

COMMUNITY PRESERVATION COMMITTEE
Draft: December 3, 2010

December 2, 2010 Minutes
Approved: *January 6 2011*

1. The meeting was called to order at 5:00 p.m. in the Nauset Room at Town Hall. In attendance; Steve Bornemeier, Julia Enroth, Sue Christie, Catherine Hertz, Jane Hinckley, Jon Holt, Alan McClennen, and Cathy Southworth.
2. There was no public comment.
3. The May 6, 2010 minutes were approved 5-0-3. The June 3, 2010 minutes were approved 5-0-3, The November 4 minutes were approved as corrected 7-0-1
4. FY 2012 CP Applications (May 2011 Annual Town Meeting Action)
 - a. The applications were reviewed by Julia.
 - b. Liaisons were assigned.

TOWN OF ORLEANS
TOWN CLERK'S OFFICE
JAN 1 AM 10:59
K. Darling, Asst.

<u>Project</u>	<u>Applicant</u>	<u>Amt. Requested</u>	<u>Liaison</u>
Archives Preservation- Phase 2	OHS	\$29,000	Jon Holt
Land & Septic Survey	OHS	\$20,000	Julia Enroth
Digitization of Cape Codder	Snow Library	\$17,000	Sue Christie
Pasture Rehabilitation	Sea Call Supporters	\$16,775	Jane Hinckley
Pre-Acquisition Funds	Open Space Comm.	\$40,000	
Putnam Farm Preservation	Open Space Comm.	\$78,000	

- c. Decide Schedule for January and February Meetings – Interviews, Hearing, Recommendations

January 6	Sea Call Supporters	5:30 p.m.
	Open Space Comm.	5:45 p.m.
January 13	Orleans Historic Society (two projects)	5:30 p.m.
	Snow Library	6:00 p.m.
January 20	Preliminary Recommendations	
January 27	Hearing	

There was a discussion on the State estimate and how funds would be divided up.
David Withrow gave an estimate of \$130,000.

5. Project Monitoring – Updates and Expenses

- a. Academy – Phases II & III (Jon Holt) – The Academy board will report progress to Jon in January and every three months thereafter.
- b. Eldredge Park (Cathy Southworth) – Sue Christie reported that this project will be discussed at the December 15 Board of Selectmen's meeting.
- c. Town Records (Steve Bornemeier) – Drawing up request for materials.
- d. Sea Call Farm (Jane Hinckley) – No new information.
- e. Hinckley Affordable Housing (Catherine Hertz) – Catherine read an email from George Meservey. *"There are two issues that are holding the project up. One is a financial issue. McShane needs to provide certain financial documentation to assure that the Orleans project will not be affected by other McShane projects. He is in the process of obtaining from the bank the documents that Town Counsel requires before the property can be transferred."*

The second is an unresolved conflict between the state universal deed rider and the HUD deed rider. The issues pertain to calculation of resale price and protection of the affordability requirement for resales. Ultimately, resolution of this issue will require an amendment to HUD regulations or federal legislation. In the interim, the County is trying to assemble a pool of funding that purchase and hold units in the event that a qualified buyer cannot be identified. We had a conference call to DHCD last week on this issue and I am in contact with Paul Ruchinskas of the Cape Cod Commission on short-term solutions. There are 5 Cape affordable housing projects that are currently being held up by this problem.

When the above issues are resolved, we will be in a position to transfer the property to McShane for construction."

- f. Condominium Purchase (Alan McClennen) – No new information.
 - g. OHS Document / Photograph Restoration (Jon Holt) – Received bills for stage I.
 - h. Odd Fellows Hall Restoration (Sue Christie) – David Withrow emailed Josh Stuart information on funds still available. Odd Fellows received a grant for \$5,000 which they are hoping to put toward storm windows. Julia reported that the painting is finished and all invoices have been turned in.
- 6. Key Dates / Timeline – Review Meeting Schedule for January and February – Will meet every Thursday in January.
 - 7. There was no old business.
 - 8. New Business – Julia distributed the most recent financial report.*
 - 9. There being no further business, the meeting was adjourned at 6:00 p.m.

Respectfully submitted,



Sandra A. Marai, Secretary
Community Preservation Committee

*In CPC file in Orleans Town Hall