

**TOWN OF PROVINCETOWN  
COMMUNITY PRESERVATION COMMITTEE**

TUESDAY, JUNE 13, 2006  
JUDGE WELSH MEETING ROOM

Chairman Elaine Anderson convened the meeting at 9:04 a.m. noting the following attendees:

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

Absent CPC Member: Howard Burchman: (excused absence)

Tim Hazel has formally resigned from the CPC, but no replacement has been chosen.

Recorder: Cynthia Curran

The following are meeting minutes, in brief:

**PROJECT UPDATES ON APPLICATIONS 200601 & 200604**

Keith Bergman was not able to be present to give an update. Elaine Anderson said that the Town Counsel and the Pilgrim Monument are still working on the deed restrictions necessary in order to release the funds which were granted to the PMPM. The deed restrictions will guarantee that the money is used as it's supposed to be, according to historical guidelines. Elaine Anderson said that she would try to facilitate communications to get the issue resolved. Bill Dougal said that he is on the Board of the PMPM, but wanted to know about the purpose of deed restrictions in general. Elaine Anderson said that they were needed in order to protect the public's money. She said that they needed to learn more about them and Austin Knight suggested having a workshop. Other members thought this was a good idea. Eric Dray was suggested as someone who might have knowledge in this area concerning historic preservation. Bill Dougal asked if deed restrictions were also needed for community housing projects. Elaine Anderson said that they were and asked about the timing for the workshop. The tentative date is September 26<sup>th</sup>, with October 10<sup>th</sup> as a back-up date. She will work on organizing it. The work session will not be open to the public, but will be open to other committees, such as Open Space, Historic, and PHA.

**PUBLIC STATEMENTS**

There were none.

**CPC BOOKLET**

Mona Anderson said that many things have changed since they first decided to produce a booklet. Although they had originally planned to hand it out at the last Town Meeting, she thought that it was good that it had not been completed. Elaine Anderson agreed that the process needed to be slow because of all the changes happening. She said that it would be done in the future, but did not know when.

**SURPLUS REAL ESTATE**

Austin Knight had attended the BOS meeting on the Town's surplus real estate. He said that the BOS had decided not to do anything with the properties yet. They needed more information. There will probably be more public discussions. Bill Dougal had also been at the meeting and said that due to the Town's financial situation, the BOS felt pressured to sell the properties, but he felt that the public did not agree. Mr. Knight thought that Firehouse #2 could be a comfort station with affordable housing up above.

**OTHER BUSINESS**

Elaine Anderson initiated a discussion on the goals of the CPC. Bill Dougal said that the affordable housing situation is linked to economic development in Provincetown. He said that after the CPC gets John Ryan's report; it should work with the MHP to develop long-range strategies. He said that they should perhaps have an executive session to discuss properties which might be developed for affordable housing. Elaine Anderson said that the CPC can purchase land and develop housing themselves. After some discussion Elaine Anderson proposed the following as the CPC's

objectives:

1. Based on Mr. Ryan's report the CPC will identify specific housing needs it can and will support.
2. Hold executive session to identify available land for development.
3. Hold work session on deed restrictions.

Regarding the executive session on available land, Bill Dougal said that he and Mona Anderson would have to be cleared by the Ethics Committee to make sure there was no conflict of interest. They would also need more information on holding an executive session. Keith Bergman can perhaps provide this. Elaine Anderson also suggested a fourth objective: that the CPC be the lead committee coordinating the groups working on affordable housing.

The discussion then turned to the Committee's goals. Elaine Anderson summarized their goals as:

1. On-going collaboration with MHP on overall town strategic community development plan.
2. Continue to support economic development for a year-round viable community.
3. Taking the Shankpainter Road project to the 2007 Town Meeting.
4. Move boldly to resolve the issue of community erosion.

After a broad discussion the Committee felt unanimous in the need for specific performance dates to move the Shankpainter Road project forward.

#### REVIEW OF MINUTES

**MOTION:** Move to approve the minutes of May 23, 2006.

**Motion by: Nancy Jacobsen Seconded by: Steve Milkewicz Yea 4 Nay 0 Abstain 2 (MA, BD)**

**MOTION:** Move to adjourn the meeting at 10:47 a.m..

**Motion by: Austin Knight Seconded by: Steve Milkewicz Yea 6 Nay 0**

The meeting was adjourned at 10:47.