

**Final  
Community Preservation Committee (CPC)  
Minutes of Wednesday, December 4, 2023  
In Person and Virtual Meeting: 300 Main Street and Zoom**

**Attending:** Gary Sorkin, Chair; Michael Fisher, David Mead-Fox (Zoom), James McAuliffe (Zoom) Elaine McIlroy, Janis Plaue, Rhonda Fowler (Zoom), John Grieb, Geraldine Ramer

**Also Attending:** Jen Elsensohn, CPC Coordinator, Jude Ahern, Peter McMahon

Chair Gary Sorkin called the meeting to order at 9:01 a.m.

**Minutes of 11/3/2023**

Janis Plaue moved to approve the minutes of November 3, 2023 with two corrections made by Michael Fisher. Michael Fisher seconded, and the motion carried 9-0.

**Review of Revised Budget and Community Preservation Coalition Updates**

Gary Sorkin reported that the Community Preservation Coalition had communicated with the local CPC's to let them know that the matching grants from the State, due to a clerical error, were not released at the normal time, and that the exact date that they will be released has not been determined. Sorkin also reported that the Wellfleet CPC estimated budget now reflects both the correct amount of State funding that we will be receiving; \$221,933, and revised requests from several of the applicants due to revisions of their applications.

**Review Revised Applications**

After a brief discussion, the decision was made to review the applications in the same general order as they were heard at the November meeting, and also by category.

**Historic Preservation**

**Breuer House Restoration**

An updated budget with a more accurate estimate of well and septic costs had been submitted. The Committee began their discussion by acknowledging the difficulty of this application. This is simultaneously a good example of what the CPC should be funding from a historical preservation perspective, and challenging due to the fact that the property in question is not yet purchased. This project is good for the Town, will bring people to the Town, has major historical and educational implications, has the potential to prevent the property from being commercially developed as well as providing more conservation land in a sensitive area. The point was made that the CPC cannot be involved in assisting in the purchase of the house, and that no money can be released until the house is purchased. If the sale does not go through, the grant will be null. There were questions about what restrictions will be placed on the property by the National Seashore if and when they purchase the proposed Conservation Restriction. It was also noted that much of the necessary funding for the purchase of the house has been done through other grants and donations, it can be supplemented by the mortgage

that the CCMHT (Cape Cod Modern House Trust) has been pre-approved for, and that said mortgage will be paid with the funds raised through summer rentals of the house. Even with the rental aspect, tours and open houses will be made available, as well as fall intern and residencies. Gary Sorkin moved to approve the Breuer House application for \$200,000 for the restoration of the house subject to CCMHT being under contract for the purchase of the house, and the condition that the house and property will be made open to the public in the ways stated in the application and presentation of Peter McMahon. Janis Plaue seconded. A roll call vote was taken: Elaine McIlroy, aye; Rhonda Fowler, aye; Michael Fisher, aye; John Grieb, aye; Janis Plaue, aye; David Mead-Fox, aye; Jim McAuliffe, aye; Geraldine Ramer, aye; Chair Gary Sorkin, aye. 9-0.

Peter McMahon joined the meeting in person after this vote was taken but contributed information and answers to questions of the Committee. The state of their fundraising is that they are in negotiations for a donation of \$150,000, and expect to have one million dollars by the end of the year. The house is under contract, and the closing is set to happen by June 30. Clarifying the openness of the house to the public, McMahon informed the Committee that he has already given 80 tours of the house, and that tours will be offered every other week, there will be 20 open houses over the course of the year, as well as school tours and residencies. When asked about the restrictions the National Seashore might impose through the Conservation Restriction, McMahon was unsure, but did not expect a significant impact on usage. The restrictions that they are interested in are regarding the prevention of development, and their access to the Herring River culvert. Funding for the Conservation Restriction will be coming from the Great American Outdoors Act, so it may be delayed two to three years. When questioned about septic plans, McMahon informed the Committee that he is in conversation with O'Reilly for engineering purposes.

