

1. The meeting was called to order at 5:00 p.m. in the Nauset Room at Town Hall. In attendance; Julia Enroth, Jon Fuller, Harry Herrick, Catherine Hertz, Jane Hinckley, Jon Holt, and Alan McClennen.
2. There was no public comment.
3. The minutes of the April 1, 2010 meeting were approved. 7-0-0
4. Orleans Historical Society Vocalion Organ Project; OHS Project Coordinator, Jim Hadley
 - a. Jim contacted Julia to say that the OHS is having a difficult time raising matching funds for the organ, and, to date, have not raised any.
 - b. Priority is to repaint building at a potential cost of \$40,000
 - c. The organ could be used as a church organ and could be restored at an intermediate level.
 - d. Alan McClennen stated that the CPC needs to know from the OHS board how they will proceed with this project.
5. Housing Update; Planning Director, George Meservey
 - a. The Hinckley Affordable Housing
 - i. Project is still under appeal by One-Stop. Appeal is for encroachment on easement. Town Counsel has been approved to prepare motion for accelerated discover.
 - ii. McShane is still under contract for \$530,000. McShane is responsible for legal expenses.
 - iii. Everyone is concerned about timing. Stalemate needs to be broken.
 - b. Condominium Purchase
 - i. Have developed RFP to purchase condo stock, rehab and sell it to first time buyers.
 - ii. There are some legal issues.
 - iii. George explained three models.
 1. Housing Land Trust model (used by Yarmouth).
 2. Straight Down Payment model (used by Harwich and Chatham).
 3. Non-Profit model (used by Barnstable).
 - iv. Condo Study showed there is a huge need for affordable condos.
 - v. Suggested having Affordable Housing Committee solicit interest in Orleans.
 - vi. CPC authorized \$255,000 for at least three units.
 - vii. Alan McClennen mentioned that we are now dealing with a census that is 10 years old. Should try to understand and develop a list of potential purchasers in Orleans.
 - viii. Need to understand what potential market is and find a person/company that can manage.
 - ix. Critical to get one or two banks to put up a line of credit.

6. Annual Town Meeting – CPC Warrant Article
 - a. Jon Fuller will make the motion at ATM.
 - b. Jon Holt spoke to Tamsen Cornell as to the need of more specific information. Will forward information to Historic Commission.
 - c. Alan McClennen said the Twinings property has met their fund raising goal. Mike Ford has negotiated a purchase and sale agreement. The town will have a conservation restriction.
7. Project Monitoring – Updates and Expenses
 - a. Academy – Phase II & III (Harry Herrick) – The Academy board had a meeting on April 23.
 - b. Open Space (Alan McClennen) – Twinings Pond met fund raising goal.
 - c. Eldredge Park (Cathy Southworth) – No new information.
 - d. Town Records (Harry Herrick) – No new information.
 - e. Sea Call Farm (Jane Hinckley) – CPC had a tour. Sea Call is anxious to move forward.
 - f. COA Walkway (Julia Enroth) – Liz Smith, Director of COA, met with Board of Selectmen to bring them up to date on the project. Invoices will be submitted at the end of the project. Julia read a letter from Liz Smith. There will be a ribbon cutting ceremony on Sunday, June 6.
 - g. Hinckley Affordable Housing (Catherine Hertz) – A letter was received from Jane Hinckley, Chairperson, Affordable Housing Committee. (see attached).
 - h. Condominium Purchase (Harry Herrick) – No new information.
 - i. Vocation Organ (Alan McClennen) – No new information.
8. Key Dates / Timeline – CPC Schedule: June 3, July 1, August 5, September 2
9. Old Business – Alan McClennen said drafter will finish CPA Plan after Town Meeting.
10. New Business
 - a. Julia Enroth discussed Compliance with New State Conflict of Interest Law (on line training requirements).
 - b. April Financial Report was passed out for review.
11. There being no further business, the meeting was adjourned at 5:55 p.m.

Respectfully submitted,

Sandra A. Marai, Secretary
Community Preservation Committee