

COMMUNITY PRESERVATION ACT COMMITTEE
MEETING MINUTES
5:30 PM, Wednesday, February 3, 2016
Earle Mountain Room

Members present: Peter Wade, Jay Camp, Michael Hager, Eileen Morgan, Jim Baughman, Ed Casarella, Ed Brookshire, Dan Coppelman

Members absent: None

Staff present: Paul Lagg, Town Planner, Debbie Cohen, Administrative Assistant

The meeting was called to order at 5:30 pm.

Minutes – A motion (Coppelman, Camp) to approve the minutes of January 6, 2016, carried 8-0.

Terrapin Cove – A motion (Casarella, Brookshire) to close out the terrapin habitat FY16 project and return unspent funds to the open space reserve, carried 8-0.

CP Fund ATM Warrant Article – A motion (Coppelman, Camp) to approve a warrant article to set aside 10% of estimated community preservation revenues for the reserve accounts and the community preservation fund, carried 8-0.

Wiley Park Playground Shade – A motion (Camp, Morgan) to accept the late application, carried 8-0.

Maria Curtis was present at the meeting. She described the proposal and noted the Eastham recreation department was in support of the application. Mr. Casarella added the recreation commission supported the proposal as well. Ms. Morgan asked if the post to the sun shade was padded. Ms. Curtis believed it was not but explained the post would be offset from the canopy and outside of the sandbox. Mr. Hager suggested the application would benefit from additional bids. Ms. Curtis responded that, due to safety and compatibility issues, the company that installed previous upgrades at the site had been recommended to install the new sun shade. Ms. Curtis also confirmed that the canopy could be removed from the post if desired.

A motion (Casarella, Brookshire) to approve the application subject to conditions to be determined, carried 8-0.

Governor Prence Residences – Mr. Wade reviewed statistics on housing in Eastham, the status of the Stratford proposal with the Board of Selectmen, and the availability of CPA affordable housing funds. He expressed belief that the application was premature and recommended that the Board consider tabling the request for consideration at a later time. Mr. Hager, Mr. Baughman and Mr. Casarella agreed with Mr. Wade. Mr. Camp pointed out that the Board could still recommend allocating the available funds (~\$200,000) at their discretion rather than awarding the full amount requested. Ms. Morgan commented she would prefer that the application go forward, modified as needed, rather than be tabled.

Mr. Wade opened the meeting to public comment. Eastham residents George Swope, Richard Dill, Mary Lou Pettit, and Bonnie Nuendel spoke in favor of the application and urged action on affordable housing.

Eastham resident Stephanie Fields supported tabling the application and exploring other housing development options. Additional support for the Stratford proposal was expressed by Jay Coburn, Executive Director of the Community Development Partnership, Matthew Cole, President of Cape Associates, Inc., and Elizabeth Smith, Executive Director of the Homeless Prevention Council.

The Board members continued their discussion of the application in light of the public comments received. Mr. Coppelman noted that if the proposal was tabled, the town would lose an opportunity to vote on it at town meeting.

A motion (Baughman, Hager) was made to table the proposal. The motion was amended (Hager, Baughman) to indicate the Board was favorably disposed to the project but recommended tabling it due to lack of available funds. Motion failed 3-5 (Hager, Baughman, Brookshire in favor, Wade, Camp, Morgan, Casarella, Coppelman opposed).

After further discussion, the board members decided to set a workshop date in order to consider any additional information the developer may offer. A motion (Baughman, Brookshire) to table the application until February 24, 2016 at 5:30 pm, carried 7-1 (Camp opposed).

Conditions – The board members reviewed a template and selected appropriate conditions to apply to the approvals granted for the Chapel in the Pines, Field of Dreams, and Wiley Park proposals.

Adjournment – A motion (Casarella, Brookshire) to adjourn, carried 8-0. Meeting adjourned at 8:00 pm.

Respectfully submitted as prepared by Debbie Cohen

Michael Hager, Clerk