

TOWN OF YARMOUTH
COMMUNITY PRESERVATION COMMITTEE
MINUTES
December 30, 2009
FINAL

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

ABSENT: Dorcas McGurrin

STAFF: Jennifer Coutinho

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

CONVENE

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

APPROVAL OF MINUTES

Mr. Roche moved to approve the December 9, 2009 meeting minutes as amended. Ms. Walsh seconded. Vote unanimous 8-0.

Mr. Roche moved to approve the December 16, 2009 meeting minutes as presented. Mr. Small seconded. Vote unanimous 8-0.

DISCUSSION AND VOTE ON 2009 APPLICATIONS

Yarmouth Sailing Center Rehabilitation Application #62: Ms. Armstrong reported that she met with Mr. Brandolini regarding the reuse of the building, kitchen, zoning, and ADA compliance. The CPC received a copy of the email between Mr. Brandolini and Ms. Armstrong. She also met with Mr. Murphy, Health Director, and Mr. deMello, Town Engineer, who both decided that a 2,500-gallon tight tank is appropriate and would be approved by the Massachusetts Department of Environmental Protection. Eagle Construction has a septic design, which would be used at the site. Ms. Armstrong and Peter DeFreitas, Plumbing Inspector, assessed the bathrooms and he gave her a layout of what he thought would be acceptable. She also reported that she has sold about 287 bricks for a walkway to support the program. She needs a professional brick layer to create the walkway.

Mr. Kelley asked who would pay the tight tank to be pumped. Ms. Armstrong replied that the funds to pay for pumping would come from user fees in an offset account, not tax payer dollars. While Mr. Kelley thinks the tank would have to be pumped every two weeks, Ms. Armstrong stated that the Health Department estimated that it would be pumped twice in the summer. She also explained that the Red Rose Inn FAST septic system is not an option because it has not been maintained with biomaterials that are required for the system. In addition, to run a septic line from the Sailing Center to the Red Rose property is not good because it would require special pumps and there is potential for it to break, which would run the risk of a sewage leak too close to the ocean.

Ms. Armstrong explained that she obtained quotes for windows and the brick walkway. She also received a quote from Alteris Company, who informed her that they are not sure if the roof could hold the solar panels and the shape of the roof for the panels is questionable. The quotation is to install the solar panels on a Town of Yarmouth public building and the energy would be metered to the Sailing Center. In addition, the dormers would need to be extended to create the second floor fire escape. There was a solar panel reimbursement program through the State but all the funds have been expended from it.

Mr. Kelley asked for the number of parking spaces. Ms. Armstrong replied that the property has 12 spaces, and that number doesn't include the spaces for the public lot to Englewood Beach. He then noted that Englewood Beach used to be a children's beach, but now it is used primarily for boating.

If funding is approved at Town Meeting, the project could start in the summer of 2010. The CPC reviewed the revised budget, which was \$88,018. Given the uncertainty with the solar panel installation, they agreed to remove it from the project, and they also amended the brick walkway to \$4,500 thus bringing the total amount requested to \$63,471. They discussed the procurement requirements for buildings, which would cost more than the amount requested. The Town would also need architectural plans for the building and it would have to go out to bid. They also discussed how the project should have a general contractor for all of the work. Ms. Armstrong noted that she would check with Mr. deMello, Town Engineer, to see his availability on writing the specs for the work because all specs go through the Town Engineer. Ms. Armstrong stated that she would keep the CPC informed as she progresses within this three-month period before Town Meeting. As there was no further discussion, Chairman Sears thanked Ms. Armstrong for the additional information.

Mr. Mulkeen made a motion to approve the Sailing Center application in an amount not to exceed \$110,000. Mr. Small seconded. Discussion: the CPC agreed not to approve funding for the application until the Recreation Department provides an updated budget. Mr. Mulkeen withdrew his motion.

Mr. Ellis made a motion to have an article placeholder for the project on the Town Meeting warrant and have Ms. Armstrong move forward with obtaining more information for the project. Ms. Walsh seconded. Vote unanimous 8-0.

ADJOURN

As there was no further business, Mr. Roche moved to adjourn the meeting at 4:43 p.m. Mr. Small seconded. Vote unanimous 8-0.

Respectfully submitted,
Jennifer Coutinho, Program Coordinator

Mary Ann Walsh, Clerk