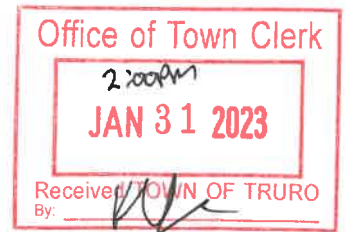


**Truro Community Preservation Committee
Minutes of Meeting
Tuesday, January 24, 2023
Truro Public Library, 5:00 p.m.**



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

Regrets: Lindsey White

Co-chair Jim Summers called the meeting to order at 5:05 p.m.

Minutes of 12/14/2022

Anne Greenbaum moved to approve the amended minutes of December 14, 2022. Susan Girard-Irwin seconded, and the motion carried 6-0.

Hearing for Fiscal Year 2024 Grants

Jim Summers opened the public hearing at 5:09 p.m. for the new projects to be presented at this year's Annual Town Meeting.

Display & Model for Highland House Museum

Helen McNeil-Ashton described the acrylic panels that would protect the contents of the small room exhibitions. Included in the proposal are covers for small items that need protection, she said. A contingency figure was included in the budget to ensure that the grant would be sufficient. The third part of the request was for model ships that would be scaled to fit the model of the Pamet Harbor, a part of the permanent collection at the Highland House Museum. A 3-D printer will be used to produce the ships. The revised application for \$11,800 is less than the original request.

Historic Truro Self-guided Tour

Historical Commissioner Jim Summers described the small, *Self-Guided Tour* booklet of Historical places in Truro. Besides its historical significance, the proposal is being submitted under the Recreation category. The request is for \$5,630 to publish 10,000 more copies of the booklet. Kevin Grunwald commented on the popularity of the booklets.

Cobb Library Gutters

Jim Summers explained that the Cobb Archive Library is owned by the Town, who is responsible for its maintenance. The condition of the gutters is beyond maintenance; however, and the Historical Society applied for a CPA grant of \$11,023. Wood gutters would be the truly historic kind to install, but the same type of gutters that were used at the Truro Meeting House are planned for the Cobb Library. These were approved for historic preservation projects. The same company that installed the Meeting House gutters will be the installers with supervision by the DPW Department.

Congregational Cemetery Restoration

Katherine Black, representing the Friends of the Truro Meeting House, described the extent of the work needed for the Congregation Cemetery Restoration project. The grant request is for \$25,272.79. Diane Messinger asked about the type of grass planned for the hydro-seeding. Jim Summers also wanted to know where the Friends were getting the information for the historical landscape restoration. Mary Rose requested that the Friends ask about the hydro-seeding. CPC members asked that the seed be a native species and not contain chemicals. Katherine Black will provide the seed information to CPC. Mary Rogers read a letter of support for the cemetery restoration from Holly Gardner of the Cemetery Commission.

Historic Cemeteries Field Guide

Cemetery Commissioner Holly Gardner handed out a summary of the 2-part grant request for \$19,675. The first part was for a field guide to the four Truro cemeteries on the National Historic Register, and the second part was for signage. Part of the signage will explain respect for the gravestones. Signage will include QR codes or URLs to share online. Ms. Gardner reviewed the historical importance of the art, people and monuments found in the cemeteries. The cemetery booklet would complement the Historical Commission's guide, she said. Ms. Gardener addressed a question about cleaning and repairing stones. Jim Summers noted that the application fit Recreation, Open Space and Historical Preservation categories. Helen McNeil-Ashton mentioned a matching grant program that is available for large scale cemetery restoration. Holly Gardner said the free guidebooks would be available at Truro sites and in other towns.

Edgewood Farm Building Preservation

Cherie Mittenthal, Artistic Director of Truro Center for the Arts at Castle Hill said that the greenhouse portion of the request is being put on hold for now because they could not find any one to do it. The grant request is now to remediate problems on the barn roof. Castle Hill has managed to find a local contractor who can reach to the very high roof and cupola with scaffolding. After the cost of the scaffolding, the rest of the roof and chimney repointing is straightforward, Ms. Mittenthal said. The chimneys have been damaged by severe rainstorms. Castle Hill has found a mason who gave them a quote. The building is from the early 1900s. Cherie Mittenthal believes the chimney and cupola are the original ones. The grant request is now for \$36,700.

