

**COMMUNITY PRESERVATION COMMITTEE**  
**Meeting Minutes**  
**Nauset Room, Town Hall**  
**January 5, 2023, 4:30 p.m.**

A hybrid meeting of the Community Preservation Committee was held in the Nauset Room at 4.30pm on January 5, 2023. Real-time public access was provided by Orleans Channel 18 on the Town website and cable television.

Present in the room for the CPC were Chair Walter North, Clerk Sue Christie, Kevin Galligan, John Lipman, Joan Francolini, Stephanie Gaskill, Chet Crabtree and Charles Ellis. Vice Chair Barry Alper attended via Zoom.

1. Call to Order. The Chair called the meeting to order at 4.30pm.
2. Public Comment. No one presented for Public Comment. Mr. North reported that notification was received from the Community Preservation Coalition that the State was "topping up" the disbursement to Orleans this year by \$107,000.
3. Presentation for the Affordable Housing Trust Board – Mr. Alper introduced Director of Planning & Development Mr. Meservey who spoke about general funding for the Affordable Housing Trust Board (AHTB). He reviewed the current Cape-wide housing crisis and its impact on the local economy, access to goods and services and the loss to the "fabric of the community." He explained what funds the AHTB has spent in recent years and shared an update of progress at the Penrose Development (West Road), 107 Main Street Development and plans for the Governor Prence site. Committee members queried the local costs for each development and discussed the benefits of a regional approach to addressing the needs for housing above 100% AMI.
4. Presentation by POAH for Wellfleet's Juniper Hill – Mr. Alper introduced Vita Schilkovsky from POAH and Jay Coburn from CDP to review the proposed Juniper Hill development for affordable housing in Wellfleet. The development is for 46 units in a combination of 1, 2 and 3 bedroom units of mixed style around an existing baseball field and water tower and close to the elementary school. The Zoning Board of Appeals in Wellfleet has approved permitting. The development aims to be "net zero" and funding is being sought from other town CPCs. State funding and incentives will be sought from other sources. Wellfleet is contributing substantially to the project which will give preference to local residents (up to 70% of the total number of units). Committee members discussed the access to public transportation, the mixed use and style and the sustainability and design of the project.
5. Presentation for the Academy Playhouse – Mr. Ellis introduced Peter Brown who spoke about the Academy Playhouse grant applications for Phase I and Phase II preservation. A grant was awarded for Phase I for FY19 which is due to begin in the next 30 days. Phase II is to finish the exterior of the building by restoring it to wood instead of vinyl, remove a non-historic chimney, replace doors, reshingle the mansard roof edge, restore corner boards, improve the accessible ramp and make necessary repairs for the preservation of the historic

building. Committee members questioned Mr. Brown about other sources of grants that were applied for and what projects other funds are financing. Mr. Galligan took the project through the CPC's 3-part test to ensure appropriate use of a grant. Some committee members expressed pleasure that Phase II is beginning at long last and questioned whether delays in Phase II funding would negatively impact the coming season at the Academy.

6. Discussion and Review of Legal Opinion regarding Grant Applications – The memo from Town Counsel was briefly reviewed. In keeping with Counsel's recommendation that grants for projects on Town property include the town on the application, Town participation has been resolved for Veteran's Park restoration, Putnam Farm picnic tables and the Village Green accessible walkway.

7. Approval of Minutes:

**Mr. Galligan moved to approve the minutes of Dec. 8, 2022. Ms. Christie seconded the motion. Motion passed by consensus: 9-0-0.**

8. Adjourn

**Mr. Alper moved to adjourn the meeting. Mr. Lipman seconded the motion. Motion passed by consensus: 9-0-0.**

Next meeting is scheduled for January 12, 2023 at 4.30pm.

*Respectfully submitted,  
Jennifer Fountain*