

**Truro Community Preservation Committee
Minutes of Meeting of January 14, 2019
Truro Town Hall**

Present: Co-Chair Deborah McCutcheon, Co-Chair Mary Rose; Maureen Cronin, Peter Herridge, Richard Larkin, Jane Petterson, Bonnie Sollog

Regrets: Robert Lowe

Co-Chair Deborah McCutcheon called the meeting to order and opened the public hearing for the Fiscal Year 2020 Community Preservation projects at 6:12 p.m.

Affordable Housing Trust Fund

Housing Authority Chair Kevin Grunwald and Vice-chair Carl Brotman discussed the request for the Community Housing 10%, which is \$55,444 this year. More money in the Affordable Housing Trust Fund would allow them more flexibility for the Cloverleaf Property, buy-downs, and other opportunities for purchasing properties. Carl Brotman reviewed use of Trust money for maintaining Affordable Housing and the deed riders. Deborah McCutcheon had reservations about funding that the Selectmen handle as the trustees of the Truro Affordable Housing Trust. Carl Brotman said the Affordable Housing Authority has considered a different composition of the Board of Trustees, but at present it consists of the Board of Selectmen.

Cloverleaf Predevelopment

Kevin Grunwald and Carl Brotman explained the \$40,000 for predevelopment costs for Community Housing at the Cloverleaf Property on Rte. 6. Two developers have bid on 40 units of mixed Affordable and Market Value rental housing. Mr. Grunwald said the housing would meet a range of needs. Permitting, site work, water connection, and engineering are some of the ways predevelopment money is used. Construction would likely begin in spring of 2020. Deborah McCutcheon asked about a change in having the Board of Selectmen serve as trustees of the Affordable Housing Trust. She and the Affordable Housing Authority will meet to discuss this further. Susan Howe came forward to say that a member of the Disabilities Committee would be a good addition to a different Affordable Housing Trust.

Cape Housing Institute

Andrea Aldana explained the grant application of the Community Development Partnership (CDP) Cape Housing Institute, open to Town officials. The Institute was held in Eastham and Harwich in 2018. Quarterly peer group meetings are included in the program. The request amount is a Truro contribution of \$7,500. Finance Committee member Sue Areson reported on attending the Institute both years and all the peer group meetings. Ms. Aldana and CPC members reviewed last year's request. She gave the overall project budget and the importance of promoting Affordable Housing. Lending his support, Kevin Grunwald recounted his experience in attending the first Housing Institute in 2017 and testified to the value of the course. Maureen Cronin, who had attended the first session, said there is a body of people in Truro who now are able to advocate for Affordable Housing. Ms. Aldana offered the CDP's criteria for the program's success.

Edgewood Farm – Phase 4

Truro Center for the Arts at Castle Hill Artistic Executive Director Cherie Mittenthal, Managing Director Kathy Collins and Treasurer Karen Tosh said the Phase 4 request for the historic preservation of the buildings at Edgewood Farm is \$260,000 for an elevator in the barn, windows, electrical work and lights for outdoor safety. Cherie Mittenthal distributed and information sheet with letters of support and reviewed work that has been done so far, events open to the community, and accommodations for disabilities. Karen Tosh gave the amounts raised through other means. Kathy Collins detailed the costs in the new request for the window replacement, gutters, electrical upgrades, outside lighting, plumbing, and the elevator. The elevator is a priority item, Ms. Collins said. The outdoor lighting for safety is another top priority. Ms. Collins gave the other sources of funding Castle Hill has received for Edgewood Farm. Bob Rindler, member on the Board of Castle Hill, commented further on funding efforts and the need for making spaces handicapped accessible. Chris Watt, new Program Director, spoke about year-round offerings by Castle Hill and the importance of the additional location for programs. Tina Tarantal spoke on the cultural enrichment Castle Hill offers the community.

Highland House Museum – Phase 4

President Susan Howe and past Director Jim Summers from the Truro Historical Society made the Phase 4 request of \$292,817 for the historic preservation of the Highland House Museum. This would cover an elevator, alarm system, roofing, and the public bathrooms. Ms. Howe gave an account of progress on the building and on programs since the project began. Jim Summers said the east addition is now in place and the elevator shaft has been installed. The most critical part of the request is the elevator. A new roof is needed, but it is not the highest priority. The fire and security system is another crucial item. Jim Summers said he has talked to the Fire Chief about this. He said it would be possible to get an elevator in by fall. Helen McNeil Ashton came forward to discuss the need for an elevator to make the museum compliant with ADA regulations.

Agenda for Next Meeting

The next meeting will be held on February 1, 2019 to make decisions on the grant applications, discussion of Great Hollow, and repurposing of Recreational funds to Puma Park, and

Adjournment

Richard Larkin moved to adjourn. Bonnie Sollog seconded, and the motion carried 6-0. The meeting was adjourned at 7:55 p.m.

Respectfully submitted,

Mary Rogers

Public Records Material of 1/14/19

Castle Hill informational packet with letters of support
All project applications are in the CPC permanent files

CPC approved these minutes at the meeting held 2/1/19