
Absent: no one

The meeting was called to order at 7:02 PM by Mr. Terkanian.

1. Announcements and public comment. Mr. Sorkin announced that the Housing Angels fundraiser has been moved from August 7th to August 8th. Ms. McIlroy announced the award to the Town of a 2.7 million dollar wastewater treatment grant for the 95 Lawrence Road project and that the Town has been selected for a state-wide housing award because of the “robust team” the Town has assembled and the strong Town support.

2. Maurice’s Campground possible due diligence funding. Mr. Terkanian indicated that no requests had been received to date and that he has no estimate of what those costs might be, but felt that we should consider authorizing expenditure up to a set limit so it will be available if necessary. He presented a proposed motion for consideration. Ms McIlroy reported on possible Mass. Housing Partnership (MHP) funding for some part of the cost. Mr. Sorkin stated that it might be useful to conduct an appraisal of the portion of the property to support Community Preservation Act bonding. Ms. McIlroy suggested $25,000 might be an appropriate amount. Mr. DeVasto agreed that $25,000 was probably appropriate. Mr. Terkanian viewed this as a short term solution which could be reviewed at future meetings. Ms. McIlroy asked whether a title examination would be required. Mr. Sorkin reported that the MHP is working on a scope of engineering services. MOTION: It was moved by Mr. Sorkin, seconded by Mr. DeVasto and, after discussion, voted by roll call vote (7 - 0) “To authorize the Treasurer, with the approval of either the Chair or Vice Chair of the Trust, to spend up to $25,000.00 for expenses related to the exercise of due diligence in connection with the proposed purchase by the Town of real property at 80 State Highway, Wellfleet (Maurice’s Campground.)”

3. 95 Lawrence Road community contribution. No action.

4. Multi Family Zoning. Mr. Sorkin introduced the issue of possible broadening of multi family zoning in Wellfleet and whether it will produce additional affordable housing. Jan Morrissey reviewed the current Wellfleet zoning bylaw provisions which permit multi family housing. The question is whether relaxing zoning provisions will encourage more multi family development. She also noted that the recently adopted Eastham provisions require a recorded covenant restricting the property to occupancy terms of 12 months or more. She proposed forming a working group be formed to explore the subject. Mr. Sorkin asked whether relaxing the zoning where Maurice’s Campground is located would facilitate development of affordable
housing. Mr. Terkanian noted that almost any affordable housing development on that property will require chapter 40B zoning relief in any event. Ms. Nagle said that a proposal that allowed creation of even one more affordable unit was worthy of consideration. Mr. Sorkin suggested formation of a working group of the Local Housing Partnership with the addition of Ms. Morrissey and Mr. Terkanian to which Ms. Morrissey and Mr. Terkanian were agreeable.

5. Recommendations on Annual Town Meeting Articles (article numbers refer to the draft warrant in the April 26 Selectboard meeting packet):

A. Percentage of addition of additional community impact fees to short term rental tax (Articles 47 & 48.) The Trust has previously voted to recommend imposition of the community impact fee but has not addressed to percentage. Current Selectboard proposal is a 3% fee; the statute allows a fee of up to 3%. Mr. DeVasto briefed the Trustees on Selectboard reasons for proposing a 3% fee and the proposal to allocate it to housing. MOTION: It was moved by Mr. Terkanian, seconded by Ms. McIlroy to “Recommend articles 47 & 48.” The question of the meaning of the phrase “professionally managed” was raised by Mr. Hood; an extended discussion ensued on the meaning of that phrase. It appearing that a consensus was not achievable, no vote was taken and further consideration of these two articles was deferred to the next meeting.

B. 35% allocation of short term rental receipts for affordable housing purposes (Article 45; Selectboard proposes to replace this with housing stabilization funds see next item. No action taken as this article has been withdrawn by the Selectboard.

C. Affordable Housing Stabilization Fund and Mixed Income Housing Stabilization Fund (April 26 Selectboard packet articles XX.) (These funds will be funded by the community impact fees proposed in Articles 47 & 48.) MOTION: It was moved by Mr. Terkanian, seconded by Mr. DeVasto and after debate unanimously voted by roll call vote (7–0) to “Recommend Articles 45 & 46.”

D. Zoning bylaw amendment to allow year round occupation of cottage colonies (deferred to a Fall town meeting.) No action as these proposals have been deferred.

E. Technical amendments to the affordable housing trust bylaw (Article 36.) The Trust sponsored this article but has not made a recommendation. MOTION: It was moved by Mr. Sorkin, seconded by Ms. Rule-Agger and unanimously voted by roll call vote (7–0) to “Recommend Article 36.”

F. Community Preservation Act Appropriations: $35,000 to the Trust (Article 27.) MOTION It was moved by Ms. McIlroy, seconded by Mr. DeVasto and unanimously voted by roll call vote (7–0) to “Recommend Article 27.”

G. Community Preservation Act Appropriations: $185,000 for a buydown (Article 28.) MOTION: It was moved by Mr. Terkanian, seconded by Ms. Rule-Agger and unanimously voted by roll call vote (7–0) to “Recommend Article 28.”

H. Community Preservation Act Appropriations: $7,500 for the Lower Cape Housing Institute (Article 30.) MOTION: It was moved by Ms. Rule-Agger, seconded by Mr. Terkanian and unanimously voted by roll call vote (7–0) to “Recommend Article 30.”

I. Community Preservation Act Appropriations: $20,000 for the Lilly House. MOTION: It was moved by Mr. Sorkin, seconded by Ms. McIlroy and unanimously voted by roll call vote (7–0) to “Recommend Article 29.”
6. Housing Study Grant. Per Ms. McIlroy no action was needed so no action taken.

7. 90 Freeman Ave. request for proposals. Mr. Terkanian reported that at this point all that is needed is to establish timing for the steps in the RFQ.

8. Community Development Partnership proposal to monitor Accessory Dwelling Units. Mr. Sorkin had requested a proposal but the proposal was based on the old affordable accessory dwelling unit bylaw. There is a revised proposal which Mr. Sorkin and Ms McIlroy will review this during their next meeting with the CDP.

9. Letter of thanks for Barbara Woodbury. MOTION: It was moved by Ms. Rule-Agger, seconded by Mr. Terkanian and unanimously voted by roll call vote (7 – 0) to “Approve Ms. McIlroy’s draft letter.”

10. Next meeting. Mr. Sorkin requested a future agenda item on CPA funding and to invite Stuart Saginor to that meeting. Next meeting date June 6th, following meeting July 11th.

11. Approval of minutes for April 4, 2022, April 20, 2022 and the morning meeting of April 29, 2022. MOTION: It was moved by Mr. DeVasto, seconded by Mr. Hood and unanimously voted by roll call vote to “Approve the minutes of April 4, 2022 and April 29, 2022.”
MOTION: It was moved by Ms Nagle, seconded by Mr. Terkanian and voted by roll call vote, 5 in favor, none opposed, and Mr. DeVasto and Mr. Hood abstaining, to “Approve the minutes of the morning meeting of April 20, 2022.”

12. Adjournment. MOTION: It was moved by Ms. Rule-Agger, seconded by Mr. Hood and unanimously voted by roll call vote (7 – 0) to adjourn. The meeting was adjourned at 8:52 PM.

Respectfully submitted

Harry Sarkis Terkanian, Chair

Public documents:

1. Proposed thank you letter to Barbara Woodbury
2. Draft annual town meeting warrant.
3. Memorandum to the Trustees on the short term rental tax and community impact fees.
4. Town of Eastham multi family zoning articles.