

**TOWN OF PROVINCETOWN  
COMMUNITY PRESERVATION COMMITTEE**

TUESDAY, MAY 23, 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; Howard Burchman; Nancy Jacobsen; Austin Knight; Stephen Milkewicz

Absent CPC Member: Mona Anderson, Bill Dougal (excused absences); Tim Hazel

Other Attendees: Keith Bergman, Town Manager; Michelle Jarusiewicz, Acting Assistant Town Manager; Patrick Manning, Executive Director, Housing Authority; Doug Taylor, Building Commissioner; John Ryan

Recorder: Cynthia Curran

The following are meeting minutes, in brief:

**DISCUSSION: PROJECT UPDATES ON APPLICATIONS 200601 & 200604**

Keith Bergman introduced John Ryan from Development Cycles in Amherst. He is the consultant whom the MHP has hired to do a housing market study.

Mr. Bergman said that Truro is having an assessment done as well. Karen Sonderberg will be doing the assessment. He also reported that the Board of Selectmen will be meeting with other selectmen on the Cape to talk about problems on a regional basis. Mr. Bergman said that teachers and police cannot afford to live here any more and the EDC has said that affordable housing is one of the most important issues facing Provincetown. John Ryan said that he had been at the BOS meeting last night. He wanted to meet with the CPC to get their input and explain what he is planning to do. Elaine Anderson asked the members to introduce themselves. John Ryan said that they were at the beginning of the process and he was trying to learn what information they were seeking and what their priorities are. Nancy Jacobsen said that low-income housing is at a critical state, but other economic groups also need help. She wondered what Mr. Ryan's methods of analysis are. Mr. Ryan said that he tries to define the different segments of the town and their housing needs, not only by economic status but also by other classifications such as age.

Keith Bergman said that it was important for the CPC members to suggest people whom Mr. Ryan should speak with. He thought that Mr. Ryan should connect with the two members of the CPC who are realtors. [They were absent.] Steve Milkewicz said that being the representative from the Open Space Committee, he is concerned with preserving open space as well as the need for housing. He said another reason that people are forced to leave the town is the increasing tax costs. Mr. Ryan said that they had to balance different goals. They would never be able to provide all the housing needed due to limited resources. He thought that it is a shame when a community loses its diversity because people can't afford to live there any more. Elaine Anderson said that they had discussed the different stakeholders at the last meeting (such as the schools, police and volunteer firefighters). There is a major shortage of affordable rentals. Howard Burchman said that since they have limited resources to address the housing problem, they have to prioritize. He felt that there is a problem with over-emphasizing rental over home ownership. He wants to provide long-term opportunities to stay in the community. Mr. Burchman thought that zoning bylaws should be changed to permit greater density, but that these would not be passed by Town Meeting without a community education effort. Mr. Ryan said that they will not be able to solve all the problems, so must decide which groups will be helped. They must also consider the fragility of the environment. Austin Knight said that he has had discussions with other groups about using the surplus public buildings for housing rather than selling them. He also thought that change of use laws could be changed to develop more housing. He said that Mr. Ryan should talk to the directors of the AIDS Support Group and Foley House. Mr. Knight said that people living on a seasonal income cannot afford a mortgage and will have to rent. Mr. Ryan said that they have to deal with the existing inventory of homes also. Perhaps owners could be convinced to accept less for their property in order to give back to the community. Keith Bergman said that there has been a building cap on new construction since 1988 and building permits have been tied to creating affordable housing. The program has not really been successful. He thought that permits for change of use, such as converting a motel to condos, should also include affordable housing. He said that they had tested the concept a few years ago and most people seemed to be against it. Mr. Bergman suggested that if they were forced to include middle-income housing (as opposed to low income), perhaps more people would be open to the idea. Howard Burchman said that it is hard for guesthouse owners to make it now. He thought that if the owners thought that they would get less out of their property when it was sold, they would sell their property before the law went through.

Keith Bergman said the sewer system is also a factor in new developments. He said that Shankpainter Road will be a good site for more properties. He said the infrastructure is critical in thinking about affordable housing. Mr. Bergman said that there is a real need for prioritization because they do not have the resources to do all that they want to. He said that middle-income housing is difficult because they cannot get grants for it. The Town must devote its own resources in order to do it.

