

**Community Preservation Committee**  
**Judge Welsh Hearing Room**  
**July 26, 2005**  
**9:00 a.m.**

**Members Present:** Elaine Anderson, Mona Anderson (arr. 9:12a), Eric Dray, Nancy Jacobsen, and Winthrop Smith.

**Members Absent:** Wm. Dougal and T. Hazel (both excused)  
Stephen Milkewicz (unexcused)

**Staff:** Keith & Margaret Bergman and Patrick Manning

**Consultant:** Laura Shufelt

The meeting was called to order at 9:14 a.m.

**Meeting Agenda**

**Public Statements**

Keith Bergman (KAB) told the Committee that the Board of Selectmen (BoS) would be interested in having a joint meeting with the Community Preservation Committee to discuss, among other things, “what is your vision?”, etc. The BoS has a group of things on their plates. They have actually named a property that they would like for affordable housing; it’s the Duarte parking lot that has a value of \$6M. Cheryl Andrews is pushing for the acquisition of this property. She reportedly would like to see people living there and not just a parking lot. KAB ruminated that then you have to find outlying areas for people to park. KAB said you have that particular property you may look at and also the Cumberland Farm property on Shankpainter Rd. The problem with the Cumberland Farm property is that there is a claim brought by Cape Cod Oil about a border dispute. Cape Cod Oil encroaches on town property since the Route 6 right-of-way now belongs to the Town. Maybe a trade-off will prove to be a bargaining chip. Another idea..... the BoS have approached the Wastewater plant and they have a plan that could possibly lead to sewerage for a limited group on Shankpainter. Conversation was then focused on Chuck Silva’s proposal for Laundromat. KAB continued, “If we were to accept that proposal – it would have to have a special connection for Penny’s and that could be happening quickly.” The other property is 951 Commercial Street which the town meeting has agreed to hand over to Affordable Housing.

Margaret Bergman was very interested in Laura’s presentation. Patrick Manning championed the Cumberland Farm property. He said the negotiations with Cumberland are ongoing. As far as the Beach Point property is concerned, Patrick continued, we are wondering what specifically to do with this property. It does take a while to plan all of this.

Mona Anderson, a real estate broker, said there are currently two large lots of land that are for sale. These properties are now available. One of them is Mobil Services on Capt Bertie’s Way. Margaret

B. said that her group (Affordable Housing Task Force) doesn't have the money.

KAB – re: sewer, said, “We are going to have to be discriminatory about who gets into the phase 2, i.e. if property cannot qualify for title 5 on site – then they would be in phase 2.”

### **Continued Discussion with Laura Shufelt**

Laura was asked to briefly explain the July 25<sup>th</sup> version of her CPC Plan. Elaine Anderson said she would like to expedite this and wants to contact Celine Gandolfo for the Open Space reaction. She thinks that is obviously the most incomplete spot in the plan. It was agreed.

Eric Dray will be providing his changes for Historic Preservation.

Win Smith commented that on page 1 (under CPA Funding Requirements) it doesn't mention borrowing and – on page 2 (2<sup>nd</sup> line down) along is two words; should read a long.

Laura said she had added section on needs – bottom of page 5.

Elaine said that at last night's meeting, an additional category of 2/3 rental was used. She felt that all groups should start using the same terminology so that everyone would be on the same page.

Laura also said the goals have been reworked based on the last meeting. One goal was to encourage mixed-income housing.

Bottom of pg 6 – comment on non-profit.

On page 7 – the underlined words administered were explained.

On page 8 – Laura discussed pre-development activities. She did research from other towns on this re: funds, etc. Ways to get these projects done were explored such as financial feasibility.

Eric Dray read over how he would like the Historic reworked. He will be giving his changes to Laura. (Page 4.)

There seemed to be as many ideas as there were people present. ED wanted to address the funding. MA wanted to see application alphabetized. WS tried to explain away new construction vs. rehabilitation. KAB said to leave rehab section in, etc.

