

**Community Preservation Committee  
Public Meeting of  
March 29, 2005, 5:00 PM**

**Members Present:** David Nicolau, Chairman, Elaine Anderson, Stephen Milkewicz, Tim Hazel, Eric Dray, Bill Dougal, and Nancy Jacobsen

**Excused Absence:** Treg Kaeselau

**Guest Consultant:** Laura Shoefelt, Falmouth Housing Authority

A quorum being present, David Nicolau opened the meeting at 5:04 PM

**Public Hearing**

**Public Statements:** There were no comments from the Public.

It was decided to proceed with the meeting with Laura Shoefelt. Bill Dougal asked Ms Shoefelt about how to leverage CPC funds regarding affordable housing. She then asked the members how they wanted to use the housing funds and explained how other communities function and how it is up to the CPC to decide on a plan on how to use these funds.

Bill Dougal explained how acute the need for affordable housing is in Provincetown. He handed out a reprint of an article regarding real estate in Provincetown that appeared in *The Wall Street Journal* of March 23, 2005. He also stated the need to bring qualified people into Town such as teachers, police personnel, fire personnel and be able to supply affordable housing. Mr. Dougal also asked about the possibility of incorporating commercial development as well because of water and sewer regulations.

There was a general discussion regarding the best way to use CPA funding. The CPC members questioned Ms Shoefelt regarding the role of the CPC. She stated that funds would be constrained by Town rules. The key to rental housing is buying a building with as little debt as possible.

The members then discussed Article 40b and how it is tied in with housing. Ms Shoefelt stated that if you go over 29 units, you have to go to the Cape Cod Commission.

David Nicolau discussed the subject of getting grants and Ms Shoefelt explained the time frame in the getting of grants. Bill Dougal explained the need for a good economic model from Ms Shoefelt based on her knowledge. He also stated that there is a need for information on a financial position, as the CPC does not have the expertise right now. Ms Shoefelt mentioned that one of the best models for CPA is Bedford, MA. She also stated that she works for the Falmouth Housing Authority and explained how that organization works.

David Nicolau pointed out that the CPC has to be clear about the look, size of units, etc. so as not to fall into any category of Zoning Board requirements. Ms. Shoefelt felt that money should be spent up front for design and visioning of housing units.

The point of commercial projects with housing was brought up and Ms Shoefelt stated that the CPC cannot do a commercial project but the project can be of mixed use. CPC monies can go towards community housing but funds for commercial use have to come from other sources. She explained how CPC funds can be used giving the Cumberland Farms property as an example.

David Nicolau talked and asked about costs for 25 units from a developer. He also stated that a CPC plan would have to blend with the Housing Report. He also felt that the quicker the CP can get a model regarding 25 units regarding the Cumberland Farms property and it can be used as a learning model.

Bill Dougal felt that the public would ask about the original intent of the CPA article regarding affordable housing. He also stated that the CPC has a desperate need for Laura Shoefelt's expertise and also asked how to address local preference units for teachers, police, fire fighters and the increase in the number of Cape End Manor employees. He

wanted to discuss how to give preference to such residents.

Eric Dray thanked Laura Shoefelt for coming and expressed that the information she provided was very informative.

Ms Shoefelt hopes to return with information at the next meeting and also will email the information to Committee members.

David Nicolau felt that Keith Bergman, Town Manger, "lumped in" the \$75,000 from the CPC with the \$675,000 from the Town. Mr. Nicolau felt that this was misleading. Eric Dray will state at the Town Meeting that the CPC only approved the \$75,000 from CPA funds.

A discussion followed what will be said regarding the Cape End Manor Campus.

It was decided that the CPC will meet ½ hour prior to the Town Meeting to discuss the Articles and what will be said.

***Next Meeting***

The next meeting will be on Friday, April 8<sup>th</sup> at 9:00 AM.

A motion was made to adjourn the meeting at 6:35 PM.

**Moved by:** Tim Hazel

**Seconded by:** Stephen Milkewicz

**Yea: 7 Nay: 0**

Respectfully Submitted  
*Joel Glasser*

Approved by: \_\_\_\_\_ on \_\_\_\_\_  
David Nicolau, Chairman Date