

**Final  
Community Preservation Committee (CPC)  
Minutes of Wednesday, January 3, 2024  
In Person and Virtual Meeting: 300 Main Street and Zoom**

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

**Also Attending:** Jen Elsensohn, CPC Coordinator, Harry Terkanian

Chair Gary Sorkin called the meeting to order at 1:02 p.m.

**Minutes of 12/4/2023**

Before the minutes were voted on, Jen Elsensohn shared her screen to show two corrections that needed to be made on the minutes. Gary Sorkin moved to approve the minutes of December 4, 2023 with two corrections. John Grieb seconded, and the motion carried 9-0.

**Affordable Housing Trust Request: Harry Terkanian**

Harry Terkanian was present to explain the request made by the Affordable Housing Trust and acknowledged that the amount of funding that the Trust is requesting is a large sum. The Trust began as the Wellfleet Municipal Housing Trust, and in 2020 became the Wellfleet Affordable Housing Trust who's charge is to support housing for families who earn up to 120% of the area median income. Housing in Wellfleet is a critical issue. The lack of affordable housing affects the Town's ability to hire staff, teachers, firefighters, individuals in the hospitality industry, and many other categories of workers. Wellfleet's efforts have made progress, but the stock is below 3%; well below the State regulations, and one of the lowest percentages in the area. The Town currently has two big projects in the works, and some smaller developments in process, as well. Projects that have been stalled result in an increase in cost, at times nearly double, for labor, materials, evolving regulations, and revisions to the original plans. The Trust received \$200,000 from the original Housing Trust, has received grants from the Community Preservation Commission (CPC), \$250,000 from the Select Board, money from other grants, and \$900,000 from donations. It has committed \$800,000 to the Lawrence Road project and provides a \$10,000 subsidy to those who offer affordable year round rentals for five years in auxiliary dwelling units. At the moment, the Trust has only \$200,000 that are not committed. The Trust looks for properties for sale but doesn't currently have the resources to purchase any. They regularly seek other funding, and are looking for sustainable sources; not just the CPC. The Town committed the Community Impact Fee to affordable housing, but that only totaled \$15,000 for the year. The Short Term Rental Tax nets over a million dollars per year. The Trust has been trying to get a petition before the Select Board to request that 80% of the Short Term Rental Tax be appropriated to the Trust. This has been accomplished in other Towns. Michael Fisher asked whether any of the funding the Trust gives comes back to them, and whether the Trust recuperates any money when the affordable housing they have

funded comes back to them. Terkanian responded that the Trust does not have the capacity to become a landlord beyond the Housing Authority, and they outsource that work. Terkanian also noted that what they are acquiring in the provision of affordable housing is a restriction that keeps the housing affordable in perpetuity. If an individual were to purchase one of the designated affordable houses and then sell it, they would only receive the cost of the affordable house—it can not be re-sold as regular inventory. A discussion about the advantages of having the cash available in the Trust versus the CPC being able to choose where grants for specific affordable housing opportunities followed. Terkanian, Elaine McIlroy, and Gary Sorkin all contributed to the understanding that when the CPC grants funding to the Trust, it offers the flexibility for homes or properties to be purchased quickly, or to make monies available for families when need and opportunity arises. The CPC would have to wait for Town Meeting and then for the fiscal year to open for monies to be made available, which would limit their ability to capitalize on opportunities that are time-sensitive. The Lawrence Hill property is being leased to a developer for ninety nine years with the stipulation that the housing remains affordable throughout that period. McIlroy also commented that the Fund is under a State statute. Their duties are to provide financial support for affordable housing development. The State sees the partnership between the CPC and the Trust and will sometimes offer additional funding because of the support of the CPC. The Trust also has the ability to do fundraising. Terkanian offered to email to Jen Elsensohn for distribution the report that was sent to the Select Board.

### **Review Revised Applications**

Gary Sorkin reviewed a spreadsheet that he had made with the updated proposals on it. It was decided to discuss the applications in the order on the spreadsheet.

### **Adult Community Center (ACC) Walkway—Recreation**

Previously, this case had been deferred to be discussed at this meeting. The ACC is requesting \$100,000 toward the project that will cost in total \$2258,170. Suzanne Thomas has placed the entire cost in her capital budget. Thomas confirmed that if the project is rejected in her budget, that she will no longer be seeking the funding from the CPC. A discussion about whether the CPC should pay for this project, whether a vote taken on it should be contingent upon it being passed in the Town budget, that the CPC Committee loves the project but is not in favor of funding it, and the fact that this project does, theoretically, have a source of funding that is not the CPC while other projects do not was had. Janis Plaue moved that the CPC will not approve funding for the walkway at the Adult Community Center. David Mead-Fox seconded. A roll call vote was taken: David Mead-Fox, aye; Rhonda Fowler, aye; Geraldine Ramer, aye; Janis Plaue, aye; Jim McAuliffe, aye; Michael Fisher, aye; John Grieb, nay; Elaine McIlroy, nay; Gary Sorkin, nay. 6-3-0

