

**TOWN OF PROVINCETOWN  
COMMUNITY PRESERVATION COMMITTEE**

TUESDAY, APRIL 25, 2006  
JUDGE WELSH MEETING ROOM

Chairman Elaine Anderson convened the meeting at 9:02 a.m. noting the following attendees:

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

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

Other Attendees: Keith Bergman, Town Manager; Terese Nelson, School Committee Chair; Burt Wolfman; Richard Brothers; Elizabeth Aldred; Kate Macaulay

Recorder: Cynthia Curran

The following are meeting minutes, in brief:

**DISCUSSION: PROJECT UPDATE ON APPLICATION 200601**

Keith Bergman gave an update on the project and distributed a written handout. He said that the MHP has been doing a lot of work on the project. The Town Counsel and Cumberland Farms have been revising the letter of intent specifying the conditions for the acquisition of the site. The Town does not want to close until the cleanup questions have been settled and a developer has been chosen. Susan Connelly of the MHP has prepared a draft application for a Priority Development Fund grant from the DHCD and MassHousing. Up to \$50,000 of the pre-development costs could be paid for by the grant. Susan Connelly had also been seeking a proposal for a market study by John Ryan of the Development Cycle in Amherst. The study would help quantify how each income level needs to be helped with affordable housing and what type of units are needed (number of bedrooms). This information would be used with the Shankpainter Rd. project, but would also help with future planning of affordable housing in Provincetown. There is also the possibility of working with The Cecil Group to come up with a conceptual design for the project. They would help convey to potential developers the Town's vision for the site. The Town is planning on doing further environmental testing of the soil on the site in regards to negotiating the capping with Cumberland Farms. Susan Connelly is also looking into getting funding from the state using the Smart Growth Zoning Overlay District. Elaine Anderson asked if any of the members had questions. Bill Dougal said he had a comment to make. He said that he was still concerned about the waiting lists for affordable housing. He would like someone to be working on the merging of the multiple waiting lists into one list. Howard Burchman said that he would like to know more about the Smart Growth districts. He asked if Susan Connelly could meet with the Planning Board to give them more information. Mr. Bergman thought that it could be arranged. Other members said that they are happy with the progress that has been made. Mr. Bergman said that he was very glad that they had found the MHP. The MHP is very choosy about who they work with and they see a lot of opportunity here in Provincetown.

Howard Burchman asked about low income tax credits. Keith Bergman said that he had no additional information at this time, but that Susan Connelly was still working on the income level and funding issue. He said that there is really no funding for middle income housing, so the Town will have to find other ways to achieve that goal.

[Keith Bergman left.]

**PUBLIC STATEMENTS**

Bill Dougal introduced Richard Brothers, President of the Cape and Islands United Way. Mr. Dougal said that the CPC thinks that childcare is very important and linked to housing concerns. He asked Mr. Brothers to come, as well as members of the School Committee. Mr. Brothers said that the United Way can help by creating partnerships between groups and providing funding. They foster collaboration. Burt Wolfman said that the School Committee has been taking baby steps regarding childcare. He said that they have space at the elementary school for pre-school extended daycare. They are planning to start their program this summer. Mr. Wolfman said that they would like a year-round after-school program for younger kids. Elaine Anderson said that the CPC was thinking about the possibility of a daycare center at the Shankpainter Road project. Terese Nelson said that there was a need in the community for daycare so that people can work. Nancy Jacobsen said that funding for daycare centers is very important, because without it, daycare will be too expensive for some parents.

Elizabeth Aldred and Kate Macaulay from the Cape Cod Children's Place in North Eastham were also present for the

discussion. Ms. Aldred said that they are involved in helping children from birth on, including parent education programs. They have been working on developing a daycare center in Provincetown for many years without success. The goal is to establish a program that would be self-sustaining. Howard Burchman asked about home-based childcare versus facility-based. Elizabeth Aldred said that they have held multiple meetings to help people set up home-based childcare, but nothing has come of it. She said that there are often problems with insurance, space requirements or landlord objections. She also thinks that many people here do not like all the regulations which must be followed. Terese Nelson said that they have the space for a daycare center and maybe Cape Cod Children's Place can help them. Burt Wolfman said that they have asked some employers if they would prepay tuition for their employees. He said that they can get state reimbursement for Pre-K extended childcare. Terese Nelson said that they will proceed in increments.

Elaine Anderson asked for final comments. Bill Dougal said that he hoped that they would not lose the energy of the discussion. He hoped that they would work together to preserve the community. Burt Wolfman said that they had already been in contact with the Cape Cod Children's Place. He said that part of the equation is how many people are still working in the off-season. Mona Anderson asked if a CPC member should attend the School Committee meetings. Richard Brothers said that the United Way could help form partnerships with businesses to get funding for programs.

[At 10:02 the other attendees left along with Nancy Jacobsen.]

### UPDATE CPC APPLICATION

Elaine Anderson said that she still did not know the date for the September Town Meeting. She said that she could update the application which was used last time. Howard said that the quality of applications which they received last time was not very good. He thought that perhaps they should not have another round of applications for September. Bill Dougal said he tended to agree and that they still needed a long-term plan. Elaine Anderson said she would double-check, but she believed that they had to ask for applications at least once a year. They don't necessarily need to approve any of the applications. Mona Anderson suggested that they ask that the projects be for forty units or more. She thought that it was a good idea to seek applications, so they could see what was out there. They don't have to approve any of them. Steve Milkewicz said that they wouldn't want to miss a chance for a piece of property which might not be around next year. Howard Burchman thought that seeking forty units might be too high, because there might not be many sites that would fit forty units. Mona Anderson disagreed, but said she would accept specifying twenty-five units instead.

Elaine Anderson asked that the members think about the application for the next meeting on May 9<sup>th</sup>.

### ADMINISTRATIVE BUDGET INITIATIVE – NANTUCKET

Elaine Anderson said that she has learned that the CPA in Nantucket has a staff and budget which Provincetown doesn't have. She said that as parcels of land become available in Provincetown, the CPC could partner with the PHA and Open Space to buy them. Various options were discussed. Elaine Anderson asked the members to continue to think about this for the next meeting.

### CPC BOOKLET

Mona Anderson said that many people do not understand the terminology used around housing issues. She suggested adding a glossary to the booklet. Elaine Anderson and Mona Anderson will work on this.

### REVIEW OF MINUTES

**MOTION:** Move to approve the minutes of April 11, 2006 as written.

**Motion by:** Bill Dougal **Seconded by:** Steve Milkewicz **Yea 4 Nay 0**

**The next meeting will be on May 9, 2006.**

The meeting was adjourned at 10:38.