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COMMUNITY PRESERVATION COMMITTEE

Draft: January 13, 2012

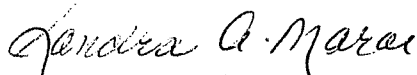
January 12, 2012

Approved: January 19, 2012

1. The meeting was called to order at 5:00 p.m. in the Nauset Room at Town Hall. In attendance; Julia Enroth (chair), Sue Christie, William Garner, James Hadley, Catherine Hertz (clerk), Jon Holt, Alan McClennen (vice-chair), and Steve Phillips.
2. Public Comment – Jane Hinckley spoke in behalf of the Affordable Housing Committee in support of Victoria Goldsmith and Habitat for Humanity of Cape Cod, Inc...
3. The minutes of the January 5, 2012 meeting were approved. 8-0-0
4. Habitat for Humanity of Cape Cod, Inc. Application (Victoria Goldsmith, Habitat Executive Director).
 - Building their 75th home on Cape Cod in Orleans.
 - Looking to build five affordable homes on a 5.17 acre parcel of land.
 - Mission is to serve families with housing needs.
 - An architect firm is serving pro bono
 - Current home on the property is not acceptable for an affordable housing unit. Will apply for a demolition permit. A post and beam structure on the property will be disassembled and moved.
 - Will obtain a copy of the power company easement.
 - Will need breakdown of the costs.
 - Mr. Hadley indicated that the existing house on the property is documented by a Form B on file with the Massachusetts Historical Commission. The Orleans Historical commission must review this project to determine if the house is in a condition to be restored. The Commission will discuss this project at a meeting on Tuesday, January 17 at 3:00 p.m. in Town Hall. He further noted that, if the house is to be demolished, a public hearing must be held to determine if a 12 month demolition delay is merited.
 - George Meservey said there is a need to weigh out on the balance of affordable housing and the historic home.
 - Freddie Fitzgerald (Affordable Housing Committee) hoped there could be a compromise. First step is to find out if the house is salvageable.
 - Dennis Dowd (Orleans Historical Commission) and former member of the Orleans CPC) said more facts are needed about the situation of the house. He also stated that he hoped a compromise to allow the construction of the affordable housing and the preservation of the house could be reached.
5. Affordable Housing Trust Fund Application (George Meservey, Orleans Planning Director)
 - The fund was created approximately 10 years ago to have readily available funds.
 - Funds can be used for: conversion of deed restrictions, site assessment, appraisals.
 - Was used to offset purchase cost of Windmill project.
 - \$35,000 now available.
 - Preservation of Affordable Homes, Inc. is looking to purchase Rock Harbor Village apartment complex. Is looking for \$25,000 from the Town for this project.
6. Nauset Beach Access Plan (George Meservey, Orleans Planning Director) – George reported the Park Service requires that an environmental assessment be done.
7. FY 2013 CP Applications
 - a. Status Update on Interview Schedule
 - b. Possible Funding Sources
 - c. Update on Projects Previously Funded by Category
 - d. Other miscellaneous handouts, decision guidelines, Eric Dray email

8. Project Monitoring – Important Updates Only
 - a. Digitization of *Cape Codder* (Sue Christie) – Sue attended the library Board of Trustee meeting. Mary Reuland hopes to have this project completed by May or June of this year.
 - b. Putnam Farm (Catherine Hertz) – Invoice for \$9,500 paid to Daniels Recycling for trash removal.
9. There was no old business.
10. New Business – CPC Annual Report was distributed.
11. Key Dates / Timeline: January – February Schedule
 - a. Additional Applicant Interviews 1/19 & 1/26
 - b. Preliminary Recommendations 2/2
 - c. Hearing 2/9
 - d. Final Recommendations 2/9 or 2/16
12. There being no further business, the meeting was adjourned at 6:31 p.m.

Respectfully submitted,



Sandra A. Marai, Secretary
Community Preservation Committee

*Reports on file at Town Hall