

Community Preservation Committee
Judge Welsh Hearing Room
September 6, 2005
9:00 a.m.

Members Present: Elaine Anderson, Mona Anderson, Nancy Jacobsen, Stephen Milkewicz, and Winthrop Smith.

Members Absent: Bill Dougal, Eric Dray, and Tim Hazel,

The meeting was called to order at 9:02 a.m.

Meeting Agenda

Development of CPC Brochure:

The meeting began with comments from Elaine Anderson; she has had some feedback via e-mail from the committee members on the brochure. Press releases for the CPC applications have gone out and should appear in the Cape Codder, Banner, and the Cape Cod Times. There's a copy of the press release on the table out by the applications. Letters of Intent have been replenished at least twice so it's very encouraging. The meeting was then turned over to Win so that the committee can be guided through the brochure by him.

Everyone was e-mailed a rough draft and there were no last minute changes. He asked the committee to keep in mind it's a rough draft and he asked if – so far – are these the issues you want to hit?

Elaine did go over it – you have plenty of information and probably more than you can use. Our real challenge is..... what is the flavor of this brochure? Comments: from others who have read it - too much to read and is this too negative?

Mona had a novice read this and her comment was that there was too much information, and also, what is the CPC? She felt – in the beginning – you should tell people what the CPC is, i.e., formed from the CPA approval, etc. You need it somewhere in the beginning. It's now in section 3 of the draft brochure and should be moved to the beginning. This novice further thought that it was too long but extremely informative. If you read it as though you had no idea of the CPC committee – then it was too much to read.

EA had feedback from someone who felt it was too negative. Elaine said that our goal is to be extremely positive – and to emphasize that we are a committee of hope.

Mona did speak with Marian Roth, the artist, and she is definitely on board for the brochure. She's more than willing.

EA would like to start talking with some of the bank presidents and establish a liaison with them. They should become more partners than they really are. She is reluctant to begin doing this until we are farther along. Elaine also felt that as we go through the draft brochure outline, we should look at

the comments in bold and trim it out based on these.

Win wants to fit in the interviews first and then see just how much room he needs to complete the brochure.

Mona looked at the brochure and then compared it to the survey she designed. With the survey you are able to control what happens. Mona hopes to marry the survey to the brochure. Mona and Win are on board as interviewers. We are going to have categories and see where people fit. We all must know at least one person that we're going to interview. The categories are assigned numbers.

The categories are in the minutes of the previous meeting. Win says Civil Service takes up two categories, i.e. firemen and policemen (should be one category). The group went over them and came up with the adjusted categories, again.

1. native Portuguese
2. health care worker
3. firemen – policemen
4. youth
5. fishing industry
6. business owner
7. service industry
8. artists
9. wild card

Win thinks there should be more categories. So we don't want to forget a category that we might be looking for and – for now - #10 should be added:

10. people who work for the Town.

EA is hearing a lot of attitudes about town changes. Win said that perhaps the most often comment is "I can't afford to live here."

EA said that the general public is saying – what is happening to the character of the town? – what about limits? – why not limit the licensing? – nothing is being controlled! These are a few of the expressed attitudes.

Nancy Jacobsen said that the people think they are helpless. They have that feeling.

EA said her reply to the comments was: From where I sit – I see all committees with a central focus – it is to help the people who want to live here to be able to.

Win, referring to the Economic Development Committee, said that now that they're recapturing the unused gallonage from converted restaurants, etc., their attitude is that you have to quickly replace this as soon as possible.

Mona wants to bank the bedroom flow for affordable housing projects. Someone is going to come along with a million bucks – and the bedrooms will be rubber stamped for some developer. Steve M. thought that - until we know where we are - we shouldn't be giving away these flows (extra gallonage).

EA suggested that whoever can should show up at this Economic Development meeting. Win says

the town counsel will be there and it will take place in the Judge Welsh Hearing Room at 6:00 p.m. tomorrow.

Mona, revisiting the categories of the interviewees, said that because we are the only ones who see these categories – we can add any amount of categories that we want. We can determine how many categories we need in the future.

Then there were thoughts on specific people who should be interviewed. Mona feels that a senior citizen who is financially set might be Rosalyn Garfield. Nancy felt that Robert Patrick would be a good one – a business owner, child of the Flagship Restaurant developer, etc. Mona felt that senior citizens should have their own category.