Bunker Cottage Rehabilitation

Fred Gaechter, President of the Truro Conservation Trust joined Cherie Mittenthal, Artistic Director of Truro Center for the Arts at Castle Hill for the presentation of a \$17,000 grant request for the Bunker Cottage/Corn Hill Boathouse. The chimney is listing, they said, and they don't want it to fall down. Removal of the chimney with interior and exterior restoration is needed. The brick floor beneath the chimney will remain in place. There are other bricks that are damaged and need to be removed. The other part of the request is for a heater to replace the fireplace. This historic house was part of the railroad originally. The house is 100 years old, but the addition with the chimney dates back to the 1960s.

Housing Consultant/Technical Assistance

Kevin Grunwald, Chair of the Truro Housing Authority, explained the request of \$25,000 for a housing consultant. He said that the Housing Authority members are all volunteers and need a

housing expert for the increasingly complex community housing issues. Their current consultant will be continuing in that capacity, but the THA has a goal of creating a position for a permanent professional housing consultant. This grant will not be used for such an employee. Mary Rose said that the FY22 grant of \$25,000 for a consultant is still available towards consulting services. With a new grant, the Housing Authority would have \$50,000 for technical assistance.

Affordable Housing Trust

Truro Housing Authority Chair Kevin Grunwald explained why the Affordable Housing Trust (the Truro Select Board's) request is \$750,000. He said that having a trust fund available all year gives the Housing Authority flexibility when opportunities arise. He said the biggest Trust Fund expense was \$800,000 that went to the developer of Cloverleaf Property. This was in addition to the money the Trust had previously given for units at the Cloverleaf. Funds were also allocated to Emergency Rental Assistance, first for Covid, and expanded to Town employees. The Homeless Prevention Council handles the disbursement of the emergency funds. Other money was spent on a consultant for an update of the Housing Production Plan and Housing Needs Assessment. Expenses for moving two buildings to land on South Highland Rd. left the Trust Fund with a balance of \$65,000. CPC members were interested in the donated houses, one from the Walsh Property and a second one donated to the Town. The Town does not have the ability to develop anything at the Walsh Property at this time, according to Mr. Grunwald. CPC members discussed a different board of trustees to create a Municipal Housing Trust. There could be two Trusts, Kevin Grunwald said. He mentioned a potential affordable rental property that the Town might be interested in purchasing with replenished Affordable Housing Trust funds.

3 Jerome Smith Way, Provincetown

Because she was unable to attend the hearing, Lindsey Gael of Community Builders, Inc., requested that her updated information on 3 Jerome Smith Way be read at the meeting. Jim Summers presented the information on the number of units, local preference for the initial lease, and the reduction of the request to \$100,000. This is a regional request which helps increase available community housing for the Lower Cape. Committee members considered the Truro people who work in Provincetown and the exchange of residents between Truro and Provincetown.

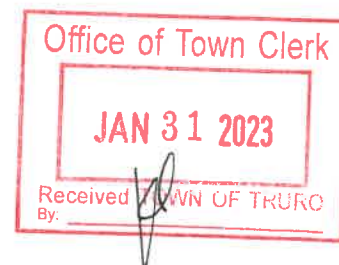
Jim Summers closed the public hearing at 6:30 p.m.

Next Meeting

The next CPC meeting was planned for Friday, January 27, 2023 at 3 p.m. with an alternate time of Thursday, February 1 at 10 a.m. so that it can be a remote meeting using GoToMeeting. Agenda items include: minutes, approvals of the CPA grants, FY24 Administrative allocation, and a vote to close out two Housing Authority grants with expired agreements.

Adjournment

The meeting was adjourned at 6:50 p.m.



Respectfully submitted,



Mary Rogers,
CPC Administrative Consultant

Public Records for meeting of 1/24/2023

- Letter of support for the Congregational Cemetery Restoration
- Update on 3 Jerome Smith Way, Provincetown Housing by Lindsey Gael
- All FY24 grant applications are on file in the permanent Community Preservation records



THE COMMUNITY BUILDERS

185 DARTMOUTH STREET
BOSTON, MA 02116
P. 617.695.9595
TCBINC.ORG

Office of Town Clerk

JAN 31 2023

Received TOWN OF TRURO
By: 

January 24, 2023

Truro Community Preservation Committee

Re: Truro CPC Funding Application, 3 Jerome Smith Road – Public hearing

Dear CPC Members and members of the Truro community,

In lieu of an in-person presentation, The Community Builders, Inc. (TCB) has requested that the following memo be read on TCB's behalf at the January 24th public hearing at the Truro library.

