

Truro Community Preservation Committee  
Minutes of Virtual Meeting  
December 14, 2022



**Present:** Co-chair Mary Rose, Co-chair Jim Summers; Bonnie Brown-Bonse, Anne Greenbaum, Susan Girard-Smith, Diane Messinger, Lindsey White

Co-chair Jim Summers called the meeting to order at 3:01 p.m.

**Minutes of 12/2/2022**

Susan Girard-Irwin moved to approve the minutes of December 2, 2022. Diane Messinger seconded, and the motion carried 5-0.

**Discussions with Applicants**

***Housing Consultant/Technical Assistance***

Housing Authority Chair Kevin Grunwald explained that he had resubmitted the application for a housing consultant at a revised amount of \$25,000 with the understanding that the FY23 grant agreement for \$25,000 was still in effect. That would give the Housing Authority the needed amount of \$50,000. Mary Rogers will check with Town Accountant Trudi Brazil to see if any further CPC action is required on the expired agreements with the Housing Authority for a housing consultant/technical assistance.

***Affordable Housing Trust Fund***

Kevin Grunwald offered more information on the Affordable Housing Trust, use of previous CPA money and anticipated needs. The Select Board are the trustees, so they make decisions on how the funds are to be spent, he said. The advantage of having the Trust Fund available all year is not having to wait until Town Meeting to access the money. In the past year, the most money went to development of the 39 units of mixed income community housing at the Cloverleaf Property. The need for the Emergency Rental Assistance program, set up before Covid, expanded. The Homeless Prevention Council received \$21,000. A consultant for the Housing Production Plan and Needs Assessment received \$30,000. The expenses of \$433,000 for moving and rehabilitation of two buildings donated to the Town for workforce homes planned at 25 South Highland Rd. left a balance of \$65,000, according to Mr. Grunwald. This depletion of the Trust Fund is why the grant request for Fiscal Year 2024 is \$750,000. He mentioned a warrant article that they are proposing for a percentage higher than the Community Preservation Act allotment of 10% to Community Housing.

Jim Summers asked about the Trust's annual reporting of its expenditures, which they should submit to the CPC so that we can include them in the CP-3 records to the Department of Revenue.

***Edgewood Farm Buildings***

Artistic Director of the Center for the Truro Center of the Arts Cherie Mittenthal said she will correct budget numbers that did not match. She said that rainstorms had caused problems on the barn roof. The scaffolding quotes are high because of the extreme height. She will get other quotes from companies that carry scaffolding insurance. She said the project was restoration, not repair and maintenance. Ms. Mittenthal will get additional quotes for the greenhouse restoration. This is expensive because of the tempered glass, lead abatement and glass removal. At this time, Castle Hill does not have money for the restoration projects. She will submit a revised application with a clearer budget and more quotes.

***Bunker Cottage***

Cherie Mittenthal, joined by Truro Conservation Trust President Fred Gaechter, discussed their proposal for removal of the chimney at the Bunker Cottage, 42 Corn Hill Rd. The chimney has shifted more in the past few years and is listing. It presents a safety issue if it were to fall down. The roof and wall will need restoration with the removal of the chimney. Jim Summers said that maintenance is the responsibility of Castle Hill, who leases the cottage from the Conservation Trust. He questioned how CPA funds could pay for a new stove, which is an improvement rather than preservation.

Ms. Mittenthal said that a stove would help with preservation, allowing the cottage to be used for three seasons. Fred Gaechter said that the cottage would provide more housing if it had the heat source, which would also protect the building from damage.

CPC requested a revised request with more explanation of what needs to be done with the chimney removal, quotes for the heater, the walls, masonry, mantel and outside restoration. Susan Girard-Irwin asked why the application had not been a mini grant. Castle Hill had not been aware of that option, according to Ms. Mittenthal.

Castle Hill will provide more information, the lease for the building, and budget details and resubmit the request by early January.

***Housing at 3 Jerome Smith Way, Provincetown***

Lindsey Gael of Community Builders introduced herself and gave some background information on the company's record of building, owning and maintaining community housing on Cape Cod. Provincetown Landing, right across the street from 3 Jerome Smith Way is an example. Ms. Gael screen shared slides showing location, statistics and renderings of the buildings. There is a range of households from 1-bedroom units for singles to larger families. Rentals available are: nine 30% Annual Median Income (AMI), thirty-six 60% AMI, sixteen 80-120% AMI and four market rate units.

Ms. Gael said she realizes that the request for \$500,000 is aspirational, but a grant of \$200,000 from Truro could open up additional lottery chances beyond the 70% for Provincetown residents, those who work in Provincetown, and those with children in the Provincetown Elementary School. The 30% for others cannot be changed, but Provincetown could change to 65% and include Truro residents in a 5% local preference. The different unit sizes are allotted proportionately for a fair division in the lottery. Jim Summers said it also can be shown that

Truro provides other support to the 3 Jerome Smith Way housing in the form of the water supply to Provincetown.

**Next Meeting**

The public hearing for the applications will be held in January. Jim Summers will find a room at the Library of Community Center for an in-person meeting. Mary Rogers will prepare the advertisement for the hearing and notify the applicants and CPC members as soon as the date is set.

**Adjournment**

Bonnie Brown-Bonse moved to adjourn. Susan Girard-Irwin seconded, and the motion carried 6-0.

The meeting was adjourned at 4:22 p.m.

Respectfully submitted,



Mary Rogers,  
Administrative Consultant

