

TOWN OF YARMOUTH  
COMMUNITY PRESERVATION COMMITTEE  
MINUTES  
October 14, 2009  
**FINAL**

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

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Chairman Sears opened the Community Preservation Committee (CPC) meeting at 3:06 p.m.

**ADMINISTRATIVE BUSINESS**

Approval of Minutes: Mr. Roche moved to approve the August 26, 2009 meeting minutes as written. Ms. Smith seconded. Vote unanimous 5-0-1 with Mr. Kelley abstaining as he was not present at the meeting. Ms. Smith moved to approve the September 21, 2009 public hearing meeting minutes as written. Mr. Small seconded. Vote 5-0-1 with Mr. Roche abstaining as he was not present at the meeting.

Correspondence: The CPC received a letter from staff to the Finance Committee indicating that revocation Community Preservation Act (CPA) could not occur until after fiscal year 2020, which is when the Cape Cod Landbank is scheduled to terminate. They also received a letter to the Honorable Michael Moore and Linda Dorcena Forry at the State House supporting Senate Bill 90. Lastly, they reviewed a Town Clerk letter regarding the record of meeting minutes dated 9/16/09.

**COMMITTEE BUSINESS**

Senate Bill 90 Hearing: Chairman Sears reported that the hearing was well attended and Representatives Turner and O'Leary are supporter of the bill. The Coalition will keep Cities and Towns updated on any new information relative to its passage.

Taylor Bray Farmhouse Rehabilitation Update: Chairman Sears explained that volunteers from the Taylor Bray Farm Association began to rehab the interior of the house and will leave the foundation and frame. This work will help to better understand what will be required to stabilize the foundation and floor.

Public Hearing Debrief: The public hearing was completed in September and five comments were received. Staff will incorporate the comments in the Community Preservation Plan.

Cultural Center Educational Wing General Discussion: The CPC discussed the potential Cultural Center educational wing proposal based on the discussion generated at the Community Preservation hearing. In general, the CPC would like the Cultural Center to contribute some of their own funds toward the projects. Staff will draft a letter to the Cultural Center requesting information relative to their contribution to the project, any fund raising that they have implemented to raise revenue for the project, and to identify if there are any funds available in their reserves for the project. There were suggestions that the Cultural Center could host events that the Owl Club had sponsored in the past.

**OTHER BUSINESS**

2 Kingsbury Way Open Space: Mr. Mulkeen stated that the Open Space Committee reviewed the parcel information, and while it is next to town-owned land with accessibility to trails, they are not interested because the land is unbuildable marsh.

NSTAR property off White Rock Rd: Mr. Mulkeen reported that NSTAR looked at the Summer Street parcel, but it is not feasible for a station because it must be located east of White Rock Road, not west. NSTAR purchased the Boy Scouts property off White Rock Road for \$1.75M. The Town Administrator is looking into utilizing a parcel off Union Street. Staff will research if the project could be bonded.

261 Route 28 (Chase Garden): Mr. Mulkeen explained that he spoke with George Allaire, DPW Director about utilizing a portion of the property for a sewer pumping station, but there are many restrictions because it was purchased with Landbank funds. He will look into the possibility of acquiring nearby land for the station. Staff will research the Town could acquire a parcel of land with CPA funds and use a portion of it for a pump station.

Parcels off Bayview Street: Mr. Mulkeen stated that the Conservation Trust is proposing to purchase and sell to the Town, six parcels of land off Bayview Street adjacent to a cranberry bog. The parcels are owned by a non-profit organization. Mr. Kelley asked if there are existing conservation restrictions on the parcels. Staff will research if annual taxes are paid on these parcels.

#### **ADJOURN**

As there was no further business, Mr. Roche moved to adjourn the meeting at 4:44 p.m. Ms. Smith seconded. Vote unanimous 6-0.

Respectfully submitted,  
Jennifer Coutinho, CPA Coordinator

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Mary Ann Walsh, Clerk