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

Jen Elsensohn had looked back in the minutes since the Fiscal Year 2025 applications began being reviewed and discovered that this application had never been formally voted on. Janis Plaue moved to approve the grant of \$15,000 to the Historical

Commission for the Phase 4 project. Michael Fisher seconded. A roll call vote was taken: David Mead-Fox, aye; Rhonda Fowler, aye; Geraldine Ramer, aye; Janis Plaue, aye; Jim McAuliffe, aye; Michael Fisher, aye; John Grieb, aye; Elaine McIlroy, aye; Gary Sorkin, aye. 9-0-0

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

Janis Plaue moved to award \$15,000 to the AIM project as resubmitted with a new budget. David Mead-Fox seconded. A roll call vote was taken: David Mead-Fox, aye; Rhonda Fowler, aye; Geraldine Ramer, aye; Janis Plaue, aye; Jim McAuliffe, aye; Michael Fisher, aye; John Grieb, aye; Elaine McIlroy, aye; Gary Sorkin, aye. 9-0-0

**Breuer House Restoration—Historic Preservation**

This project was voted on and approved at the December 4, 2023 meeting.

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

It was noted that AmeriCorps is a County program, and that the house is owned by the Federal Government. A vote on this project has been deferred multiple times. It was acknowledged that the CPC has given a grant to a Federally owned property in the past, through the Modern House Trust of Cape Cod. The Committee revisited their feelings that this is a complicated situation, but that the young adults who live in the house deserve safety from lead. Janis Plaue moved that the CPC award the project \$50,000 and that they seek the remainder of the funding elsewhere. Rhonda Fowler disagreed on the basis that the Town does not own or control the house. Elaine McIlroy seconded the motion made by Plaue. Michael Fisher suggested that a vote be contingent upon the ability of AmeriCorps to obtain the remainder of the funding within a certain timeframe. Gary Sorkin suggested that they obtain the remainder of the funding first, and then the CPC can reconsider it in July. The CPC would like to support the project for the sake of the young adults who live there. David Mead-Fox inquired whether some portion of the work could be completed with \$50,000. Rhonda Fowler expressed an interest in deferring the vote again. When the point that three estimates for the work had been given, Jen Elsensohn clarified that the last estimate that she received was for \$98,000 strictly for lead removal. The Committee asked Elsensohn to get clarification.

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

A vote was taken on December 4, 2023 to approve \$100,000 for this project. Eric Winslow and Jen Elsensohn met to create a budget that met the \$100,000 cap and was work that had not previously been funded by the CPC.

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

John Grieb has been working closely with Jay Norton, Director of the DPW, who confirmed that Grieb's original request for \$25,000 should be sufficient to remove the structure on the property. It was discovered that there are unexploded munitions from World War II on the property. An expert from Alaska will be coming to the area on

Monday for another project and will check out the Blue Heron situation while he is here. Michael Fisher moved to approve \$25,000 for the removal of the structure. Jim McAuliffe seconded. A roll call vote was taken: David Mead-Fox, aye; Rhonda Fowler, aye; Geraldine Ramer, aye; Janis Plaue, aye; Jim McAuliffe, aye; Michael Fisher, aye; John Grieb, aye; Elaine McIlroy, aye; Gary Sorkin, aye. 9-0-0

#### **Open Space Conservation Fund—Open Space**

Town Counsel, Carolyn Murray, responded to the request to review the application for beginning a Conservation Fund controlled by the Open Space Committee. Murray's findings showed that the Open Space Committee is not empowered to receive money or to spend it. Murray further commented that the Conservation Commission, who ultimately would be managing any properties purchased, is the proper body to receive funding for the purchase of conservation land. Grieb noted that the Open Space Committee has an ambiguous relationship with the Conservation Commission, that they act in an advisory role to the Commission, and just completed an inspection of the 84 properties that are maintained by the Commission. Grieb stated that he is willing to scrub the Open Space Committee from the application, which currently reads that the Conservation Commission would be responsible for finding properties to purchase. Michael Fisher, the CPC representative for the Conservation Commission said that he would have to seek approval from the Commission to submit the application on their behalf. If granted the funding, the Commission would only be allowed to use the money for purchasing open space, conservation restrictions, removing items from a property, or installing trails for public use. This already is a function of the Commission and is granted that authority by law, even though their scope is also regulatory. Both the Open Space Committee and the Conservation Commission will be meeting mid-month and will discuss the option for the Fund. Elsensohn will forward the email from Town Counsel to the Committee. This will be discussed at the next meeting.