Elaine Anderson brought up the discussion of what should be the CPC's schedule for requesting applications for projects. She said one alternative is to have open enrollment all year long, even though applications could be approved only at the Town Meetings once or twice a year. She asked for Mr. Ryan's opinion. John Ryan said that they will have his report in a couple of months. He said that there must be an action plan so they know what they want to do and what resources are available. He said that there will have to be a lot of discussion and debate and everyone must contribute in some way. The dynamics of what is happening will not change in ten or fifteen years. Doug Taylor said that they should look at long term goals for community development, perhaps tax relief incentives or changes in zoning laws. Keith Bergman said that they had passed an accessory apartment bylaw but no one has taken advantage of it. Elaine Anderson agreed with others that they must look at the long-term ramifications of whatever they did. She said that the School Committee is looking at five to ten year plans. Mr. Bergman said that there is a clear link between affordable housing and school enrollment. Mr. Ryan said that he could help develop an action plan, but that is not what he has been hired by the MHP to do. Mr. Bergman said that the PHA and the PHP are planning to hire a housing specialist. Elaine Anderson asked about a central committee who would be the leaders for the housing situation. Keith Bergman said that the BOS hasn't decided and right now he is the contact person for the MHP and John Ryan. Howard Burchman asked about seeing previous reports done by John Ryan. Mr. Ryan said that they had been given three links to reports he has done for other communities. Keith Bergman said that Mr. Ryan will speak to Town Hall staff today. Regarding the Pilgrim Monument project, Elaine Anderson said that the Town Counsel is working on papers for the release of the funds to the PMPM.

[At 10:15 the other attendees left the meeting.]

## **PUBLIC STATEMENTS**

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There were none.

## **SET CALENDAR FOR CPC APPLICATIONS**

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Elaine Anderson said that perhaps they should have a sub-committee to work on what they should do regarding applications. She thought that they needed more ideas on ways to handle the application process. Austin Knight said that they should have John Ryan's report in sixty days and it would be critical in determining where they are going. Howard Burchman said that they needed very specific guidelines for the applications. He said that they could have legal problems if they turned down an application without specific reasons. Elaine Anderson said that they should look at what other towns are doing and that they need to have a better idea of the total picture. Steve Milkewicz agreed. He said that there are many problems and that they must decide what their focus should be. Mr. Milkewicz said that if they raise taxes to help one group of people, others may be forced to leave town. Elaine Anderson said that it seemed that they should wait until next spring for new applications. She said that they should focus on the Shankpainter Road project and working with Mr. Ryan for now.

## **OTHER BUSINESS**

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Austin Knight said that there will be a meeting on June 5<sup>th</sup> to discuss what should be done with the Town's surplus real estate. He said that the Historic Commission might have funds which could be used for the exteriors of some of the buildings. Elaine Anderson said that Mona Anderson is interested in using Firehouse #2 for a gift shop to raise funds for CPC projects. Austin Knight said that the building is used by many non-profit groups to raise money, but perhaps housing could be created upstairs. He said the gift shop could be put in the firehouse near Bubala's. Elaine Anderson suggested that a representative from the CPC should go to the meeting. Mr. Knight said that the chair of the CPC could send a letter to the meeting. He said that they could suggest waiting for Mr. Ryan's report before deciding what to do with the buildings. Steve Milkewicz said that many groups would like to use the buildings. Elaine Anderson said that there seems to be a drive to sell the properties. Howard Burchman said that the properties may need to be sold because they are not in the best locations for the needs of the Town.

Steve Milkewicz said that he had asked the Director of the Library about using historic renovation funds to finish the

Library. He said she seemed hesitant to ask the Town for more money. Elaine Anderson said that there were historic funds left which could be used. She said that they would carry the discussion on to the next agenda.

## **REVIEW OF MINUTES**

**MOTION:** Move to approve the minutes of May 9<sup>th</sup> with a minor change.

**Motion by: Nancy Jacobsen Seconded by: Steve Milkewicz **Yea 3 Nay 0 Abstain 2 (HB, AK)****

Elaine Anderson said that she had informed the BOS of the motion at the last meeting concerning taking the leadership role. The next meeting will be on June 13, 2006. She said that she thought that they should meet just once a month in July and August. The dates for upcoming meetings will be June 13<sup>th</sup> and 27<sup>th</sup>; July 11<sup>th</sup>; & August 8<sup>th</sup>. Other meetings would be arranged if needed. She said that in September they would return to their regular twice-monthly schedule.

**MOTION:** Move to adjourn the meeting at 10:45 a.m..

**Motion by: Howard Burchman Seconded by: Steve Milkewicz **Yea 5 Nay 0****

The meeting was adjourned at 10:45.