

TOWN OF YARMOUTH
COMMUNITY PRESERVATION COMMITTEE
MINUTES
August 26, 2009
FINAL

PRESENT: Curtis Sears, Jim Carroll, Jack Mulkeen, Gloria Smith, Mary Ann Walsh, Nate Small, Tom Roche, Gary Ellis
ABSENT: Thomas Kelley
STAFF: Jennifer Coutinho
LOCATION: Room A, Town Offices, 1146 Route 28, South Yarmouth, MA

Vice-Chair Roche opened the Community Preservation Committee (CPC) meeting at 3:08 p.m.

ADMINISTRATIVE BUSINESS

Approval of Minutes: Mr. Mulkeen moved to approve the July 22, 2009 meeting minutes as written. Ms. Walsh seconded. Vote 6-0-1 with Mr. Ellis abstaining as he was not present at the meeting.

Correspondence: The CPC reviewed a letter requesting updates the target area goals for the FY10 Community Preservation Plan. They also reviewed an article from the *Cape Cod Times* on 8/5/09, called "CPA sustains Cape and Islands". At this time, Chairman Sears arrived to the meeting.

COMMITTEE BUSINESS

Budget Analysis for Potential Housing and Open Space Projects: The CPC reviewed the budget analysis for the Irish Village and for the potential NSTAR acquisition. Both projects would be feasible if they were each bonded for three years.

The group discussed density and the need to remove the land where the commercial buildings will be placed in order to calculate the actual figure for the number of units per an acre. They also discussed the basis of section 404 of the Bylaw to give owners the ability to redevelop their properties which would in turn improve the economy. While they understand there is need to add units to meet the State's 10% requirement for affordable housing, they would like to give preference to Yarmouth residents and give them an opportunity to better themselves.

They also discussed the financing of the Irish Village project and how they would need to secure local funding in order to receive funds from the State. It was noted that one of the benefits of the project is that an entity could purchase Irish Village after a certain number of years. They discussed future affordable housing projects and the addition of 350 units in Yarmouth within the next couple years. It was noted that the main issue is employment and that the need is for workforce housing.

Review of Draft Annual Public Hearing Presentation: The CPC reviewed the draft presentation and script and offered no changes. They agreed to run an advertisement in the Cape Cod Times to generate more interest.

ADJOURN

As there was no further business, Mr. Mulkeen moved to adjourn the meeting at 4:27 p.m. Ms. Walsh seconded. Vote unanimous 8-0.

Respectfully submitted,
Jennifer Coutinho, CPA Coordinator

Mary Ann Walsh, Clerk