

COMMUNITY PRESERVATION ACT COMMITTEE
MEETING MINUTES
5:30 PM, Wednesday, January 4, 2017
Earle Mountain Room

Members present: Peter Wade, Michael Hager, Jay Camp, Carolyn McPherson, Eileen Morgan, Dan Coppelman, Ed Casarella, Ed Brookshire

Members absent: Jim Baughman

Staff present: Paul Lagg, Town Planner, Debbie Cohen, Administrative Assistant

The meeting was called to order at 5:30 pm.

Minutes – A motion (Camp, Brookshire) to approve the minutes of December 7, 2016, carried 5-0-3 (Mr. Casarella, Mr. Brookshire and Mr. Coppelman abstained).

Chapel in the Pines update – Mr. Wade read a note from Bob Seay regarding work completed with Peter McDonald and Eric Drey. Mr. Seay intended to present additional information at an upcoming meeting.

390 Locust Road interview – Bob Cook was present as a representative of the Open Space Committee. He described the proposal and noted the lot provided good wildlife habitat, was adjacent to the bike trail, and also connected to the Walters property already under a conservation restriction. The applicant requested the current assessed value of the property (\$190,400) from the CPA towards the open space purchase. The Eastham Conservation Foundation would help raise additional private funds to meet the purchase price. The committee members asked questions about the property access, neighboring properties and purchase timeline. Ron and Gail Edson, 25 Split Rail Road were present as audience members in support of the proposal.

Campbell-Purcell interview – Charlie Adams, Pennrose Properties was present. He described the RFP that generated the application, the background of Pennrose, and the building and site design for the proposal. The proposal is currently under permitting review by the Zoning Board. Mr. Adams noted the town was already providing \$400,000.00 for infrastructure work on the site. The committee members reviewed the proposal and asked a number of questions about the funding and construction timeline, proposed community center and recreation facilities, tenant management, handicapped accessibility, in-unit storage and energy efficiency of the structures. Mr. Adams stressed that in order to meet the RFP, a costly design was required and funding from the CPA would help ensure the design could remain as proposed.

Eastham Affordable Housing Trust (AHT) interview – Carolyn McPherson was present as a representative of the Affordable Housing Trust. She described the rental expansion and rental subsidy programs currently run by the AHT and introduced three new programs (housing rehabilitation, lease to own and closing cost assistance) that the Trust hoped to launch with re-appropriated funding. The new programs would be used to ease the Trust away from an ownership-based direction and make its operations more sustainable. The committee members asked questions to clarify the proposals and discussed area housing needs.