#### **AIM (Association to Improve Medical resources) Thrift Store Re-shingling—Historic Preservation**

Jim McAuliffe recused himself from this hearing via email to Gary Sorkin on December 3. Carol McAuliffe had submitted a new request amount for the project without the scraping and painting of the shingles being included. McAuliffe had received two quotes for the revised scope of work, and concluded that \$15,000 is what would be needed to accomplish the portion of the work within the CPC guidelines. Members of the Committee all expressed their appreciation of the work done by AIM, as well as their value in the community. Elaine McIlroy reported that AIM had given \$156,000 to community groups last year. It was also noted that the organization had already done so many repairs on the building using their budgeted funds, that the organization is staffed entirely by volunteers, and that any money going toward the maintenance of the building would take away from funds goin to community partners and individuals in need. Jude Ahern asked a question about the donations made by AIM to the Affordable Housing Trust. Elaine McIlroy explained that AIM had made a \$15,000 donation to the Town for the Affordable Housing Trust. Janis Plaue moved to allot \$15,000 for the reconstruction of siding on the AIM historical house. Rhonda Fowler seconded. A roll call vote was taken: Elaine McIlroy, aye; Rhonda Fowler, aye; Michael Fisher, aye; John Grieb, aye;

Janis Plaue, aye; David Mead-Fox, aye; Jim McAuliffe, abstained; Geraldine Ramer, aye; Chair Gary Sorkin, aye. 8-0-1.

#### **Henry Gray House De-leading and Exterior Restoration—Historic Preservation**

Members of the Committee shared their divided feelings about this application. Their concern for the young people living there, especially in light of the information that David Mead-Fox found on the internet about the effects of lead on all people—not just children. This project is to remove lead on windows and doors, which is where lead dust is produced. The Members also noted their appreciation of and gratitude toward the AmeriCorps organization. The difficulty lies in the fact that the building belongs to the National Seashore, and that there is a limited lease agreement between the Seashore and AmeriCorps. It was noted that AmeriCorps did put this work in their budget proposal for the County, but that there was not much optimism that it would be funded. The National Seashore, it was suggested, might bear the responsibility of maintenance of the houses belonging to them. Jen Elsensohn was asked if the applicant was able to provide examples of other National Seashore properties that received CPC funding elsewhere, but as of today, they have not. Rhonda moved to defer this request pending further information about the extent of the work, how much they are requesting, and providing examples of other CPC funding to National Seashore properties. John Grieb seconded. A roll call vote was taken: Elaine McIlroy, aye; Rhonda Fowler, aye; Michael Fisher, aye; John Grieb, aye; Janis Plaue, aye; David Mead-Fox, aye; Jim McAuliffe, aye; Geraldine Ramer, aye; Chair Gary Sorkin, aye. 9-0.

#### **Historic Plan for Wellfleet, Phase 4 (Wellfleet Historical Commission)**

This \$15,000 grant required no further discussion.

#### **Wellfleet Historical Society and Museum (WHSM) Building and Renovation—Historic Preservation**

A new budget had been requested and was received. The new request was for \$194,850. Rhonda Fowler asked whether they had made grant applications to other organizations, and specifically regarding American Disabilities Act (ADA) items. That remains unknown to the Committee. The adjustment of the request was for different items, not so much an adjustment in the amount of funding. It was noted that the WHSM has already received a significant amount of CPC funding, and the opinion was expressed that it should seek grants through additional channels. It was also noted that this is an important project, and that it is beneficial to the community. The work is well within the CPA scope. It was suggested that the CPC give a substantial amount of funding, but with an itemized budget of what the CPC will pay for. Jen Elsensohn was asked to sit with them to get specific budget items. Michael Fisher moved to allocate \$100,000 subject to identification of specific projects with a new budget. Janice Plaue seconded. A roll call vote was taken: Elaine McIlroy, aye; Rhonda Fowler, abstained; Michael Fisher, aye; John Grieb, aye; Janis Plaue, aye; David Mead-Fox, aye; Jim McAuliffe, aye; Geraldine Ramer, aye; Chair Gary Sorkin, aye. 8-0-1.