TCB submitted an application for \$500,000 from the Town of Truro's CPC funds to help build 65 units of mixed-income housing in Provincetown at 3 Jerome Smith Road.

The 3 Jerome Smith Road project will bring urgently needed affordable rental housing to the Outer Cape—this housing will include 61 units that are affordable to households at or below 80% AMI and 4 market rate units. Of the 61 affordable units, 13 units are restricted to households earning 30% AMI or below, 32 units are for households earning 60% AMI and below, and 16 units are for households earning 80% AMI and below. To help illustrate the income eligibility for these units—a single-person household at 80% AMI has an annual income of \$60,900 and would be eligible for applicable units in this development.

3 Jerome Smith Road will have a Provincetown local preference applied to 70% of the units at initial lease-up. This preference applies to residents of Provincetown, but also, importantly, it applies to anyone currently employed by a Provincetown business (regardless of where they live) as well as families with children attending Provincetown Schools. This means that for 43 units in this project, individuals that live in Truro but work in Provincetown, will have an advantage in the lottery. The remaining units (excluding 3 units for special populations that receive direct referrals) will have no local preference which means all lottery applicants for these 19 units are weighed equally and Truro residents would have an equal chance as any other applicant in being selected. The local preference only applies during the initial lease-up and lottery process and thereafter there are no advantages given to particular categories of applicants. Local preference rules are guided by state and federal regulations.

At the December CPC meeting, Truro CPC members requested that a Truro-specific local preference be applied to a portion of the units. This unfortunately is not possible under applicable regulations and fair housing requirements. But as noted prior, residents of Truro who work in Provincetown will benefit from a preferential treatment at the initial lottery and as such this project will have a meaningful impact on affordable housing needs in Truro.

TCB's initial request was for \$500,000 in CPC funds however after discussion in the December CPC meeting and given the information on local preference rules, TCB would like to revise the formal request to be \$100,000. This downward adjustment in the CPC funds request recognizes the many other important competing priorities requesting funding in Truro while also

acknowledging the regional nature of the affordable housing crisis. The Outer Cape as well as wider Cape communities must work together to solve the affordable housing crisis. The Commonwealth recognizes the regional nature of the housing crisis and a contribution of Truro CPC funds to the 3 Jerome Smith Road project is important to the project continuing to proceed and complete construction as soon as possible so it can serve as a critical housing resource to the Outer Cape community.

We look forward to working with the Turo Community Preservation Committee and the Town of Truro in the successful development of the 3 Jerome Smith Road site in Provincetown. We offer our sincere thanks for accepting this memo in our absence and look forward to future opportunities to meet in-person and discuss this project.

If you have any questions regarding this application, please contact me at 510-499-5071 or lindsey.gael@tcbinc.org.

Sincerely,

Lindsey Gael
Senior Project Manager
The Community Builders, Inc.

CC: Mary Rogers, CPC Coordinator



TRURO CEMETERY COMMISSION
HOLLY BALLARD-GARDNER
CHAIRWOMAN
P.O. Box 367
TRURO, MASSACHUSETTS 02666

1 January 2023

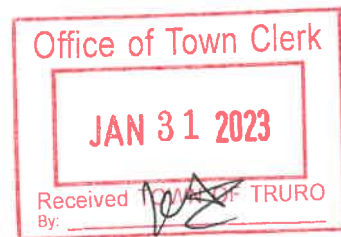
Mary Rose, Co-Chair
Jim Summers, Co-Chair
Community Preservation Committee
Town of Truro

Dear Ms. Rose and Mr. Summers:

I write in support of the current grant application from the Friends of the Truro Meeting House for Community Preservation Act funding for the restoration of the western section of the Congregational Cemetery.

Given the Congregational Cemetery's visible position adjacent to the town's historic Snow Cemetery, its proximity to Town Hall, and its role as a key component of the First Congregational Parish District which is listed on the National Register of Historic Places, the restoration and stabilization of the cemetery grounds are vital to ensure the property's long-term preservation.

Sincerely,



9 AWE# 510-499-5071

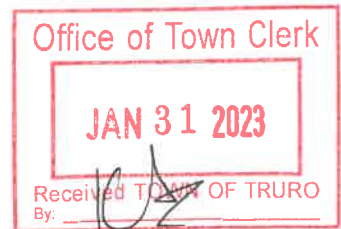
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