

TOWN OF PROVINCETOWN

BOARD OF SELECTMEN – CAPE END MANOR

JOINT MEETING - OCTOBER 1, 2001

JUDGE WELSH ROOM

Chairman, Betty Steele-Jeffers opened the meeting at 6 PM, noting the following attendees: Board of Selectmen members: Elizabeth Steele-Jeffers, David Atkinson, Michele Couture. Excused Absence: Cheryl Andrews due to agenda item on Cape End Manor. Mary-Jo Avellar due to family illness.

Cape End Manor Board: Robert Cabral, and Marilyn Downey

Other attendees: Mark Latour, Assistant Town Manager, Dennis Anderson, Interim Cape End Manor CEO/Director of Nursing and David Guertin, Director of Public Works,

Recorder: Vernon Porter, Secretary to the Town Manager

The following are minutes in brief.

1 CAPE END MANOR CARE CAMPUS PROPOSAL

Joint Public Meeting with Cape End Manor Board of Directors

Chairman Steele-Jeffers opened the meeting by saying that the purpose of this meeting was to continue and answer questions that were raised back on September 10, 2001 regarding potential siting of a new Cape End Manor.

Chairman Steele-Jeffers read parts of the Public Hearing notice from the previous meeting held on September 10, 2001 and said that the crux of the matter was 'the potential siting of a new Cape End Manor and related facilities at property located East of the Mt. Gilboa Water Tank'. You may all recall that at the end of that meeting people spoke about perhaps using site 'Y'. On September 14, 2001 the CEM Board of Directors voted to support Site 'Y'. Therefore, some of the questions and discussions that were directed towards the other potential siting you may now feel are somewhat put at rest.

I am now going to turn this meeting over to Mr. Latour, Mr. Guertin and Mr. Anderson who are going to give us a presentation and answer those questions that were raised by the audience at the September 10, 2001 meeting.

Chairman Steele-Jeffers read questions A through E and David Guertin responded. Dennis Anderson responded to questions F through J.

(See attachments to Agenda Item 1 for Questions and Answers)

David Guertin gave a presentation on Site 'Y' and how it became such a promising site. He also brought forth the aerial discovery of a new wetland that was not noted before. Upon personal inspection with Peter Sousa and Sheila Benzer it was their opinion that this wetland was a 'manufactured wetland' and should not cause any impact on the site plans.

Chairman Steele-Jeffers opened up the meeting to the audience for any Pubic Comments. directed towards the siting at Site Y only.

Kay Margie Perry - Seems ideal for all respects and that we would have enough land.

Estherann Czyoski – Presentation looked great. Question: As this has been always defined as a water district area – what would the implication be of siting the facility at this site?

David Guertin – Answer: We would need a special permit. However, in the criteria of what is allowed and what is not allowed, this is an allowable use with a special permit. As far as the ramifications on the whole Town of Provincetown as a Water Resource District and what they had hope to protect years ago, they were in fact protecting Mass Highway land. There appears on the water evaluation side that no matter what direction we go in preferred locations for anything we do as a water source or treatment or desalinization we would want to move towards Mt. Gilboa because of the infrastructure there. So there seems to be enough land available to support a future water use, which we can only conceptualize at this point and time, and the immediate need of this facility so close to Howland Street.

Peter Sousa - Had the pleasure of going on a site visit with Town Officials Friday, September 28, 2001. As far as it being a Water Resource District – if you start at the Truro line down at the East End and you end at the West End by the Province land boundary you will find that the whole Town of Provincetown is a Water Resource District. It just has not been classified through Town Meeting. In other words all water in Provincetown could be treated as potable water at some time or another. The wetland at Site Y has only 35% wetland plant indicators and is barely a wetland and certainly is not a vernal pool. With a little bit of jogging the planners can fit the facility in there and not impact that wet area at all. That area has probably the least biodiversity of any area within the confines of Provincetown. There will be minimal impact to the environment. We do need a facility and there is not other place and that is the site for it.