#### **Recreation**

**Adult Community Center Walkway**

Rhonda Fowler recused herself from a vote on this hearing. Janice Plaue suggested that the Adult Community Center (ACC) should make an effort to gain the funding through the Town for this project. Michael Fisher asked whether ADA might be a source of funding, but also wondered whether that would change the requirements of the project. The Committee expressed their support of the concept of this project. Questions about whether the Town could pay for a portion and then the ACC could come back to the CPC for the remainder, or was Town funding contingent on the ACC finding other sources of funding, or whether it was preferable that the ACC seek funding elsewhere and consider the CPC as a back up were explored. The applicant is asking the Town for the full amount of the project. John Grieb moved to defer approval of this application pending further information on the capital budget and other funding. Elaine McIlroy seconded. A roll call vote was taken: Elaine McIlroy, aye; Rhonda Fowler, aye; Michael Fisher, aye; John Grieb, aye; Janis Plaue, no; David Mead-Fox, aye; Jim McAuliffe, aye; Geraldine Ramer, aye; Chair Gary Sorkin, aye. 8-1-0. Jen Elsensohn will inform Suzanne Thomas of this outcome.

**Open Space****Removal of Structure on Blue Heron Road—Open Space**

John Grieb reported that he is currently unsure whether his original request for \$25,000 is sufficient. Grieb is awaiting an estimate of the cost of the work for the removal of the house (including plumbing and electric), and so he requested a deferment. Gary Sorkin said that the CPC will not need to submit its recommendations to the Select Board until some time around January 15, and asked Jen Elsensohn to confirm the date. John Grieb moved to defer the hearing until the next meeting. Michael Fisher seconded. A roll call vote was taken: Elaine McIlroy, aye; Rhonda Fowler, aye; Michael Fisher, aye; John Grieb, aye; Janis Plaue, aye; David Mead-Fox, aye; Jim McAuliffe, aye; Geraldine Ramer, aye; Chair Gary Sorkin, aye. 9-0.

**Open Space Conservation Fund—Open Space**

The request in this application is to establish an Open Space fund of \$150,000 to aid in the purchase of properties and other approved Open Space activities. John Grieb reported that, while he has asked for advice from Town Counsel regarding the wording of the application, he has not yet received a response. Barbara Carboni, Chair of the Select Board, said that she has no problem with the project as long as Town Council approves of the wording. There was a discussion among the Committee Members about where the money would come from; the 10% put aside from fiscal year 25 (FY25), or unused funds from previous fiscal years. The Committee can make the choice about whether it will be from previous years or this year, or both. John moved to defer the hearing until the next meeting. Michael seconded. A roll call vote was taken: Elaine McIlroy, aye; Rhonda Fowler, aye; Michael Fisher, aye; John Grieb, aye; Janis Plaue, aye; David Mead-Fox, aye; Jim McAuliffe, aye; Geraldine Ramer, aye; Chair Gary Sorkin, aye. 9-0.

**Affordable Housing**

**Habitat for Humanity Old King's Highway Development Funding—Community Housing**

This project increased the number of houses being built from three to four. In the time between the approval of the first application and now, the cost of supplies and labor have doubled. Habitat has requested an additional \$175,000 for the project. Michael Fisher expressed a preference for the septic systems being installed on the project to be Enhanced Innovative and Alternative (EIA) systems rather than the proposed Title 5 system. The issue of prohibitive costs of installation, maintenance and monitoring was discussed. It was also noted that the area of the new construction may not require EIA technology. Gary Sorkin moved to approve the request of \$175,000 contingent upon Habitat's consideration of changing the plans to include EIA septic systems. Michael seconded. A roll call vote was taken: Elaine McIlroy, aye; Rhonda Fowler, aye; Michael Fisher, aye; John Grieb, aye; Janis Plaue, aye; David Mead-Fox, aye; Jim McAuliffe, aye; Geraldine Ramer, aye; Chair Gary Sorkin, aye. 9-0. Jen Elsensohn to contact Habitat regarding the possible change in the septic.

