

COMMUNITY PRESERVATION ACT (CPA) COMMITTEE

MEETING

Wednesday, August 29, 2012

Minutes

Members present: Judy Poulin Vice-Chair, Ed Brookshire, J. Camp, Robert Finley, Robert Mumford, Lisa Panaccione, Peter Wade

Members absent: Linda Haspel

Vice-Chair Judy Poulin called the meeting to order at 6:01PM.

After the introduction of new members, the committee was reorganized. Bob Mumford was elected Chairman, Peter Wade, Vice-Chair and Judy Poulin, Clerk. The vote was unanimous for all three.

Bob Mumford assumed the Chair and recognized Sheila Vanderhoef to present the town's application for funds of \$1,334,500 to purchase the T-Time property at 4790 State Highway to develop as affordable and market rate housing units for sale and rent. The suggested proportion of affordable to market rate housing is 50-50% or 60-40%.

The project would provide 17-20 units to include 40 bedrooms specifically designed to meet the needs of seniors and other vulnerable populations. It would be managed by a management company, not the Town of Eastham.

If approved, the town will issue an RFP for a developer, need a variance from the planning board to allow for residential use, require a 40B permit from the Zoning Board of Appeals to allow the density proposed, conduct testing of wastewater and drinking water, and obtain permits for individual septic systems and possibly a community well.

Ed Brookshire suggested that the CPC allot the funds for the purchase, whether or not it is used for housing, before someone else buys it. Bob

Mumford mentioned that the Town needs more recreational space and possibly this property could be used for that purpose. Judy Poulin raised the question of whether or not the purchase of the entire piece of property is eligible to be bought for this project with CPC funds as the entire property would not be used 100% for affordable housing.

A motion was moved by Lisa Panaccione to postpone a decision until the Board of Selection have legal advice as to the eligibility of using 100% of the funds for mixed housing. The motion further stated that the CPC Committee would meet with the Board of Selectmen on Tuesday, September 04, 2012 at 5 PM at Town Hall. The motion was seconded by Bo Finlay and passed 5-0. (Camp and Finley had left the meeting before the vote.)

The minutes of the May 7, 2012 were approved 5-0. (Moved Poulin, seconded Brookshire)

Motion to adjourn was passed unanimously at 7:35 PM.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Judy Poulin".

Judy Poulin, Clerk