

**Final
Community Preservation Committee (CPC)
Minutes of Wednesday, October 19, 2023
Virtual Meeting**

Attending: Gary Sorkin, Chair; Michael Fisher, James McAuliffe, Elaine McIlroy, Janis Plaue, Rhonda Fowler, John Grieb, David Mead-Fox,

Also Attending: Jen Elsensohn, CPC Coordinator

Absent: Gerladine Ramer

Chair Gary Sorkin called the meeting to order at 9:02 a.m.

Minutes of 9/27/2023

Janis Plaue moved to approve the minutes of September 27, 2023. Michael Fisher seconded, and the motion carried 8-0-0.

New Applications

Gary went over the Fiscal Year 2025 proposed budget which had information about the twelve applications received for this round of grants. Gary posed the questions: are they acceptable applications, and should we bring the applicants in to present their applications and be available for questions. Each application was reviewed by the group to ascertain whether they are reasonable requests, and who should be brought in for a meeting.

Adult Community Center Walkway—Recreation

This project is proposed to complete the final piece of the 2013 Garden/Patio/Walkway Plans at the Adult Community Center. The walkway would be a one-half mile path. The six acre parcel of land on which the proposed walkway would sit had previously been discussed with the National Seashore as a senior housing development site. The National Seashore was not receptive to the plan. This parcel can only be used for Municipal purposes. Any housing placed there would need to be Town owned, and that is a stumbling block for any Housing development. Question: Would the proposed walkway preclude any other development in the location. Conversation about the material proposed, concrete, was taken up. Concrete is the safest surface for the intended demographic, and this is not a Conservation Commission concern. The Committee agreed that the walkway is an excellent project, but questioned whether it should be a Town budget item rather than a CPC grant. It was suggested that the project be brought to Town Meeting requesting capital funding, and then any remaining cost could be taken from CPC funds. The Committee has questions about the project. Jen will invite Suzanne Thomas to attend the next meeting.

Historical Commission Phase 4, Form B Project—Historic Preservation

This project has been approved in the past and is seeking continued funding. This project will continue the work of surveying and documenting historic properties. A question regarding the efficiency of processing Form B applications arose. Jim reported that the lag time has been addressed, and what used to be an 18-month wait is now almost instantaneous. Jim confirmed that Lynn Smilegde is still doing the work and that he believes an intern may be hired as well. It was suggested that volunteers be enlisted from the community. It was determined that no further information was necessary for the consideration of this project.

AIM Thrift Store Re-shingling—Historic Preservation

The Committee is unsure whether this project can qualify for CPC funding. The building is on the State register of Historic Buildings and is a contributing member of the Town Historic District. The question of where other funds may be solicited also arose—could they use some of the money they make in the shop? Jen will speak with Stuart Saginor to discover whether this project qualifies for CPC funding and will invite Carole to the next meeting to provide further information.

Breuer House Restoration—Historic Preservation

The approval of this project is contingent upon the successful purchase of this property by the Cape Cod Modern House Trust. The Committee expressed their confidence in the organization and appreciation of the facts that the house will be owned rather than leased, and public access to it will be provided. This is a large piece of property and includes access to three ponds. The conservation of this property, as opposed to being privately owned, is a net good for the Town. The question of whether a conservation restriction should be placed on it was posed. The National Seashore does want a restriction placed on the property. It was questioned whether the proposed budget is too low—the new septic and well that will be required will be more expensive than what is proposed. This is a good project from an Open Space perspective. Jen will invite Peter McMahon to the meeting so that he may answer questions.

Henry Gray House Deleading and Exterior Restoration—Historic Preservation

This property belongs to the National Seashore; it is not owned by AmeriCorps. The Committee questioned whether CPC funds could be used for a federally owned property. It was also questioned whether the project should be taken from the County budget. The Committee also asked whether this house is an historic structure—age alone does not make it so. Jim was unable to find a Form B for it. The structure resides on six acres of land and should not let to fall apart. The Town has benefited from the services of AmeriCorps, and is supportive of the program, but there is uncertainty surrounding the fitness of this project for CPC funding. Jen will contact Stuart Saginor about this, as well as invite the applicant to attend the next meeting.

