

**Community Preservation Committee  
Public Meeting of  
January 6, 2005, 9:00 AM**

**Members Present:** David Nicolau, Chairman, Elaine Anderson, Vice Chairman, Eric Dray, Barnett Adler, Margaret Carroll-Bergman, Tim Hazel, Stephen Milkewicz, and Bill Dougal

**Town Officials Present:** Keith Bergman, Town Manager; Sarah Peake, Michelle Couture, and Richard Olson, Board of Selectmen.

**Others Present:** Dennis Anderson, Director, Cape End Manor

A quorum being present, David Nicolau called the meeting to order at 9:04 AM.

***Public Meeting***

***Public Statements***

Marilyn Downey of the Cape End Manor Board spoke to the Committee on behalf of the Cape End Manor and requested that the CPC take into account affordable housing.

***Meeting with Keith Bergman and RFP Discussion***

Mr. Bergman handed out a memo and details of each item regarding his request for CPA funding which the Town of Provincetown wishes to bring forward for the Committee's recommendation to the April 4, 2005 Special Town Meeting.

Basically the memo and details covered the following items:

- I. \$750,000 towards an open space (wellhead protection) purchase in Truro, to acquire property abutting the South Hollow Wellfield – Provincetown's single largest source of drinking water.
- II. \$750,000 for historic resource protection of Provincetown Town Hall for structural repairs, including the East sills of the historic structure complete in 1886.
- III. \$1,900,000 for the affordable housing component of the Cape End Care Campus. New England Deaconess Association's December 9, 2004 proposal includes 19 affordable apartments (9 independent living and 10 assisted living).

Mr. Bergman explained, in detail, his memo and information regarding Items I and II and then Committee members asked questions.

**I. Open Space/Wellhead Protection – 4.23-Acre Peters Subdivision - \$750.000**

Bill Dougal asked about open space purchase in Truro and the availability for public use. Mr. Bergman replied that the open space would not be available for public use. Mr. Dougal then asked why the cost of purchasing the property in Truro would not be totally charged to the Water Enterprise Funds. Mr. Bergman answered that that would be another alternative. Sarah Peake stated that there is no other way to protect the Provincetown water resource at South Hollow. David Nicolau asked if the price should be negotiated and what is the best price to pay for purchasing the property. He also asked who is negotiating the price.

Mr. Nicolau asked about excess money from the increase in water rates. He stated that the public has to be convinced that this would not create more increases in the water rates.

Barnett Adler asked Mr. Bergman if the other properties in the area were for sale. Mr. Bergman replied that the other houses were not for sale other than the Peters property. Stephen Milkewicz asked if Water Enterprise Funds could be refunded to the CPA in the future. Mr. Bergman said they could not be refunded.

David Nicolau asked Keith Bergman to explain budgetary constraints and guidelines, which he did using the information in the handout. Mr. Bergman emphasized that all three items in the memo have to come before the Town Meeting in April 2005. He has to have a response from the CPC by February.

Other Committee members made comments regarding the request. Barnett Adler felt that the Town would vote down the project of Town Hall repair. Bill Dougal stated that Item I is a very critical need. David Nicolau felt that he would not vote for the entire 10% of CPC funds for Item 1.

Tim Hazel asked if the CPC does not give the \$750,000, are there any other sources for funds. Mr. Bergman stated that funds can be gotten from other sources but would like as much from the CPA as possible. He would have to go to the State Government if the CPC turned the request down.

David Nicolau would like to see \$175,00 come from Open Space and would be happy if the CPA supplied the balance. He would like to keep some funds for future use. A general discussion ensued whether or not to supply total funds or not.

Michelle Couture spoke about the importance of water protection to Provincetown.

Barnet Adler felt that affordable housing was the most important item and was what the CPA was set up for. Eric Dray questioned the use of open space funds for Truro.

Sarah Peake felt that this was an important issue. If the two wells were not purchased, Provincetown might have to install water restrictions, which would affect guesthouses, restaurants and other businesses besides household use.

## **II. Historic Resource – Town Hall Structural Repairs - \$750,000**

Eric Dray explained the differences between the Historical Commission and the Historic District Committee. He feels that there are many uses for the funds in Provincetown. He expressed a desire to go through Town Hall and check the importance of repairs. He suggested setting aside a small percentage of funds for a survey, etc. Keith Bergman said that the staff would meet with the Historical Commission and discuss what needs to be done. The Historical Commission will meet with Town Hall personnel and Keith Bergman on Friday, January 14<sup>th</sup>, 2005 at 10:00 AM.

After a short break the meeting continued at 11:03 AM.

## **III. Community Housing – Cape End Care Campus – 19 Affordable Units**

Keith Bergman explained that the affordable housing on the Cape End Care Campus is legal for CPA funds. He went through Item III in detail. The items covered were:

1. 19 Affordable Units: 9 Independent Living, 10 Assisted Living
2. Units Count Towards Town's 1-% Goal Under Chapter 40B
3. Community Sustainability, 100-Year-round Jobs
4. NEDA's Phased Proposal
5. NEDA Agrees to Assume Manor Operation by July, 2006
6. CCH In- and Outpatient Rehab by Spring 2005.
7. Revised Plan Stays Within the Limits of Proposition 2 ½
8. PILOTs Return to Town by NEDA

David Nicolau felt that it is necessary to know all vital information. He had a list of questions regarding the \$1,900,000. Members of the Committee had copies of these questions. He asked Keith Bergman these questions and Mr. Bergman responded to each

Dennis Anderson explained the term "assisted living" and the requirements to qualify.

### ***Next Meeting***

The next meeting will be on Thursday, January 27<sup>th</sup> at 10:00 AM.

A motion was made to adjourn the meeting at 12:30 PM.

**Moved by:** Elaine Anderson

**Seconded by:** Tim Hazel

**Yea: 7 Nay: 0**

Respectfully Submitted  
*Joel Glasser*

Approved by: \_\_\_\_\_ on \_\_\_\_\_  
Elaine Anderson, Vice Chairman Date