**Community Development Partnership**

This application for \$7,500 required no further discussion.

**Wellfleet Affordable Housing Trust Fund—Community Housing**

The request in this application is to fund the Trust Fund in the amount of \$750,000. The question of whether the \$200,000 redirect of monies set aside in 2020 for Covid-related expenses had been factored into the consideration of this application was discussed. The money in question still needs to be brought to the Annual Town Meeting to be released, so it cannot be used in the FY25 application round. It was noted that even if the undesignated funds from previous years and the \$72,000 set aside for affordable housing from FY25 were applied to this project, it would not be enough to cover the requested \$750,000. Almost all of the funding given to the Wellfleet Housing Trust by the CPC has been used. A discussion about having reserves for future use, as well as the uncertainty of how much money the CPC will actually have to offer due to the applications that were voted to be deferred at this meeting, yielded the suggestion to defer decision until the next meeting. Elaine McIlroy pointed out that, regarding future projects, if there was money available in the Fund, it would be used for such projects. It was noted by all that the Committee is in support of the project; the question is how much funding the CPC will have available to offer. Gary Sorkin moved to defer a vote on this application so that the CPC can discover how much funding will be available to this project. Rhonda Fowler seconded. A roll call vote was taken: Elaine McIlroy, aye; Rhonda Fowler, aye; Michael Fisher, aye; John Grieb, aye; Janis Plaue, aye; David Mead-Fox, aye; Jim McAuliffe, aye; Geraldine Ramer, aye; Chair Gary Sorkin, aye. 9-0.

**Other Towns****Spring Rock Village in Brewster—Community Housing**

Rhonda Fowler noted that the CPC has so many requests for funding that are local that this issue does not need to be revisited. It is uncertain whether the State still looks for surrounding Town support for affordable housing projects, so the question of granting funding to one another is unclear. David Mead-Fox cited the fact that Wellfleet has

some very large building projects, like Maurice's Campground, that will require CPC support. Michael Fisher noted that the CPC has deferred past requests to following years. Janice Plaue recommended that the CPC award this project \$20,000 and then cease considering other Town's projects. The Brewster has proposed making local preference available to County residents, including Wellfleet and supported our housing projects with at \$50,000 in CPA grants in the past. This project impacts the children from Wellfleet in the regional school system. The discussion showed a diversity of opinions from the Committee and a lively debate ensued noting the generosity of other Towns (especially Brewster and Provincetown), as well as the need to care for the residents in Wellfleet. Janice Plaue moved to award the Spring Rock Village project \$20,000 with the understanding that this would be the final award for out-of-Town building projects. Michael seconded. A roll call vote was taken: Elaine McIlroy, aye; Michael Fisher, aye; John Grieb, aye; Janis Plaue, aye; David Mead-Fox, no; Jim McAuliffe, aye; Geraldine Ramer, aye; Rhonda Fowler, no; Chair Gary Sorkin, aye. 7-2-0.

Jude Ahern asked if this item would be placed on the Select Board agenda.

### **Next Meeting**

The next meeting date was set for Wednesday, January 3 at 1:00 pm in the basement meeting room in Town Hall.

### **Adjournment**

John Grieb moved to adjourn. Elaine McIlroy seconded, and the motion carried 9-0. The meeting was adjourned at 10:58 a.m.

Respectfully submitted,



Jennifer Elsensohn,  
CPC Coordinator

### **Public Records material 12/4/2023**

1. Draft Minutes from November 3, 2023
2. Fiscal Year 2025 CPC Applications: Adult Community Center Walkway, AIM Thrift Shop, Breuer House, Henry Gray House, Wellfleet Historical Society and Museum, Blue Heron Road Structure, Open Space Conservation Fund, Habitat for Humanity, Wellfleet Affordable Housing Trust, Spring Rock Village