Wellfleet Historical Society and Museum Building and Renovation—Historic Preservation

It was acknowledged the Museum had behaved generously by withdrawing a previous application in favor of the school playground being funded. CPC funds cannot be used

for the same project twice, so the newness of project needs to be determined. Jen will invite the applicants to the next meeting.

Removal of Structure on Blue Heron Road—Open Space

Four parcels of land were donated to the Town as conservation land by the Black Family. This project encompasses only one of the parcels (Lot 42, Parcel 147). All four parcels have been accepted by the Town, but the property cannot be placed under the care of the Conservation Commission until the structure is removed. This building does not appear in any plot plans, is approximately 12' x 12', constructed of a cinderblock base and upper wooden structure and is falling apart, and considered a nuisance. Both the Conservation Commission and Select Board have given their support of the removal of the structure. This property is not buildable because it has been donated for conservation and is located on lowland in the marsh. John Grieb is working with the Department of Public Works and other Town Offices. The Open Space Committee manages Town owned land, and the Conservation Commission has care and maintenance after it is placed into conservation. It has been suggested that the budget may be inadequate. Jen will invite John to attend the next meeting.

Open Space Conservation Fund—Open Space

This is the second application to the CPC for this project. It was withdrawn last year after concerns were expressed by the Select Board Chair. This suggests if the Fund is approved, the funding will only be used for CPC accepted projects that are also approved by the Select Board. The purpose of the Fund would be to have cash available for approved projects so that they are not delayed by the half a year or more it takes for CPA approval. This proposal has been presented to the Conservation Commission and approved. It was recommended that the applicants do some research into the practices of other Towns for such a project. Jen will invite John and Michael to attend the next meeting to offer clarification and answer questions.

Wellfleet Affordable Housing Trust Fund—Community Housing

This proposed funding will enable the Housing Trust to bring to fruition the projects that have been approved and future projects to provide affordable housing in Wellfleet. The Town created the Housing Trust which is essentially a housing bank. The money needed for the 95 Lawrence Road project has depleted the funding previously given by the CPC. Jen will invite Harry Terkanian to attend the next meeting.

Habitat for Humanity Old King's Highway Development Funding—Community Housing

This development was originally approved for funding by the CPC and Town Meeting with a proposal for three houses. Years later, after litigation, the project is moving forward, now with four houses. In the time of delay, construction and building material prices have increased by double. This requested funding would offset the extra cost of these materials plus building the fourth house. Jen will ask Beth to come to the next meeting.

Community Development Partnership Housing Institute—Community Housing

This project is funded yearly by the CPC. There are no questions or clarifications needed by the Committee.

Spring Rock Village in Brewster—Community Housing

This project has the same developer as the 95 Lawrence housing project in Wellfleet; Preservation of Affordable Housing (POAH) and will provide 45 housing units. There has been a tradition of sharing funding for affordable housing among the Towns to show support for the projects so that Towns would have an easier time obtaining State funding. There were questions about whether this project had any senior housing set aside and also whether local preference would be extended to Wellfleet through the Nauset School System. It was decided not to invite the applicants to the next meeting, but to also not take the application out of consideration.

Next Meeting

The follow up meeting for the presentation of the applications was discussed and set. Each applicant will have 10 minutes for their presentation. The meeting will be held on Friday, November 3, 2023 from 9:00 am to 11:00 am in person in the Town Hall basement meeting room and on Zoom. Jen will put a schedule together and invite those who were deemed necessary to bring in.

Adjournment

Jan moved to adjourn. Michael seconded, and the motion carried 7-0. David Mead-Fox had left the meeting some minutes earlier.

The meeting was adjourned at 10:53 a.m.

Respectfully submitted,

Jennifer Elsensohn,
CPC Coordinator

Public Records material 10/19/2023

1. Draft Minutes from September 27, 2023
2. Fiscal Year 2025 CPC Applications: Adult Community Center Walkway, Form B's, AIM Thrift Shop, Breuer House, Henry Gray House, Wellfleet Historical Society and Museum, Blue Heron Road Structure, Open Space Conservation Fund, Habitat for Humanity, Community Development Partnership, Wellfleet Affordable Housing Trust, Spring Rock Village