

**Final
Community Preservation Committee (CPC)
Minutes of Wednesday, November 3, 2023
In Person and Virtual Meeting: 300 Main Street and Zoom**

Attending: Gary Sorkin, Chair; Michael Fisher, James McAuliffe, Elaine McIlroy, Janis Plaue, Rhonda Fowler (Zoom), John Grieb, Gerladine Ramer

Also Attending: Jen Elsensohn, CPC Coordinator

Absent: David Mead-Fox

Chair Gary Sorkin called the meeting to order at 9:04 a.m.

Minutes of 10/19/2023

Michael Fisher moved to approve the minutes of October 19, 2023. Jim McAuliffe seconded, and the motion carried 7-0-1.

Application Review

Gary Sorkin suggested that the order of hearings for Fiscal Year 2025 applications listed on the agenda be altered for the sake of convenience. Each applicant who was invited to attend the meeting was given time to clarify their proposals and answer questions.

Breuer House Restoration—Historic Preservation

Peter McMahon, founding Director of the Cape Cod Modern House Trust (CCMHT), was present in person and gave an overview of the proposed project. McMahon had been doing research for a book that he was writing and came to know the son of the famous architect Marcel Breuer.. McMahon declared that the Breuer house is the most important modern house, and it contains much of the original contents of the house, including books, furniture, textiles, and four hundred rolls of film showing parties that were hosted in the House, art openings, and other significant events. A Nauset student intern has developed 350 rolls of the film so far and the Trust is looking for old-timers to identify the individuals in the photographs. The property is set on 4.2 acres within the National Seashore, borders Williams Pond, Higgins Pond, Patience Pond, the Herring River, and a piece of the property would be transferred to the National Park as prime habitat for endangered species of plants and animals. The CCMHT is working closely with the Friends of the Herring River and the National Park. The National Park has shown great interest in purchasing a conservation restriction on the property, which would both protect it from future development and contribute \$300,000 to the CCMHT. The CCMHT has done significant fundraising, and will be doing more, as well as providing the House for summer rental to defray the cost of buying and restoring the House and valuable historical items contained within. After fundraising the Trust expects to obtain a \$1 million mortgage to complete the project, for which they are already approved from Cape Cod 5. This property will be used for intern programs, artist/scholar residencies, and will have open houses and tours available during the Sunday turnover period while rentals are active. The House's framing and structure are very strong; in better shape than houses acquired by the Trust usually are. Items that require restoration are: roof, siding, electrical, septic, well and the removal of dead trees. Michael Fisher offered a question about the septic plan, as well as the cost noted in the proposal being too low. Fisher

reported that, while right now Title 5 systems are acceptable, new restrictions are coming and he recommended that McMahon consider an Enhanced Innovative and Alternative system.

McMahon said that he is working with the Building Inspector currently and will work with the Board of Health when appropriate. It was clarified that ownership of this property is not finite; because the House was built prior to 1950, its right of ownership is grandfathered in. McMahon expects that the House will be on the National Historical Registry by April. This project is much less complicated than houses that are already in the Trust and owned by the National Park. Because the Trust will own it, it will be far more cost effective to keep it in good shape. The Conservation Restriction will not affect the use of the building, just the ability to expand. It was clarified by the Committee that if funds are awarded to the project, they cannot be released until the property is owned by the Trust. The Trust has already received a few grants and expects to have raised \$1.5 million by June. An updated budget for the septic will be submitted when obtained. The Committee thanked McMahon for his presentation.

It was decided that individual votes on the applications would not occur at this time, but hear all of the presentations first.

Adult Community Center Walkway—Recreation

Suzanne Thomas was present and reported on this project. Ten years ago the Council on Aging (COA) received a bequest that they used to put in a garden, patio and walkway. The larger walkway, which is this proposal, was not able to be funded, so a proposal was prepared to be given in 2020, when COVID hit, and everything was put off.

This project is proposed to complete the final piece of the 2013 Garden/Patio/Walkway Plans at the Adult Community Center (ACC), and would pick up where the existing walkway at the Center currently ends in mulch. The walkway would be a one-half mile path, have exercise equipment and benches along the way, and sensory equipment that the Friends of the COA have offered to fund. The six acre parcel of land on which the proposed walkway would sit had previously been discussed with the National Seashore as a senior housing development site. This parcel can only be used for Municipal purposes. When asked if this project would preclude other uses, like housing, Thomas explained that the walkway is in the lower, right hand quadrant and would not preclude other uses. Thomas expressed her hope that senior housing would someday become possible on that lot. A question about the material proposed, concrete, was asked. It is the safest, attractive, easy to maintain, and cost effective solution that would also match what is already at the ACC. Thomas affirmed that her intention is to propose to the Town a budget that includes the walkway and will know for whether it is accepted when it is reviewed by the Select Board and Town Administrator. If the project is included in the Town Budget the CPC money will not be needed. If the CPC does award funding for the project, the budget would be amended. If the Town does not approve the budget, the project cannot go forward. Thomas also clarified that this is a Recreation project only—not Open Space.

