



ORLEANS TOWN CLERK

*Julie Higgins*  
Principal Clerk  
22 MAR 10 11:25AM

**GOVERNOR PRENCE PLANNING COMMITTEE**  
Monday, February 14, 2022 - Minutes

A meeting of the Governor Prence Planning Committee was called to order at 5:30 p.m. remotely via Zoom from Town Hall. **Regular Members, Present:** Mark Mathison; Fran McClennen; Debra Oakes; Tina Shaw; and Katie Wibby.  
**Absent:** Hadley Luddy; John Sargent.

**Town Staff Present:** George Meservey; Marsha Allgeier

**Guest Speakers Present:** Judi Barrett, Elizabeth Haney, Brett Pelletier, Jeremy Lake

**PUBLIC COMMENT.**

There were no public comments.

**JUDI BARRETT, BARRETT PLANNING GROUP, LLC – INTRODUCTION OF STAFF and REVIEW OF COMMUNITY ENGAGEMENT PLAN.**

1. Judy Barrett introduced Jeremy Lake of Union Studios which will be working with the Barrett Planning Group and the GPPC to analyze the challenges and opportunities of the Governor Prence site and develop design options for the housing and other uses which could be pursued.

Mr. Lake said that Union Studio is a firm of architects and urban designers, with a mission to enrich lives and enliven communities; their work is firmly grounded in the language of traditional architecture and in the spirit and patterns of a particular place. Union Studio has done extensive planning work with many towns throughout the Cape, including the academic project "Community Resiliency by Design" which included the Town of Orleans, and worked with residents to explore and understand various design concepts for creating density.

2. Elizabeth Haney of the Barrett Planning Group (BPG) reviewed the Draft Community Engagement Plan.

Outreach Methods are to include the following: Press Release; Committee Members to assist in sharing information through members' identified community channels; BPG will prepare visual promotional materials for the survey and meetings to be posted and distributed at various community locations (i.e. Town Hall, Transfer Station, Library). Integral to dissemination of information is the Committee webpage, located on the Town of Orleans website.

The BPG will host 2 days of initial virtual interviews with key groups, including: residents of public housing and privately owned affordable housing; representatives of social service organizations and faith-based communities; business owners and organizations (Chamber of Commerce); Town Staff and representatives of key Town Boards; Abutters to GP site. There will be a second round of small group interviews in early April to explore feasibility of potential site concepts.

BPG will disseminate an online visioning survey to be distributed around March 1<sup>st</sup>, and will host 3 Community Meetings:

- March 14<sup>th</sup> to provide background information about the process, present initial data gathering and analysis and solicit ideas, suggestions, and concerns
- April 4<sup>th</sup> a community design process, facilitated by Union Studios

- May 9<sup>th</sup> final community meeting where Union Studios will present and discuss benefits and potential drawbacks from a range of redevelopment concepts for the site

The Committee engaged in a discussion about the possible need to set the survey questions firmly within the context of any limitations presented by the site, zoning, and early visioning for uses. It was agreed that the initial survey should proceed as planned. The one given at this point though is that the expectation of the community is that the redevelopment will include housing and possibly some other community use. Within those parameters there is a range of options yet to be offered and discussed. Therefore, the survey will include background information relative to affordable housing and the populations eligible, any established site limitations and will separate questions into primary uses (various housing options and target populations) and secondary uses (ideas for public use, retail etc.).

The GPPC members will have an opportunity to review a redrafted survey and provide feedback before the next Committee meeting.

Brett Pelletier of the BPG, talked with the Committee about real estate development and financial feasibility issues, especially relative to financing affordable housing. He noted that there is no market solution to create affordable housing. Mr. Pelletier's role will be to advise on financial feasibility of the redevelopment plans that emerge from this process.

### **3. APPROVAL OF MINUTES of Meeting of January 24, 2022**

**MOTION:** On a motion by Tina Shaw and seconded by Fran McClennen, the Committee voted to approve the Minutes of the meeting of January 24, 2022.

•  
**VOTE: 5-0-0** The Motion passed unanimously.

### **4. FUTURE AGENDA ITEMS**

A. The Planning Board is currently working with consultants, Streetsense to engage the community in development of an Economic Development Plan for the Town, and there clearly overlap with the questions raised around redevelopment of the Governor Prence site. Therefore, George Meservey plans to facilitate a meeting between the BPG and Streetsense, along with Planning Board member Debbie Oakes, to ensure that each is well apprised of the work of the other. Once this meeting occurs, he and Debbie will report to the GPPC.

**5. ADJOURN** - Meeting adjourned upon motion duly made, and unanimous vote taken.

**Respectfully submitted, Debra Oakes, Clerk**

#### **List of Handouts:**

##### **All from Barrett Planning Group:**

- Governor Prence Inn Redevelopment Plan – Community Engagement Plan, Draft 2/9/2022
- Draft Survey Questions for Orleans
- Press Release
- Outreach Language