Discussion on circles and boxes in the application form and it was decided that this concern was not germane to the meat of form. Above all, it has to be user friendly.

Under #2 – eliminate the **encourage** box – or reword it.

EA commenting on #14, said an applicant would have to go thru the entire application before they realize that they would need an attached checklist. Should go to the beginning. Or maybe - delete 14 all together. Since maintenance is something we cannot fund, maintenance would then become # 13. EA also wants some kind of a cover sheet for the application form.

**Motion: Win Smith made a motion to adopt the plan and application to guide applicants and ourselves – with the Open Space and the Historic portions to be inserted. Mona Anderson seconded the motion and it was approved 5-0-0.**

## **Part 2 – Mixed Use Development**

Laura had posters of a project that is about 70% done in Falmouth. It was started by taking pictures of places on Main Street in Falmouth. The pictures were taken to guide the architect – most buildings are flush with the sidewalks with no setbacks.

Two warehouse building had to be demolished and the architect wanted to follow the streetscape as much as possible. The first floor of one building has 10K square feet of commercial space to avoid dealing with the Cape Cod Commission (CCC) - Fifty-eight units are in Unit 1, forty-four apartments are in Unit 2 and fourteen condos rentals. Unit 3 will contain commercial space. There was a lot of parking along with a community room and playgrounds.

Pictures of the development showed a lot of peaks and balconies to take away from the bulk of the property. They went back 15 feet from sidewalks with two levels of landscaping. The overall plan was attractive. CDC is the architect and they received tax credits for their efforts. The complex is 35 feet tall and is within zoning rules. It is located at 704 Main St, Falmouth. (Our NEDA Care Campus will be 44 ft high) Floor plans of the units were shown to the group. All units can be handicap accessible since they have 36” wide doors. All 58 are rental units. All are tax credit units – varying. Laura said the only way to afford buildings like this is to do it with tax credits.

Laura continued that the cost of land is higher here in Provincetown. She has an explanation of getting money to do projects of this magnitude (but the details escape me!). She continued saying that the project came together quickly for the non-profit arm developing it. The consultant who developed the plan got a piece of the ownership rather than paying him for his services. The project started in Sept 03 and will be finished in Nov 05. All things considered - it was “real quick.”

Laura encouraged the Committee to come to the Falmouth property for a walk-thru. KAB said he was hoping to get Cumbies to sell their land for ½ of its value (\$900K). For tax credits you really need a single-access – one consultant said he would like to do all of it for a piece of the action.

KAB suggested a joint field trip to Falmouth. The visit was tentatively scheduled for September 13<sup>th</sup>. Details will be finalized at a later date. KAB further suggested that the Committee meet with the BoS at their August 8<sup>th</sup> meeting to share their progress. KAB will put the CPC on the August 8<sup>th</sup> agenda and perhaps arrange a time (maybe 7:30 p.m.) to give the BoS the information that has been gleaned.

The deadline for submissions will probably be moved to September 15 – or at the most to October 1<sup>st</sup>. It was decided that the group will have to meet very often to fulfill this guideline.

## **Approval of Minutes**

**Motion: Eric Dray made a motion to approve the minutes as amended. Nancy Jacobsen seconded the motion and it was approved 5-0-0.**

Win Smith announced that Ken Weiss was a person who wants to access the funds to do more affordable rentals. Ken had evidently appeared before the Planning Board.

## **Schedule Next Meeting**

THE NEXT MEETING OF THE CPC WILL TAKE PLACE ON AUGUST 9<sup>TH</sup> AT 9:00 A.M.

The meeting adjourned at 10:35 a.m. by a unanimous vote.

Respectfully Submitted

*Evelyn Gaudiano*

E. Rogers Gaudiano

Approved by: \_\_\_\_\_ on \_\_\_\_\_  
Elaine Anderson, Chair Date