer to it as "Workforce Housing." She said that one question at the conference that caught her attention was, "Could you afford to buy your house now?" They must find a way to offset the costs so they can have middle-income housing. Elaine Anderson said that the Falmouth project is completed and occupied. There are commercial properties on the first floor.

Elaine Anderson said that they needed continuous updates regarding the 200601 project. She asked for a motion, but the other members thought that one had already been made. Bill Dougal said that they must be proactive rather than reactive.

Elaine Anderson said she would request that copies of all written communications concerning Project 200601 be sent to the CPC. She will also ask Keith Bergman to be at the next meeting on April 25th. Elaine Anderson said that they should refer to affordable housing as "workforce housing" so that people will understand that their goal is affordable housing for working people.

REVIEW OF MINUTES

- **MOTION:** Move to approve the minutes of March 28, 2006 as written.

Motion by: Steve Milkewicz Seconded by: Mona Anderson Yea 5 Nay 0

[Bill Dougal left at 9:35]

OTHER BUSINESS

Elaine Anderson said that there will probably be a special Town Meeting in September and the Committee should begin to think about having another call for applications. They need to figure out the details such as when to advertise and if they need to change the application form. They do not know the exact date of the Town Meeting. She said that the Pilgrim Monument and Provincetown Museum project should be done by then.

Elaine Anderson said that she has learned that each CPA is structured differently. She said that some groups find ways to bring money into their coffers instead of it all just going out. She said that other CPA's sometimes create non-profit agencies to do this. Mona Anderson said that the Chrysler Museum had given old glass slides of Provincetown to the Library. She thought that perhaps cards or posters could be made from these and sold to raise money. Mona Anderson will talk to the director of the Library to see what happened to the slides. She said that other products such as maps showing the houses could also be sold to tourists. Elaine Anderson said there was money to do this and it was something to be thinking about.

Elaine Anderson said that towns all over the Cape are having similar housing problems. The other CPA's think that Provincetown has done many things right but is still in crisis. If there aren't workers to provide services, tourists will go elsewhere. Steve Milkewicz suggested creating seasonal housing. Mona Anderson spoke about the housing created by Clem and Ursies which seems to be successful.

Elaine Anderson suggested that the members from the Open Space Commission and the Provincetown Housing Authority talk with their respective committees about the goals they have in common with the CPC. She said that at the next meeting they will discuss the application calendar; Mona Anderson will report on the booklet; and Elaine Anderson will report on the Nantucket CPA.

The next meeting will be on April 25, 2006.

MOTION: Move to adjourn the meeting at 10:25 a.m..

Motion by: Nancy Jacobsen Seconded by: Mona Anderson Yea 4 Nay 0