

TOWN OF PROVINCETOWN - BOARD OF SELECTMEN

REGULAR MEETING - MONDAY, SEPTEMBER 22, 2008

JUDGE WELSH HEARING ROOM

Chairman Michele Couture convened the meeting at 6:00 PM noting the following Board of Selectmen attending: Michele Couture, Austin Knight, Elaine Anderson, David Bedard

Excused Absence: Mary-Jo Avellar

Other attendees: Assistant Town Manager David Gardner, Municipal Finance Director Alix Heilala

Excused Absence: Town Manager Sharon Lynn (Attending Managers Conference)

Recorder: Vernon G. Porter

The following are meeting minutes, in brief:

1A 90 SHANK PAINTER ROAD HOUSING DEVELOPMENT

Selection of Developer

Chair Couture invited the Selection Committee Member to join the meeting: Cheryl Andrews, Michelle Jarusiewicz, Joe Carelo and Bill Dougal.

Each member gave a brief overview of the selection process and encouraged the Board of Selectmen to take their time and read all the fine print.

Open discussion ensued.

Move that the Board of Selectmen vote:

- 1. To select The Community Builders of 95 Berkeley Street, 5th Floor, Boston, MA, as the preferred developer for 90 Shank Painter Road contingent on the successful execution of a Land Development Agreement;*
- 2. To delegate to the Town Manager the responsibility to negotiate the Land Development Agreement and other legal instruments for approval by the Board of Selectmen;*
- 3. To delegate to the Town Manager the selection of Staff Members to work with The Community Builders to finalize the housing program, site, and building design for submission to the Provincetown Zoning Board of Appeals as a "friendly 40B" application;*
- 4. To instruct the Town Manager to begin the process of negotiations with The Community Builders as soon as possible.*

Motion by: Elaine Anderson Seconded by: Austin Knight Yea 4 Nay 0

1B FIREHOUSE #2 – UPDATE

Building Commissioner Russ Braun gave a brief overview of the plans.

Open discussion ensued.

1B1 FIREHOUSE #2 – UPDATE

MOTION: *Move that the Board of Selectmen vote to authorize the Town Manager to issue an Invitation for Bids, for the renovation of Firehouse #2, located at 189 Commercial St., Provincetown, MA.*

Motion by: Austin Knight Seconded by: Elaine Anderson Yea 4 Nay 0

2. PUBLIC STATEMENTS

George Bryant - I was the last President of Provincetown Historical Association, and it has not been active for many years. Is very concerned as to what may happen to Town Hall. While visiting the attic area of Town Hall was shocked at the condition of the trusses. This is very poor condition as floor slopes down from the North to the South and is something that has to be taken very seriously. He stated that the structural analysis determined that roof trusses are OK but he does not agree, and suggests that it be further looked into. [See Attachment #1]

Cheryl Andrews – Mr. Bryant and I share a lot of similar interest. Firehouse #2 - would like to see the original signs put back on the five (5) Fire Houses that the town owns, especially #2 and #5 at this point. She would like to ask for money to replace the signs, and ask the Selectmen to sponsor that request.

3. SELECTMEN STATEMENTS

Austin Knight

Ask that the Asst. Town Manager check out the roof trusses as mentioned by George Bryant during Public Statements.

MOTION: Move that the Board of Selectmen vote to send a letter to the Historic Commission to request a joint application to CPC to seek funding for signage for the Fire Houses owned by the town.

Motion by: Michele Couture Seconded by: Elaine Anderson Yea 4 Nay 0

Agenda item for next meeting.- Discuss ballot question on the November elections to repeal the State Income Tax Initiative.

Bike Ride from Boston to Provincetown was terrific, and raises a lot of money for AIDS Support Group.

Glad to see DPW come forward with plan for trash pickup due to the four day work week.

Has the letter been sent to our Congressional Delegation yet regarding the CCNS Route 6 construction?
Answer: Not yet. The project has been put on hold, however, letter will be sent. (Congressman western part of the state – send him a copy.)