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

Carole McCauliffe was present and spoke regarding the project. McCauliffe made the disclaimer that Committee Member Jim McAuliffe is her husband. Over the years since McCauliffe has been the Chairperson of AIM, many maintenance and upgrade projects have been undertaken, funding for which had been budgeted. Siding is the next issue that needs to be dealt with (besides

a septic system in the future). McCauliffe reported that the building belongs to AIM which is a non-profit organization. The building is on the State register of Historic Buildings and is a contributing member of the Town Historic District. They are interested in obtaining a Conservation Restriction as an historic structure. AIM provides multiple services to the community: a great place to shop, and the donations they make to organizations in the area. They have a five year, \$250,000 commitment to Outer Cape Health Services. If the CPC funding is not approved, their budget can accommodate the cost of the shingles but would reduce AIM's donations to local charities as well as OCHS.. Clarification was made by the Committee about what sort of work can be covered, and what cannot. The question remained whether it is within the scope of the CPC to offer a grant for this project. Gary Sorkin asked Jen Elsensohn if we had heard from the Community Preservation Coalition, and she replied that we had, and that they did not recommend funding the project.

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

Katherine Garofoli from AmeriCorps spoke to the Committee via Zoom and Lauren McKean, of the National Seashore, was present in person. AmeriCorps students are placed in Towns and organizations to learn and provide environmental and disaster response services. They currently provide housing for up to 24 students throughout four houses; four of the students currently serving in Wellfleet, and nineteen who have participated in larger projects in Wellfleet. This property belongs to the National Seashore and has a housing agreement with AmeriCorps, and a formal agreement with Barnstable County. AmeriCorps has been renting from the National Seashore for 25 years, a significant portion of that time consideration for historical maintenance had not been considered. In recent years, more attention is being paid to restoration and maintenance, and the Henry Gray House did a restoration of windows and drywall. Now they seek to remediate lead paint on the building. Each year the organization has a budget of \$50,000 for facility improvement to be split among the four houses. Barnstable County has \$10,000 to contribute to this project. They have applied for a capital improvement request but consider it unlikely that they will receive it. AmeriCorps and the National Seashore demonstrated a strong commitment to and appreciation of one another. The Committee stated that CPC money could possibly go toward the removal of lead paint, but could not pay for the re-painting. Gary Sorkin asked Elsensohn if we had received any feedback from the Community Preservation Coalition regarding this application, and the answer was not yet. This house is historic in nature, but not recognized on the National Registry. Garofoli was asked to get a new estimate with just lead removal (not including re-painting). The Committee thanked the guests for coming.

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

Roseanna Bertrand represented the WHSM in the absence of Eric Winslow. Bertrand thanked the CPC for their generous grants in the past and listed them. The WHSM applies for every grant they can find. The cost of materials and labor for construction has skyrocketed. The Museum is in conversation with the Modern House Trust and the Whydah Museum to obtain exhibits. Bertrand was asked, in regards to the elevator, whether the Museum had applied for any ADA (American Disabilities Act) grants, and it was mentioned that Otis elevator company, which *does* exist, often provides grants. It was noted that the CPC has given more grant money to the WHSM than any other project, and that it is not possible for CPC monies to be given to projects that it has already funded. Additionally, funds cannot be allocated for a contractor balance, so

this line will need to be removed from the application. Bertrand was asked to submit a revised budget within thirty days.

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

Beth Wade attended in person to speak about the project. Wade thanked the Committee for their past support. This development was originally approved for funding by the CPC and Town Meeting with a proposal for three houses. Years later, after litigation, the project is moving forward, now with four houses. In the time of delay, construction and building material prices have increased by double. New requirements for storm water management have also been put in place, and so their landscaping plan is the most expensive of any other project Habitat has had so far. Interest rates on mortgages are also impacting the costs to Habitat, as they strive to keep these affordable houses affordable. This requested funding would offset the extra cost of these materials plus building the fourth house. When asked about the septic plan, Wade responded that the current site plan shows a Title 5 system, but has been redesigned to accommodate the addition of future components to allow for Innovative and Alternative technology. There is a fifth lot on this property that will not be developed for the purpose of obtaining nitrogen credits in the meantime. Theresa Sprague of Blue Flax is responsible for the landscaping plan and will begin planting next week. Habitat will be responsible for the watering and maintenance of the plants until the homes are turned over to residents; then the homeowner society will take over with the assistance of a property management company. The project has the approval of the Zoning Board of Appeals and the State, and it is not a Conservation Commission issue. Work is expected to begin next fall and then take approximately nine months to a year to complete. It is believed that the houses will be inhabited by the Fall of 2025. The last two houses Habitat has erected were close to net zero energy efficiency. The Committee thanked Wade for her attendance, information, and great work.