Win said that some times it's the person you haven't heard from – who may spark the interest. This seemed to be a thought to ponder.....

EA wondered if there were any need to number the categories? “Can we just do it by hand?” And, Elaine wondered, in some of these questions..... is there a line where people can sign off?? Some kind of a release? The questionnaire tends to be very generalized, but this one is specific – so we really need a release – or an O.K. Is their income necessary? We need to reassure them that their annual income will not be revealed. Discussion on this facet. Mona felt that this would be considered an incomplete interview and as such – couldn't be used.

Questionnaire:

Beginning on the first page under AGE, it was suggested by Steve that the last age category should read 90+ since there are several people he knows of who are over 100.

As an aside the appendix that Laura provided was discussed because it seemed that she has low to moderate income together and we can't fund middle income - right? This will be discussed with Laura next Tuesday.

The adjustments to the questionnaire went on: Under Years in Provincetown – that amount should reflect cumulative years i.e., people leave, people return, etc. Add them all up to find answer to “Years in Provincetown.”

Top of next page: Household yearly income: ADD based on 2004 taxes This takes care of the problems people have with unreported income, etc.

Under “If rented” – Take an average if people move from seasonal rental to winter rental. Add up all their rental charges and divide by 12.

Near the end of the second page – is your property that you own or rent a: single family..... multi-family..... Etc.

Top of page 3 change TWA tenant to TAW. (Not an airline but a tenant at will.)

Top of next page – Would you feel that your current income.....

Near the end of the page: “Would you like to preserve the historical buildings and character of the Provincetown Community?” (character replaces feel)

Last paragraph on this page is too-o-o-o long. Put a period after the Provincetown Community and delete the rest of the sentence.

Mona wondered about taking a picture of Falmouth? No – the danger is that someone may think that this is what we’re proposing. Forget that idea!

EA – maybe we could have another short question – “how do you perceive this town in another 5 yrs.” Mona said that the problem in a survey is not to collect too many opinions. EA thinks the questionnaire is well developed. It leaves a minimum of gray areas. Mona thinks we can then put these in a data base and come up with something definite. Mona will work on this tonight and it will be ready to go; she will print up 50 of these questionnaires. Will have to work on a release. Mona doesn’t think we need everyone of the committee doing an interview. Mona and EA would rather start without the group shot.

EA asked Win if he needed more feedback? Win is suggesting that this is the beginning and we can proceed with gathering information.

Elaine gave accolades to Win about his potential brochure. Mona felt it should have the picture of the person and then their statement.

Mona and Win are considered to be a subcommittee. Nancy and Mona are here on their only day off.

Possible people to interview were then thought about, i.e. Christine Murphy of the stained glass shop, Bobby Lisbon as a local young person, Frank Milby as a local artist whose rental house has been put on the market, Jackie Wilhoite the town hall custodian who is being displaced by a condo conversion, Rex McKinsey the harbor master and Pier Manager who was the recipient of a lottery on a home on Hensche Lane, Denise Gaylord and Charlene (nail person) both won lotteries, as well. Paul Tasha who is local Portuguese..... and the list goes on.....

Arrangement for Falmouth trip

Mona will travel alone because she will do something else afterwards. Elaine will pick up passengers from the Committee at 8:30 a.m. in front of the Town Hall. Riders who will accompany Elaine will wait under porch roof on the Ryder Street side of Town Hall. Bill may want to go? Nancy said Patrick Manning may go, too. Call Elaine if you want to arrange to go with her. She has room for one more. Call Elaine at X 9773. Mona and Win can meet as a sub committee to nail down procedures, etc. on interviews.

To finalize the release form it was thought that Section 3 of the brochure draft should be plucked out of the draft for one sheet which would contain this explanation of the CPA and CPC and then the back page would contain the release form for the interviewee to sign. The release will contain the name, address, and phone number of the interviewee. PERFECT was the reaction of the Committee.

Win said that it would be easier for him to NOT do the interviews. He also felt that everyone should be clear that – even though – you may be interviewed – you may not be in the final brochure.

The meeting adjourned at 10:32 a.m.

Respectfully Submitted

Evelyn Gaudiano

E. Rogers Gaudiano

Approved by: _____ on _____
Elaine Anderson, Chair Date