Celine Gandolfo – In looking at the choices the Y Site is more compromised. Question: Would there be plans to hook up to the sewer? It seems to make sense to do so.

David Guertin – Answer: It certainly would make sense to hook up to the sewer however that will not transpire in Phase I. As you are aware we have an over-subscription issue with Phase I sewer and construction. Whether that will be contained in part of Phase II, (which we hope to start permitting soon) there appears to be adequate area for on site treatment, however, it is almost too early to say which way it would or should go. Obviously we are out of the district so that is a legal hurdle to go through. Whether that would be accomplished through added legislation and incorporated into Phase II would be a time line issue as to when Phase II would accept flow and flow available from the Manor. If that is not in sync then we go back to onsite disposal and Title V. I don't have a precise answer for you other than that.

Tim Ryan - Question: Is it at all possible to put everything at the existing site and try to save these two sites?

David Guertin – Answer: No Sir. The existing site, which was part of the original screening process two meetings ago, it was evident to us that this facility was: #1 - not suitable and #2 - the land area itself there is not large enough to support what is needed here.

Mary Ellen Hobson - Question: If I understand you correctly that is Zoned Class B but it is Water Resource District. So because of that, the Town has a little bit more flexibility with that? Is that true?

David Guertin – Answer: That is my interpretation and I try to avail myself of other town officials who have more knowledge of that – and they are looking into that. Which one supercedes the other we don't know at this particular time. I do know that Article IX Water Resource District is in the parameters of that By-Law.

Question: Because of it falling under Article IX of the Zoning By-Laws would it go to the Board of Health, Board of Selectmen, Conservation Committee, Planning Board and that may even supercede a Town Meeting because of the Water Resource– in your opinion?

Answer: We would seek legal opinion on that. However that is the procedure for amending it for a so-called special permit granting authority.

Dennis Allee – Question: Would you have to get some land from the State including the site where the trains turned around?

David Guertin - Answer: Yes. All the site is from the State Mass Highway land

Board of Selectmen Questions.

Betty Steele-Jeffers – Question to David and Dennis. When you were talking Mr. Guertin about what your suggested next steps would be; Contact biologists, wetlands delineation, Title V engineering and availability of utilities. How does this fold into Mr. Andersons time table?

David Guertin – Answer: The biologists is about a week's works, Title V engineering and evaluation I recommend is our next step – is a week's work. The availability of utilities - I would think to those recommendations, I would be available within a week or two.

Dennis Anderson – Answer: We are working on multiple scenarios. Based on our meeting with David today, I think we can make the time line work by looking at the sequence of what we build first, second and then marry the two together.

David Atkinson - I am in favor of Site Y and at least the occupants will be able to look at woods instead of the cemetery.

Michele Couture - Just want to make sure there are no other possible options. I don't want to have to come back in another couple of weeks and find there is another site available.

David Guertin – Answer: We looked at Area E, Harry Kemp; we look at all sorts of composite facilities. By virtue of it being on the table and being asked of us to review it, now we are stating that this is the best available location as we know it and understand it.

Michele - I think it is the perfect site because it eliminates the conflict between concerned conservationists and people are concerned about keeping the Manor in Provincetown and that really seems to be the gist of what the public comment was at the last meeting we had and so this site seems to eliminate all that. I would certainly vote in favor of this site.

MOTION: *Move that the Board of Selectmen vote to accept the recommendation of the Cape End Manor Board of Directors to pursue the siting of a Cape End Manor Care Campus at Site Y, so-called; and to direct staff to develop measures necessary to present this proposal to a Fall 2001 Special Town Meeting for necessary approvals.*

Motion by: David Atkinson **Seconded by**: Michele Couture Yea 3 Nay 0

Motion to adjourn by: Michele Couture at 6:45 PM

Minutes transcribed by: Vernon Porter, Secretary
October 2, 2001