

**Community Preservation Committee**  
**Judge Welsh Hearing Room**  
**August 23, 2005**  
**9:00 a.m.**

**Members Present:** Elaine Anderson, Mona Anderson, Bill Dougal, Eric Dray, Tim Hazel, Stephen Milkewicz, and Winthrop Smith.

**Members Absent:** Nancy Jacobsen (excused)

The meeting was called to order at 9:05 a.m.

**Meeting Agenda**

**Public Statements**

There were none.

**Continued Discussions on CPC Guidelines and Funding Criteria**

Based on meetings which have been held with the Board of Selectmen (BoS), a Letter of Intent will be added to the packet.

Elaine Anderson asked the members to look over the Letter of Intent (LoI) and comment on its suitability as a start. The LoI was our suggestion as a Committee because of the fact that many of the projects will come forth in January.

Another BoS requirement was Appendix A defining the Income Limits i.e., Low/Moderate, Median, and Middle. This became the biggest sticking point. Most of the committee took part in this discussion and it was finally felt that more input was needed from Laura Shufelt, the consultant from Falmouth. Evidently there is quite a disparity between County income guidelines and Provincetown income guidelines. – This will be easy to update because of what the banks will require in the future. It was decided to exclude Appendix A for now until more advice is sought. Elaine suggested keeping the appendix as a guideline for the committee only.

Tim Hazel would like to see what people bring to us and not specify what can be brought to us. Maybe banks wouldn't even want to participate in this. Bill felt that it's our responsibility to create rental units and within the income levels. We have to be pro-active.

Laura will be at the CPC meeting on the 13<sup>th</sup> of September which will be the Falmouth trip. Bill Dougal wants to ask Laura if she feels it's correct to put forth an RFP with 75% rental and 25% ownership? Wants to have an in-depth discussion with Laura. Elaine said the BoS were still talking about 2/3 rental and 1/3 ownership developments.

Mona Anderson said that the group should not get locked into local developers only. She knows a couple of large developers (Cruz from Boston and Rogans from Dorchester) She thought maybe they should be contacted now that we have the mechanism of the "letter of intent."

Eric Dray thought that the best way to be pro-active is to ask the powers that be to define town-owned lands that we can plan on.

Mona repeated her thought of going outside for developers. Mona feels that we should talk to everyone who is familiar with this type of developing. Bill agreed and said he wants to start the dialogue with whomever is out there.

Eric feels that whatever is created should fit into the community. Tim says 40B may be the way these Boston guys are going to go. Win said that any small town has opposition to developments.

Eric felt it would be a mistake not to reach out to Ted Malone. “We’re the most inconvenient town to get to on the Cape and how many developers are going to drop everything and come running?”

Win Smith felt the group also needed a letter addressed to the professionals. Elaine says the funding issue is something that we need Laura’s input on and she suggested putting this aside until the next meeting.

**Motion: Approve the plan as Laura Shufelt has amended it and approve the Letter of Intent with the following conditions on the plan:**

**Goal 1. On page 5 – Contributes for the preservation of Provincetown’s unique *historic* character visually, culturally, economically and/or artistically. Also on page 5 – add Goal 5 to read Support Provincetown’s wetland protection by-law. On page 10 a paragraph should be added stating *This has been accomplished in part by the creation of the Community Preservation Act.***

**Made by Mona Anderson Seconded by Steve Milkewicz 7-0-0 unanimous.**

The BoS wants a record that states that the entire committee approved the above; they want to know that this is a majority view. A signature letter was signed by all CPC members present.

## **Other**

### **Discussion on brochure.**

Win spearheaded the discussion by saying that this brochure has to reach out to everyone and – because of this need – the language has to be carefully drafted.

Tim asked, “What are we trying to do?”

Bill said it was to create awareness and secondly to develop community support, community interest and community involvement.

After a great deal of discussion, it was decided that the categories of people who will be featured, interviewed, etc. would be:

1. A native Portuguese – someone who’s been here for generations.
2. A health care worker
3. A fireman
4. A policeman
5. Someone from the fishing industry
6. A business owner who doesn’t own his bldg.
7. Someone from the service industry
8. Wild Card (a retiree – or someone who is secure)

Tim said that we’re wrestling with this because we’re fighting negativism. Elaine said we were

promising hope – not gloom.

Mona – talked to two artists about designing the brochures; Marian Roth, for one. They were enthusiastic. Win thought the cover of the brochure would show a kitchen – and/or – living room with all these people sitting around and discussing these concerns with the members of the CPC.

Eric wondered - as far as the brochure is concerned – do we have a budget? The Town Manager assured us at a recent meeting that there is a trust fund that will be happy to cover this.

EA felt it would be advantageous to have additional work sessions. On Tuesday, **September 6<sup>th</sup>** she would like to schedule a work session to work exclusively on the brochure. Mona will bring her draft questionnaire in at that time and then they will focus on the brochure.

Elaine would feel uncomfortable going over any proposals before **September 15<sup>th</sup>**. The meeting held in Falmouth on September 13, 2005 will go over the affordable housing numbers with Laura and get her advice on writing an RFP for 144 units.

At the meeting on **September 20<sup>th</sup>** we will be looking over proposals.

**Thus the schedule of meetings will be:**

<b>September 6</b>	<b>Brochure work session</b>
<b>September 13</b>	<b>Falmouth trip</b>
<b>September 20</b>	<b>Perusal of proposals and/or Letters of Intent</b>

Win thought that the committee should clarify if they will have a pool of ready money that would be available.

**Minutes of August 9<sup>th</sup> meeting**

**Motion: Approve the minutes as amended.**

**Made by Bill Dougal      Seconded by Win Smith      Approved by all who were in attendance at the August 9<sup>th</sup> meeting.**

The meeting adjourned at 10:50 a.m.

Respectfully Submitted

*Evelyn Gaudiano*

E. Rogers Gaudiano

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