David Bedard

MOTION: Move that the Board of Selectmen vote to send a letter of thanks to the Art Commission for the art show at the DeMenil Gallery at Groton School, Groton, MA.

Motion by: David Bedard Seconded by: Elaine Anderson Yea 4 Nay 0

Signage on Bradford St., Extension – when will they be installed? Answer: In the works

Send a letter to our Representatives at the State House to pass the bill endorsing H3319 which allows towns to generate their own power.

MOTION: Move that the Board of Selectmen vote to endorse House Bill H3319 and send a letter stating same.

Motion by: David Bedard Seconded by: Elaine Anderson Yea 4 Nay 0

951 Commercial Street – The Housing Authority has the option to decide what is the best use for this property. Housing Authority is working with the Dept. of Housing and Community Development to sell the property and use the proceeds for affordable housing elsewhere.

Town surplus property list is still moving forward. Should include properties “owner unknown”.

Elaine Anderson

Disturbed by an anonymous letter received by the Board of Selectmen and encourage the person / persons to gather together to address these issues.

Michele Couture

- October 1st – 6 PM – BOS meeting with Architects McGinley Kalsow to discuss plans for Town Hall rehab.

- October 14th - invitation to join Truro, Wellfleet, and Eastham to discuss regionalization.

MOTION: *Move that the Board of Selectmen vote that the Town Manager form an Ad Hoc Bylaw Revision Group made up of 5 or more members [with a member from the Panning Board] to work with the Staff .*

Motion by: Michele Couture **Seconded by:** Elaine Anderson **Yea 4 Nay 0**

Community Forum on Home Heating Resources – will be held on Monday, Oct. 6, 2008 @ Veterans Memorial School, from 6:00 PM to 7:30 PM. Brian Carlson is contact for the Town.

Food Gift Cards purchased through Interfaith Council get a portion of the proceeds. A representative is available at the Methodist Church from 9:30 AM to 1 PM on Thursdays.

4. **APPOINTMENTS**

MOTION: *Move that the Board of Selectmen vote to appoint James R. Bakker of 248 Bradford Street as Provincetown’s Arts Representative on the Visitor Services with a term expiration date of June 30, 2010.*

Motion by: Elaine Anderson **Seconded by:** David Bedard **Yea 4 Nay 0**

5A **WASTEWATER**

Rate Relief and Optimization of the Sewer System.

Attendees: David Guertin, Dana Faris, John Goodrich, Rob Adams of Metcalf & Eddy, Mark Abrahams of The Abrahams Group.

Opening remarks by John Goodrich and Mark Abrahams.

Question and answer period followed.

MOTION: *Move that the Board of Selectmen vote to request that the Water & Sewer Board hold a Public Hearing to establish a new sewer user rate charged by the Provincetown Wastewater System that would reflect a 25% reduction from the Interim User Rate established July 1, 2003, and further, to report on this request to the Board of Selectmen at its meeting of October 27, 2008.*

Motion by: Elaine Anderson **Seconded by:** David Bedard **Yea 4 Nay 0**

Optimization – Rob Adams did an update so that the public can hear it on the cable network.

Open discussion ensued. No motions made on this subject.

5B **FY '09 COMMUNITY ORIENTED POLICING GRANT – APPROVE GRANT**

Michele Couture – Questions for the Chief – respond by our next meeting.

MOTION: *Move that the Board of Selectmen vote to table this item until October 1, 2008.*

Motion by: Austin Knight **Seconded by:** Elaine Anderson **Yea 4 Nay 0**

5C **AIRPORT COMMISSION**

EA / FEIR / DRI PHASE II

MOTION: *Move that the Board of Selectmen vote execute a grant in the amount of \$10,500.00 from the Commonwealth of Massachusetts Aeronautics Commission (MAC) for the Environmental Assessment (EA), Final Environmental Impact Report (FEIR), and Development of Regional Impact (DRI) Phase II for the Provincetown Municipal Airport.*

Motion by: Austin Knight **Seconded by:** David Bedard **Yea 4 Nay 0**

5D **OPEN THE SHELLFISH SEASON**

Public Shellfish Area

MOTION: *Move that the Board of Selectmen vote pursuant to MGL C.130,§52 and the Selectmen's Recreational Shellfish Regulations, to approve opening the public shellfishing areas as follows: On Sunday, November 2, 2008 the shellfish area west of the west end breakwater will be open to the public.*

The days allowed are Sundays and Fridays through the end of March 2009, with a ten-quart limit per week. If Bay Scallops are abundant, the Shellfish Constable will post the days and location of their taking, and the recreational limit shall be two pecks per week.

