

TOWN OF YARMOUTH
COMMUNITY PRESERVATION COMMITTEE
MINUTES
December 2, 2009
FINAL

PRESENT: Curtis Sears, Tom Roche, Nate Small, Gloria Smith, Jack Mulkeen, Thomas Kelley Gary Ellis, Dorcas McGurrin, Mary Ann Walsh

GUESTS: Bill Harrison, Donald Ten Eyck, Allen Whitaker, Greg Powell, Eric Anderson, Ray Black, Del Pheiley, Robert R. Severson, Harry H. Halliday, Dr. F. Beaton, Joan Hennessey, June Davidson, Patrick Smith, Robert Nash, Lauren Wolk, Caryn Welz-Richie, Michael B. Wolfson

STAFF: Jennifer Coutinho

LOCATION: Room A, Town Offices, 1146 Route 28, South Yarmouth, MA

CONVENE

Chairman Sears opened the Community Preservation Committee (CPC) meeting at 2:30 p.m. at the Cultural Center of Cape Cod. All members were present for the tour and Mr. Ellis left at 3:00 p.m.

301 OLD MAIN ST. SITE VISIT

Mr. Nash, Ms. Wolk, and Ms. Welz-Richie made a brief presentation about the Cultural Center. They showed photographs of restoration work and some of the events held at the Center. Following the presentation, the CPC toured the former Owl Club building, 301 Old Main Street, South Yarmouth.

2009 APPLICATION DISCUSSION

First Congregational Church Historic Preservation (#61): Mr. Harrison, introduced himself; Mr. Ten Eyck, Chairman of Board of Trustees; Mr. Whitaker of A.P. Whitaker & Sons, Inc.; and Mr. Powell of the Barnstable County Resource Dev. Office. Many Board of Trustees and other supporters were present. Mr. Harrison explained that the First Congregational Church (FCC) serves the community as a voting station, homeless shelter, and a disaster shelter. The proposal meets the CPC goals and it would preserve this historic building. The project consists of renovating four bathrooms, two on the lower level and two on the upper level, to make them ADA compliant. It also consists of constructing an exterior elevator to allow handicap access to the second floor, an exterior ramp at the rear of the building, and updating the electrical system. Over the years, FCC has raised \$59,676, which will be used as a match for the project.

The CPC discussed the proposed budget. The amount requested in community preservation funding is \$418,660, which includes electrical services, bathrooms, elevator, and the exterior ramp. Matching funds of approximately \$60,000 would be used for electrical services, excavation, and patch paving.

Ms. McGurrin asked for clarification on the electrical services because it is shown on the budget as two separate line items, totaling \$50,000. Mr. Whitaker explained that \$30,000 is for electrical service into the building and \$20,000 is for interior electrical work associated with the elevator and shaft.

In general, the CPC gives preference to projects which have matching funds. Mr. Powell stated that the Barnstable County Resource Development Office will continue to look for additional matching funds for this project. Mr. Ten Eyck added that the Board of Trustees has been raising matching funds for the past 10 years.

Mr. Roche asked if they considered approaching the project in stages. Mr. Beaton replied that the electrical and the bathrooms would likely be the first priority. Mr. Whitaker noted that the budget isn't broken out by tasks and the permit line totaling \$4,500 is the total cost for a commercial permit. As there was no further discussion,

Chairman Sears thanked the group for their presentation. The CPC discussed taking a site tour and agreed that it was not necessary because most members have been to the site before.

Our First Home Land Acquisition (#68): Michael B. Wolfson, President of Our First Home, Inc. explained that the application is to acquire land and construct single-family affordable homes under the zoning bylaw section 412.5 for non-complying lots. He went through the Community Development's assessor map, which has all of the non-conforming lots highlighted, and identified about 30 lots which may be appropriate for affordable homes. He cross-referenced these lots with the Building Commissioner's buildable lot inquiry forms and he obtained the Building Commissioner's spreadsheet from with his comments on some of the lots. He intends on visiting the parcels to examine the lots for conditions, such as wetlands or power lines, and determine if they should be pursued. Given that Habitat for Humanity may embark on a similar project in the future, he will work with Don Dickinson of Habitat, to ensure that they don't approach the same homeowner twice. Our First Home, Inc. has \$150,000 in matching funds for the project. He stated that the first step is to contact the homeowner's with a formal letter and he will follow up with a telephone call. He hopes to acquire 3 to 4 parcels.

The CPC held a general discussion about how there are specific thresholds in the new zoning bylaw so as to not impose on neighbors and density. They further discussed specific parcels in Town, including land owned by the Arch Dioceses of Fall River, the State's chapter 40B requirements, and various housing subsidies

Mr. Kelley suggested posting a news bulletin on channel 18 to inform the public about the new bylaw.

ADMINISTRATIVE BUSINESS

Approval of Minutes: Ms. McGurrin moved to approve the November 18, 2009 minutes as presented. Ms. Smith seconded. Vote unanimous 8-0.

Correspondence: The CPC reviewed letters of support for the First Congregational Church application. They received a letter from the Cultural Center of Cape Cod explaining that they would create a new organization called the "Owl Club" and that the building would have a placard bearing the name. Lastly, they received a *Cape Cod Times* article from 11/24/09 titled "Effort to renovate Sandwich High track gets fresh legs".

OTHER BUSINESS

Gideon Gray Ground Penetrating Radar: Ms. Coutinho explained that the Ground Penetrating Radar (GPR) study, could be conducted before Town Meeting and funded from the operating budget, in order to provide the CPC with the information necessary to recommend funding for the project. Mr. Kelley made a motion to approve the Gideon Gray GPR study from the operating budget. Mr. Roche seconded. Vote unanimous 8-0.

Alms House Road: Mr. Small reclused himself from the discussion. Mr. Mulkeen explained that the Compact of Cape Cod and the Nature Conservancy contacted him to discuss a collaboration with the Town to acquire the parcel. The parcel consists of 6 acres in Yarmouth Port mostly surrounded by Conservation Land overlooking Cape Cod Bay. There is a house on the property, co-owned by a brother and sister, which has been on the market for some time. The group discussed the wetlands associated with the property and the impact of the loss of the property on the tax base. Mr. Mulkeen stated that he would discuss the parcel with the Open Space Committee and report back to the CPC.

ADJOURN

As there was no further business, Mr. Roche moved to adjourn the meeting at 4:57 p.m. Ms. McGurrin seconded. Vote unanimous 8-0.

Respectfully submitted,
Jennifer Coutinho, CPA Coordinator

Mary Ann Walsh, Clerk