

TOWN OF YARMOUTH
COMMUNITY PRESERVATION COMMITTEE
MINUTES
April 28, 2010
FINAL

PRESENT: Tom Roche, Gloria Smith, Thomas Kelley, Gary Ellis, Dorcas McGurrin,
Mary Ann Walsh

GUESTS: Robert Nash, Charles Orr

ABSENT: Curtis Sears, Nate Small, Jack Mulkeen

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 3:17 p.m.

301 Old Main Street: Robert Nash, Executive Director of the Cultural Center of Cape Cod, and Charles Orr, of Hutker Architects introduced themselves. They displayed the preliminary design for the Owl Club. Mr. Orr explained that they retained the proportions of the building and the simple cable roof. The connector is transparent with windows on both sides providing linkage between the Cultural Center and the Owl Club.

Two design concepts were presented. The first design had two front doors on the Owl Club and the second design had one door with handicap access. Given that the public enters the building through the back entrance where the parking lot is located, the front doors are intended to function as exit doors. The idea is to have people check-in at the main building rather than the Owl Club. In general, there was a preference for the first design with two doors rather than the second design. There would be a full basement in the Owl Club and the connector. The basement of the Cultural Center is not currently usable because of the low ceiling.

The Owl Club sign was portrayed on the northwest side of the property slightly perpendicular to the street rather than parallel so that people would see it as they passed by. There was general discussion about sign lighting.

Mr. Ellis stated that the columns on the front appear too thick and formal as compared to the columns of the original building. He noted that the size of the original columns were about 4" x 4", after which he noted that the columns should be re-sized. Mr. Kelley agreed and asked what material would be used. Mr. Orr replied that they imagined columns to be 6" x 6" wrapped in cedar, so the size would be about 7" x 7".

They continued by discussing the connector, which complements both buildings. There are transom windows between the standard windows and the roof. The roof of the connector is flat with a slight pitch. The foundation would not been seen because of the slope of the grade. Conventional cellar wells would be used. The first floor is 3,000 square feet, the second floor is 1,900 square feet, and the basement is partially finished with storage.

Mr. Ellis noted that the side elevation should show the dormer wall set back from the front end cable wall as it is depicted in the rendering.

In general, the CPC agreed that the design was appropriate and they would like to review it again after their comments are incorporated.

Approval of Minutes: Ms. McGurrin moved to approve the April 14, 2010 meeting minutes as printed. Ms. Smith seconded. Vote unanimous 6-0.

Ms. Smith moved to approve and hold the April 14, 2010 executive session minutes as printed. Ms. McGurrin seconded. Vote unanimous 6-0.

Correspondence: The CPC review a memo from Mr. Roderick, Executive Director of the Yarmouth Housing Authority. The letter notes that the bathroom project is underway and will cost less than expected due to additional savings with the floor and the vanities. The CPA funds available for the project are \$121,348 and the project is expected to cost \$71,011, a cost savings of \$50,337. The CPC agreed that funds could be used towards other bathroom improvements if necessary. Staff will send a letter to the Yarmouth Housing Authority regarding additional work that may be needed.

ATM Explanations: The CPC reviewed the community preservation explanations. Mr. Kelley noted that the Alms House Road explanation should say that one of the seven acres is upland and usable. He stated that he would let the CPC know in advance should he decide to speak about the Alms House article at Town Meeting.

Executive Session: Ms. Smith made a motion, seconded by Ms. McGurrin, to convene executive session at 4:04 p.m. and not return to open session under MGL Chapter 39, section 23B, to discuss 6 New Hampshire Avenue and the Planning Boards list of key parcels on Route 28 for acquisition. Roll call was taken: Mary Ann Walsh, yes; Thomas Kelley, yes; Gary Ellis, yes; Gloria Smith, yes; Tom Roche, yes; Dorcas McGurrin, yes. Vote unanimous 6-0.

Respectfully submitted,
Jennifer Coutinho, Program Coordinator

Mary Ann Walsh, Clerk