#### **Affordable Housing**

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

Habitat for Humanity reviewed the request to consider installing Enhanced Innovative and Alternative (EIA) technology for the septic system at the Old King's Highway development. Their Board decided that, at this time, it is not feasible to adjust their plan, but room is deliberately being included for the future installation of EIA technology. Michael Fisher moved to approve the grant of \$175,000. Janis Plaue seconded. A roll call vote was taken: David Mead-Fox, aye; Rhonda Fowler, aye; Geraldine Ramer, aye; Janis Plaue, aye; Jim McAuliffe, aye; Michael Fisher, aye; John Grieb, aye; Elaine McIlroy, aye; Gary Sorkin, aye. 9-0-0

#### **Community Development Partnership**

Jen Elsensohn had looked back in the minutes since the Fiscal Year 2025 applications began being reviewed and discovered that this application had never been formally voted on. Janis Plaue moved to approve the grant of \$7,500 to the Community

Development Partnership. Jim McAuliffe seconded. A roll call vote was taken: David Mead-Fox, aye; Rhonda Fowler, aye; Geraldine Ramer, aye; Janis Plaue, aye; Jim McAuliffe, aye; Michael Fisher, aye; John Grieb, aye; Elaine McIlroy, aye; Gary Sorkin, aye. 9-0-0

#### **Maurice's Campground Bond—Community Housing**

Gary Sorkin reviewed the email delineating the funding schedule for the CPC to pay to the project. The Town was able to obtain the bond at a premium, so the CPC was only requested to pay \$430,000 rather than the \$645,000 that was originally approved at Town Meeting. The first payment of \$186,034 was made by the CPC. The next payment requested by the Town Administrator would be for the sum of \$53,396.53. This amount is the \$25,000 that the original fee schedule showed with the added interest that has accrued. Gary Sorkin moved that the CPC approve the payment of \$53,396.53 for the project. Sorkin will check with Town Counsel about whether this payment needs to be approved again at Town Meeting. Elaine McIlroy seconded. A roll call vote was taken: David Mead-Fox, aye; Rhonda Fowler, aye; Geraldine Ramer, aye; Janis Plaue, aye; Jim McAuliffe, aye; Michael Fisher, aye; John Grieb, aye; Elaine McIlroy, aye; Gary Sorkin, aye. 9-0-0

#### **Spring Rock Village in Brewster—Community Housing**

Gary Sorkin recommended that a new vote be taken for the sake of consistency. Janice Plaue moved to grant the Spring Rock housing development \$20,000. Michael Fisher seconded. A roll call vote was taken: David Mead-Fox, aye; Rhonda Fowler, aye; Geraldine Ramer, aye; Janis Plaue, aye; Jim McAuliffe, aye; Michael Fisher, aye; John Grieb, aye; Elaine McIlroy, aye; Gary Sorkin, aye. 9-0-0

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

The CPC members would like to approve money for this fund. A review of the funding approved so far for the other projects is \$611,500, not including the deferred projects which could potentially be \$300,000. Janice Plaue moved that \$500,000 be approved. There was no second. Michael Fisher moved that \$750,000 be approved. John Grieb seconded. Plaue noted that, while the CPC has money now, there is no guarantee that in the future it will be in the same situation, and so it should keep some of the excess for unforeseen projects. Michael Fisher stated that the theoretical unforeseen projects would have to be something of higher priority, and he cannot conceive of anything that would be. Gary Sorkin agreed with Fisher. David Mead-Fox supported Plaue's position citing that another situation or opportunity could arise for community housing and that money should be reserved for such an occasion. Sorkin noted that the Housing Trust is the organization that is empowered to make such choices and to do the purchasing when these opportunities arise. The Trust has the ability to fundraise and the agility to make purchases. The CPC must bring each opportunity to Town Meeting to spend any money, which could cause opportunities to be lost. The opportunities are all the same whether they are found by the CPC or the Trust. The difference is that the Trust can make swift purchases. A vote was taken on the moved and seconded motion to approve \$750,000 for the Affordable Housing Trust. A roll call vote was taken: David Mead-Fox,

aye; Rhonda Fowler, aye; Geraldine Ramer, aye; Janis Plaue, nay; Jim McAuliffe, aye; Michael Fisher, aye; John Grieb, aye; Elaine McIlroy, aye; Gary Sorkin, aye. 8-1-0

### **Next Meeting**

The next meeting date was set for Wednesday, January 31 at 9:00 am in the basement meeting room in Town Hall.

Elsensohn was instructed to ask Rebekah Eldrich when the materials are due for the Select Board Meeting.


### **Needs List**

Each year the CPC needs to review the list. Open Space and Conservation Commission will discuss mid-month. Rhonda will discuss it with Becky Rosenberg. Housing Trust will look at it, and Elsensohn will email it to Harry Terkanian for his comment. Sorkin also suggested that Terkanian be asked to be the CPC presenter at the Select Board Meeting so that he can finally ask them to consider the short term rental tax percentage being allocated to the Trust. Recreation is the only group who has not presented at a Select Board Meeting for the CPC.

### **Adjournment**

Michael Fisher moved to adjourn. John Grieb seconded, and the motion carried 9-0. The meeting was adjourned at 2:45 pm

Respectfully submitted,

  
Jennifer Elsensohn,  
CPC Coordinator

### **Public Records material 1/3/2024**

1. Draft Minutes from December 4, 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
3. Pay schedule for Maurice's Campground Project from Town Treasurer
4. Email from Town Counsel regarding the Open Space Fund