



Jessie Higgins
Principal Clerk
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GOVERNOR PRENCE PLANNING COMMITTEE
Monday, January 10, 2022

Meeting convened remotely via Zoom

Zoom: <https://us02web.zoom.us/j/87864249120>
or Dial in by Phone: (646) 558-8656
Webinar ID: 878 6424 9120

MINUTES

Committee Members Present: Hadley Luddy; Mark Mathison; Fran McClennen; Debra Oakes; John Sargent; Tina Shaw; Katie Wibby

Town Staff Present: George Meservey; Marsha Allgeier

Guest Speakers Present: Andrea Aldana, and Judi Barrett

1. PUBLIC COMMENT. No members of the community participated in Public Comment.

2. ANDREA ALDANA, DIRECTOR OF HOUSING ADVOCACY, COMMUNITY DEVELOPMENT PARTNERSHIP.

Andrea first provided some background about the Housing Advocacy program of the Community Development Partnership. In addition to developing and managing housing on the Lower Cape, the CDP also provides support and resources to the Towns' Staff and Committees, notably through its Housing 101 series of Workshops. The Committee will be forwarded a list of resources, and members were encouraged to participate in the upcoming Workshops.

Andrea then provided a brief overview of the housing projects currently underway, or consideration in each of the Lower Cape towns. Completed reports are available to review on the Town's websites (ie. Eastham for the T-Time site; Wellfleet for the Lawrence Road Project) and the Committee members were encouraged to review them. She noted that each involved development via community planning groups and that each took a significant amount of time to accomplish. All the planning included significant community engagement. Looking at potential pitfalls, Andrea noted that the Cloverleaf Project in Truro is tied up in Court and illustrated the importance of establishing positive relationship with abutters. During the Community engagement phase meet with abutters to identify concerns and interests up front.

Looking at the various efforts, she observed that a number of projects are seeking to create neighborhoods, for example the Walsh property in Truro, T- Time in Eastham and the Governor Prence property. In Brewster, the Sea Camps property has been purchased with the Town looking to develop over 100 acres to include Housing and Recreation needs.

A Regional focus was recommended in considering wants and needs for development - in housing as well as other community benefits and the GPPC was encouraged to meet with other Towns to potentially. For example, Brewster, Orleans, and Eastham at looking into a Community Center. One lesson from the T Time process is that it is helpful to really articulate needs before asking for wants - then find where wants and needs overlap. As to housing needs,

Andrea noted that there are significant needs at all income levels and suggested to create mixed income developments as much as possible. Suggestion made to focus on moderate income (80% - 100% AMI), there is a need for market rate also.

Andrea offered her assistance and support to the committee going forward.

3. JUDI BARRETT, BARRETT PLANNING GROUP, LLC – First meeting regarding site planning services

John and George introduced Judi Barrett of the Barrett Planning Group, as the Consultant retained by the Town to assist the Committee in developing its recommendations for the site, and specifically to devise and implement a community engagement plan, research the strengths and limitations of the site itself for proposed uses (with the assistance of Union Studio Architecture and Community Design) and explore the potential financing opportunities and challenges.

Judi laid out the Project Schedule, which will start with background research relative to the site, a site visit with Union Studio, and development of the Community Engagement Plan. This plan will be presented to the GPPC at its next meeting, and then put-up on the Town website.

Background research includes a needs/market assessment: where does this project fit re: needs for housing, etc.; overview of the Region ie. opportunity and/or constraints. For example if multiple Towns are seeking tax credit funding there is direct competition for limited funds in play. The intention is to identify the focus and realistic options before community engagement meetings commence.

Community meetings should happen April - June. Community Engagement includes interviews; surveys; large group meetings; and/or remote meetings via zoom and or miro.

Summer we can dive into an implementation plan, with the goal of a Draft in August and Public Presentation in September.

A discussion followed, with Committee Members raising issues of importance to them: Essential that there be broad outreach and committee members all agreed to provide direct support and participation in identifying all groups communities to reach the most people. It was suggested that an education piece be created for the community, to attempt to provide a uniform language and understanding of community-based housing. Also raised again is the importance of working regionally and of collaborating/information sharing with the other community initiatives happening in Town right now, such as the Economic Development plan, Community Center Feasibility Committee; Library; Regional Schools (Nauset High School). A counterpoint was raised, in that we can't wait for all those processes to reach conclusion; balance required to ensure that the greatest number of residents can participate, and that coordination rather than competition is the goal.

4. APPROVAL OF MEETING MINUTES

The Minutes of the Meeting of December 13, 2021, were approved unanimously without change, by vote taken

5. FUTURE AGENDA ITEMS

At the next meeting Judi Barrett will meet with the committee; In an effort to coordinate flow of information, the committee members can provide updates on the various town initiatives.

6. ADJOURN - Meeting adjourned upon motion made, and unanimous vote taken.

Respectfully submitted, Debra Oakes, Clerk