

On 10/4/2023, on a motion by George Slama, seconded by Debbie Clark, the committee voted 7-0-1 (Ms. Wilchynski abstaining) to approve these minutes.

TOWN OF YARMOUTH
COMMUNITY PRESERVATION COMMITTEE
MINUTES for April 5, 2023

YARMOUTH TOWN CLERK
'23OCT12PM4:41 REC

PRESENT: Gary Ellis, Chair; Christine Marzigliano, Vice Chair; George Slama, Joanne Crowley, Lee Hamilton (remote), Mary Ann Walsh, Paul Huggins, Judy Wilchynski

ABSENT: Debbie Clark

STAFF: Dawn-Marie Flett, CPA Program Coordinator; Karen Greene, Community Development Director

Chairman Ellis opened the meeting at 3:08 p.m.

1) Project Updates

a) **Riverwalk Park, Boardwalk, and Event Space** – Town Planner Kathy Williams advised that all local permitting, including Conservation, Stormwater and Zoning has been approved; application for the combined Chapter 91 License/Section 401 Water Quality Certification to Mass DEP has been submitted; and Section 404 Pre-Construction Notification (PCN) Form with the US Army Corp of Engineers has been filed. The Expanded Environmental Notification (ENF) process required under the Massachusetts Environmental Policy Act (MEPA) has been completed and an Environmental Impact Report (EIR) will need to be submitted because the site is now located in an Environmental Justice Population area according to the 2020 census map. The EIR automatically triggers a review by the Cape Cod Commission as a Development of Regional Impact (DRI), however an exemption will be applied for. A MassDOT Highway Access Permit will also be needed. The Drive-In Site Utilization Committee (DISUC) met on March 27th to discuss the processes for accepting donations and offering naming rights. The non-profit Community Visions may be engaged for fundraising. Boardwalk plank sales are also being considered as a funding source, as well as a variety of State and local grants. Once the DISUC has finalized its recommendations, it will meet with the Board of Selectmen. Ms. Williams explained that there are three articles on the upcoming Town Meeting Warrant relating to the funding of the project: \$500,000 from Free Cash; \$3 million from the CPA Undesignated Fund; and \$3 million in CPA bonding authorization. Ms. Williams provided the Committee with the slideshow that was presented at the previous evening's Board of Selectmen's Meeting. She noted that the Town is the closest it has ever been in creating something on this site in 37 years since it was purchased.

Chairman Gary Ellis introduced Finance Committee Chair Stefanie Coxe who explained the Finance Committee's 3-2 vote on the project. She explained that some members were concerned with the cost, especially in light of the lack of housing; therefore, during the deliberations Ms. Coxe offered a condition that "out of consideration of the amount and length of the funding for this Open Space item as well as the burgeoning housing crisis, the Finance Committee recommends during the term of the debt, CPC consider prioritizing distribution of annual appropriations towards Housing." She also suggests that new approaches to housing be considered by the Town, such as gap funding, first-time homebuyer programs, grant funds to legalize illegal units, or fund 0% loans to homeowners. The Committee understands the need for bonding, but it is also "lopping off" the top of future funding.

Chairman Ellis explained that the CPC has given roughly \$5 million more toward Housing than to any other category, thus has always prioritized Housing. Further, the CPC doesn't initiate projects; it can only vote on projects that are brought before it. Ms. Coxe noted that there needs to be a Town-