Removal of Structure on Blue Heron Road—Open Space

John Grieb, Chair of the Open Space Committee, represented this project in person. Four parcels of land were donated to the Town as conservation land by the Back Family. This project encompasses only one of the parcels (Lot 42, Parcel 147). All four parcels have been accepted by the Town, but the property cannot be placed under the care of the Conservation Commission until the structure is removed. John had reached out to Jay Norton, Director of the Department of Public Works (DPW) to obtain an estimate on the work, and to see if the DPW could do any of the work. Norton reported to Grieb that the work would not be too expensive and that the DPW would be able to do a significant portion of the work. There is currently no access for work vehicles to approach the building, and so the DPW will have to clear a temporary path. The underground electrical and the plumbing in the house will have to be removed. Eversource will need to be involved. Grieb will be looking into who will need to do that work and what the cost will be. It was noted by Michael Fisher that a Notice of Intent, which is an application that is reviewed by the Conservation Commission to do extensive work in a sensitive area and filed with the Department of Environmental Protection, will be required. Fisher also acknowledged that the Conservation Commission has given its support to this project. When asked what benefit the removal of this structure would be to the Town, Grieb responded that no one knows what is leaking from that structure, and ultimately it is good for the environment. The structure is currently littered with beer cans, so the removal of the structure may also remove unsavory use of the area. If this application were to be approved by the CPC, the funding would cover the

work that the DPW could not do. A discussion about whether this project should be rolled into the other application the Open Space Committee has submitted occurred. Grieb was asked to return to the CPC with a revised budget about what the costs will be.

Open Space Conservation Fund—Open Space

John Grieb, Chair of the Open Space Committee (OSC), represented this project in person. This project is requesting that a Fund be established with \$150,000 initially. Grieb reported that in Acton, Massachusetts, an Open Space Fund, using CPA money, had been established in 2008, providing precedence for such a project. The question of how future monies would be placed into the Fund was raised and a discussion ensued. Would the OSC request funding annually at Town Meeting, would a standing allocation be allotted each year? Elaine McIlroy noted that other Towns do allow a certain percentage each year to automatically be allocated for affordable housing. The Committee asked for clarification about how this year's application is different from last year's application, and whether Grieb had spoken to the Select Board or Town Counsel about whether the form is acceptable. Grieb reported that he has a meeting scheduled with Select Board Chair, Barbara Carboni to discuss it. Michael Fisher read the definition of Open Space, which is quite extensive. Grieb was asked whether this Fund would be restricted to the purchase of land and he responded in the affirmative, Town Counsel needs to be consulted. In the application, the Committee directed Grieb to change the word "purposes" to "restriction." The application needs to be better defined and then each year the question of adding a percentage of CPC funds into the Fund might be considered. Grieb was asked to look into Conservation Funds in other Towns. Peggy Sagan, Secretary of the OSC will be available to find the answers to the Committee's questions. The OSC must talk to Town Counsel, the Select Board, fix the language, and submit a revised application to the CPC.

Wellfleet Affordable Housing Trust Fund—Community Housing

Elaine McIlroy, Vice Chair of the Affordable Housing Trust Fund (AHTF), spoke on behalf of this application, as Chair Harry Terkanian was unavailable. Fifty percent of the Cape Cod workforce lives off Cape and crosses the bridge daily—that's 25,000 people every day. This is not climate friendly. Every year the Cape loses 1,000 families who earn under \$100,000 annually; that demographic being ages 25-36 years old because they cannot afford housing. The median price for a house in Wellfleet is currently \$950,000. This is unattainable for most people. Wellfleet is working to secure more affordable housing. Projects like Lawrence Ave, Maurice's Campground, and the Habitat houses, will make a difference. The five projects in the works will add over 100 housing units over the next ten years. The Town needs money to keep the current and future projects on track. The AHTF will ask the Town to release 80% of the short-term rental taxes to the Housing Authority for the third time – none have been given to date. Some Towns receive 1-2% of the entire Town budget for housing. The whole estimated budget for the CPC this year is approximately \$1.5 million and we've received a lot of applications

Spring Rock Village in Brewster—Community Housing

The Committee discussed this without having requested any representation from the applicant. This project is not in competition for funding with the Wellfleet Lawrence Hill project. Brewster had made an application for funds for a housing project that we deferred, as did Provincetown. Both of these Towns have given CPA money to Wellfleet housing projects. The question was posed as to whether we should reconsider these past applications in this grant round. Last year

the CPC granted \$20,000 to Orleans after deferring another Orleans application, and Orleans had given Wellfleet \$20,000 in CPA funds for Lawrence Hill. The State likes to see Towns supporting one another's projects but it does not seem to be necessary anymore. Provincetown has already received their funding from the State without our participation. Perhaps these request don't need to be revisited.

Next Meeting

The question of continuing to meet in person was raised. Unanimously it was decided to continue in person. The next meeting date was set for Monday, December 4 at 9:00 am in the basement meeting room in Town Hall.

Adjournment

Michael Fisher moved to adjourn. Jan Plaue seconded, and the motion carried 8-0. The meeting was adjourned at 11:31 a.m.

Respectfully submitted,



Jennifer Elsensohn,
CPC Coordinator

Public Records material 11/3/2023

1. Draft Minutes from October 19, 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