

TOWN OF YARMOUTH
COMMUNITY PRESERVATION COMMITTEE
MINUTES
December 16, 2009
FINAL

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

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 3:07 p.m.

DISCUSSION AND VOTE ON 2009 APPLICATIONS

Municipal Housing Trust General Deposit (#58): Ms. Walsh moved to approve the Municipal Housing Trust application in an amount not to exceed \$236,000 with \$165,200 allocated from the FY10 community housing reserve and \$70,800 from the undesignated fund balance. Ms. McGurrin seconded. Vote unanimous 9-0.

Municipal Housing Trust Buy-Down Program (#59): The CPC discussed the current market and how the Trust and the Community Housing Committee are conducting more outreach to inform the public about the buy-down program. Ms. Walsh moved to approve the Municipal Housing Trust Buy-Down Program application in an amount not to exceed \$430,000 from the undesignated fund balance, with an 18 month timeframe to complete the project (July 2010 – Dec. 2011). Ms. Smith seconded. Vote unanimous 9-0.

Yarmouth Blueberry Patch (#60): Mr. Roche moved to approve the Yarmouth Blueberry Patch application in an amount not to exceed \$5,000 from the undesignated fund balance. Mr. Kelley seconded. Vote unanimous 9-0.

First Congregational Church Historic Preservation (#61): The CPC held a general discussion about the amount requested and the matching funds. They agreed that that an electrical system is necessary to preserve the structure because it could be lost to fire. While upgrades to the bathrooms, installation of an elevator, and a ramp would improve access to the facility, they do not consider it preservation of the building.

Ms. McGurrin moved to approve the First Congregational Church Historic Preservation application in an amount not to exceed \$50,000. The motion was not seconded. The CPC continued to discuss the importance of this historic structure in Town. It was noted that it's important to follow the CPC historic criteria and protect historic assets. It was noted that the applicant should show the CPC how they have spent their matching funds of \$59,000 to improve the building.

After reviewing the budget, Ms. McGurrin amended her motion to approve the First Congregational Church Historic Preservation application in an amount not to exceed \$65,000 for completion of the electrical services, conditional upon the church committing to utilizing their matching funds of \$59,000 towards the another improvement listed in the application. Ms. Smith seconded. The vote carried 7-2 with Mr. Ellis and Mr. Mulkeen voting in the negative.

Cultural Center Educational Wing (#63): The CPC discussed the Cultural Center letter dated 11/18/09 where they offer to name the Owl Club and begin a program similar to original club.

Mr. Ellis stated that the architect should rework the design plans to include distinctive elements specific to that building. The group discussed the windows, pitch of the roof, and the porch area. It was suggested that the

architect meet with representatives of the CPC to discuss the design features in accordance with the U.S. Secretary Standards for the Treatment of Historic Properties.

Ms. Walsh moved to approve the Cultural Center Educational Wing application in an amount not to exceed \$400,000 from the undesignated fund balance. Ms. Small seconded. Vote unanimous 8-0-1 with Mr. Roche abstaining. Funding is contingent upon the following conditions being met:

1. Architect meet with CPC representatives and CPC approves the final architectural plans.
2. Show as many of the original historic features of the building as possible in accordance with the U.S. Secretary Standards for the Treatment of Historic Properties.
3. Naming the building the "Owl Club" with a placard placed on the outside of the building in perpetuity.
4. Designing an archway feature with an owl on the top similar to what is seen in historic photographs (size and set back to comply with current Town building code regulations).
5. Receiving \$450,000 from other grants and the Cultural Center contributing \$60,500 of their own funding towards the project.
6. An "Owl Club" archival wall inside the building.
7. The Owl Club placard, archival wall, and the archway must remain on the property in perpetuity, enforceable through either a revised preservation restriction or an agreement, which is filed at the Barnstable County Registry of Deeds.

The Fallen Heroes Pavilion Bandstand (#64): The CPC discussed that, while they are in favor of the concept to create a Village Green with a bandstand, there are many questions with the application. One particular issue is that the applicant does not show control of the site. The CPC held a general discussion that there should be support from the Board of Selectmen to use the site as a Village Green.

Ms. Walsh suggested that the Town create a Bandstand Committee charged with investigating the Village Green concept.

Ms. McGurrian explained that the Town will begin raising funds for Flax Pond and they do not want another project to compete with it. Flax Pond is a priority and it needs to be the focus at this point.