Motion by: David Bedard **Seconded by:** Elaine Anderson **Yea 4 Nay 0**

5E CAPE COD WATER RESOURCES RESTORATION PROJECT

Harbor Committee / Shellfish Committee

MOTION: *Move that the Board of Selectmen vote to join a coalition of organizations and Towns in support of the Cape Cod Water Resources Restoration Project.*

Motion by: Elaine Anderson **Seconded by:** Austin Knight **Yea 4 Nay 0**

5F SANDY HILL LANE

Affordable Housing Deed Restriction – Gull's Nest Condominium Unit #4

MOTION: *Move that the Board of Selectmen vote to approve the affordable housing restriction for median income ownership for 6 Sandy Hill Lane, Gull's Nest Condominium - Unit #4.*

Motion by: Elaine Anderson **Seconded by:** Austin Knight **Yea 4 Nay 0**

6A PAMET LENS OVERSIGHT GROUP – UPDATE

Next meeting agenda– approve the Plans – Watershed Management Plan.

Next PLOG meeting is scheduled for 9 AM on Thursday, October 16, 2008 at Grace Gouveia Building, Provincetown.

6B TOWN MANAGER FOLLOW-UP / OTHER

1) Bradford Street Extension signs will be erected by DPW no later than October 1, 2008 at intersections of West Vine Street and Province Lands Road.

2) Route 6 and Province Lands Road – Accident Data (Provincetown Police):

2003	2
2004	2
2005	2
2006	1
2007	1
2008	1

Information from Cape Cod National Seashore unavailable at this time.

Project delayed until Spring 2009.

3) Town Hall Renovations Update:

- Magnum Moving Company, Eastham provided low bid of approximately \$13,000. Moving dates Friday, November 7 and Saturday, November 8 (if needed, no additional cost).
- Landscaping buffer along Jerome Smith Road being completed by Buildings and Grounds and DPW.
- Williams Scotsman working on detailed plans of modular units with Russ Braun; delivery date by October 31, 2008.
- N-Star design engineer is completing a site survey during week of September 22, 2008 - “doing all that they can to meet our deadline” according to Kathy White, project representative.

Meeting schedule for all Town Boards being finalized this week. Selectmen meetings will convene at 6:00 p.m. at VMES Multi-Purpose Room. Other meeting spaces include rooms at Grace Gouveia Building, Public

Library, Community Center, and Center for Coastal Studies.

7. **MINUTES OF BOARD OF SELECTMEN'S MEETINGS**

MOTION: *Move that the Board of Selectmen vote to approve the minutes of September 8, 2008 (Joint Mtg. w/Fin/Com/Pier Corp.) as printed.*

Motion by: David Bedard **Seconded by:** Elaine Anderson **Yea 4 Nay 0**

MOTION: *Move that the Board of Selectmen vote to approve the minutes of September 8, 2008 (Regular Mtg.) as printed.*

Motion by: David Bedard **Seconded by:** Elaine Anderson **Yea 4 Nay 0**

8. **CLOSING STATEMENTS**

Austin Knight – Need to have a meeting with Renewable Energy Committee. We have to be site specific.

David Bedard - Would like an updated Board of Selectmen calendar.

Elaine Anderson – None

Michele Couture – Article for Term Limits.- where are we on this?
Thank the School Committee and Alma for scheduling the Home Heating Forum.

Motion to adjourn by Elaine Anderson at 8:55 PM

Minutes transcribed by: Vernon G. Porter, Secretary to Board of Selectmen
September 25, 2008