Mr. Roche suggested that the Town consider the use of the property and then build a structure suitable to the use. Currently, there is no positioning of the bandstand on the site. Out of the \$68,500, he would like to see matching donations, which would indicate that the community supports the Bandstand project.

Mr. Small noted that a bandstand would be better than a shell because it could be used for art shows and other events.

Mr. Ellis stated that the first step is obtain approval from the Building Inspector for a bandstand and portable restrooms before requesting community preservation funds.

There was mention how this bandstand may have a potential conflict with the entertainment offered on Monday nights at the Mattacheese Middle School. In general, there was agreement that a memorial should be separate from a bandstand, which is a place of celebration.

The CPC agreed that while they like the bandstand and Village Green concept, they didn't have enough information about the project. They would like the abovementioned items answered before requesting community preservation funds. Mr. Kelley made a motion to not approve the Fallen Heroes Pavilion Bandstand application and to provide the applicant with the meeting minutes as a reference. Ms. McGurrian seconded. Vote unanimous 9-0.

Winslow Crocker House (#65): Ms. Coutinho reported that she spoke with Ben Haavik, of Historic New England about the project. Mr. Haavick is amending his application to include the roof at the Winslow Crocker House and the roof at the Thacher House, because the anonymous donor was willing to donate \$44,832.85. She provided a memo, revised budget, quote from a local builder, and MACRIS information about the Thacher

House. They will use a local builder, together with the anonymous donation, will enable them to complete the roofs on both properties. The CPA funding request is \$46,515 and there is almost a 100% matching donation.

Ms. Walsh moved to approve the Winslow Crocker application and Thatcher House proposal in an amount not to exceed \$46,515 from the undesignated fund balance subject to receiving \$44,832.85 in matching funds from a private donor and utilizing a local builder. Ms. McGurrin seconded. Vote unanimous 9-0.

Judah Baker Windmill (#66): Ms. McGurrin moved to approve the Judah Baker Windmill application in an amount not to exceed \$23,500 with \$11,500 allocated from the historic reserve and \$12,000 from the undesignated fund balance. Ms. Walsh seconded. Vote unanimous 9-0.

Historic Resource Inventory (#67): Ms. McGurrin moved to approve the Historic Resource Inventory application in an amount not to exceed \$24,500 from the undesignated fund balance conditional upon the Historic Commission applying to the Massachusetts Historic Commission to be considered for their grant programs. Ms. Walsh seconded. Vote unanimous 9-0.

Our First Home Land Acquisition (#68): Ms. Walsh moved to approve the Our First Home Land Acquisition application in an amount not to exceed \$100,000 from the undesignated fund balance. Discussion: If Town Meeting approves the project, the CPA contract shall have an 18 month timeframe for project completion (July 2010 – Dec. 2011). Our First Home should have the properties and the acquisition costs identified prior to Annual Town Meeting in May 2010. Ms. McGurrin seconded. Vote unanimous 9-0.

Gideon Gray Cemetery Monument Project (#69): Mr. Roche moved to approve the Gideon Gray Cemetery Monument application in an amount not to exceed \$5,539 from the undesignated fund balance. Mr. Kelley seconded. Vote unanimous 9-0.

OTHER BUSINESS

Given that Ms. Armstrong will provide an updated budget and application information, the CPC will discuss the Yarmouth Sailing Center Rehabilitation application at their next meeting.

Alms House Road: Mr. Mulkeen reported that he would like to obtain an appraisal on this parcel, which would possibly be acquired for open space or recreational purposes. The Nature Conservancy and the Compact of Cape Cod would collaborate with the Town to acquire the parcel. Mr. Mulkeen moved to obtain an opinion appraisal to be paid from the CPA operating account. Ms. McGurrin seconded. Vote unanimous 8-0-1 with Mr. Small abstaining.

26 New Hampshire Ave: Chairman Sears explained that the Red Rose Inn has received an order of notice in November 2009. He stated that the Town obtained an appraisal in October 2008 and they could update the appraisal so that it would be current, should the CPC decide to pursue the property. Ms. McGurrin moved to obtain an update to the original appraisal to be paid from the CPA operating account. Ms. Walsh seconded. Vote unanimous 9-0.

ADJOURN

As there was no further business, Ms. McGurrin moved to adjourn the meeting at 5:04 p.m. Mr. Small seconded. Vote unanimous 9-0.

Respectfully submitted,
Jennifer Coutinho, CPA Coordinator

Mary Ann Walsh, Clerk