

TOWN OF YARMOUTH
COMMUNITY PRESERVATION COMMITTEE
MINUTES
May 26, 2010
FINAL

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

ABSENT: Nate Small

GUESTS: Terry Sylvia

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 3:00 p.m. with Ms. Walsh and Ms. McGurrin arriving at 3:11 p.m.

Approval of Minutes: Ms. Smith moved to approve the April 28, 2010 meeting minutes as printed. Mr. Ellis seconded. Vote unanimous 4-0-1 with Mr. Mulkeen abstaining as he was not present at the meeting.

Ms. Smith moved to approve and hold the April 28, 2010 executive session minutes as printed. Mr. Ellis seconded. Vote unanimous 4-0-1 with Mr. Mulkeen abstaining as he was not present at the meeting.

Mr. Mulkeen moved to approve the May 3 & 4, 2010 meeting minutes as amended. Mr. Ellis seconded. Vote unanimous 5-0.

Correspondence: The CPC reviewed a letter regarding the contract for the Compact of Cape Cod to submit the LAND grant for Alms House Road project. They also reviewed an authorization request so that the Town Administrator and the Conservation Commission may apply for the LAND grant.

The next letter was from Ms. Coutinho to the Yarmouth Housing Authority on 5/13/10 regarding utilization of funds for additional bathroom improvements. The CPC held a general discussion about the building and if it is handicap accessible.

They reviewed a letter from the First Congregational Church dated 4/28/10 to inform them that Alan Whitaker, contractor for the project, submitted a deposit to NSTAR. It was noted that all work for the project would begin after July 1, 2010. The CPC agreed that reimbursement for this service was appropriate.

In addition, Chairman Sears sent a letter to Core Investment, Inc on 5/4/10 regarding the postponement of Annual Town Meeting article 36, which was for the acquisition of 6 New Hampshire Avenue (Red Rose Inn).

They also received a copy of the letter sent to the Board of Selectmen on 5/7/10 regarding the CPC at-large position.

Lastly, the CPC reviewed the package sent to Attorney Gilmore regarding historic resource eligibility materials dated 5/11/10. Ms. Coutinho stated that she spoke with Attorney Gilmore earlier in the week and he stated that the proposed Cellar House and Owl Club would be eligible for CPA funds. The CPC requested his response in writing.

Cellar House Update: The CPC received copies of the 2010 cost estimate from Vanesse Hangen Brustlin, Inc. (VHB), as well as the original cost estimate from 2006 and the Cellar House application. Vice-chair Roche noted that more funds are needed to complete the project.

Mr. Sylvia explained that VHB provided an estimate on the Cellar House in 2006. In 2007, Town Meeting appropriated \$528,000 to complete Packet Landing project, with \$415,000 allocated for the Cellar House and \$113,000 allocated for the septic and utilities.

VHB recently updated the estimate and it is higher than expected. The CPC discussed reasons why the estimate is higher, such as the 7th edition new building code requirements and required fire protection.

Vice-chair Roche explained the structure, which was altered, fell into disrepair and the Town removed it in 2006. The new Cellar House would be a replica of the original building from c.1730 and the design was based on many historic photographs. This project would be a tourist attraction and create economic opportunities. It is consistent with the Village Center concept and it is a gateway park into Yarmouth.

The upper level of the building would have a public multi-use room with a restroom. The lower level will have bathroom and shower facilities for the general public. The Department of Natural Resources will use the lower level for office space for the town's patrol boat crew and storage.

Staff will provide the verbatim minutes of the Cellar House article from Annual Town Meeting 2007.

Election of Officers: Mr. Kelley made a motion to postpone the election of officers until the full committee is present. Mr. Mulkeen seconded. Vote unanimous 7-0.

27 Ridgewood Drive: Ms. Coutinho reported that a realtor came in to the office and explained that 17, 21, and 27 Ridgewood Dr. are owned by the same person. Lot 21 is a residence, lot 17 may be buildable, and lot 27 connects to existing town-owned land. The realtor inquired as to whether the CPC would be interested in acquiring lot 27 for open space purposes. Mr. Ellis made a motion to refer the inquiry to the Open Space Committee for review. Ms. McGurrin seconded. Vote unanimous 7-0.

Contract Approval: Ms. McGurrin moved to approve the Municipal Affordable Housing Trust General Deposit Contract 2010-1 CPA. Ms. Smith seconded. Vote unanimous 7-0.

Ms. McGurrin moved to approve the Municipal Affordable Housing 2010 Buy-Down Program Contract 2010-2 CPA. Mr. Mulkeen seconded. Vote unanimous 7-0.

Ms. Walsh moved to approve the Our First Home, Inc. Land Acquisition Contract 2010-3 CPA. Ms. McGurrin seconded. Vote unanimous 7-0.

Ms. Walsh moved to approve the Judah Baker Windmill Preservation Contract 2010-4 CPA. Ms. McGurrin seconded. Vote unanimous 7-0.

Historic Glass Photographs: Mr. Ellis reported that someone owns historic glass slides mostly of the Bass River area from the early 1900's. The value of the slides could be determined by an appraiser and funded from the operating budget, in order to provide the CPC with the information necessary to recommend whether they would like to pursue acquiring the slides for historic preservation purposes. After a brief discussion, Ms. McGurrin made a motion to approve obtaining a written appraisal from Eldred's Auctioneers. Mr. Ellis seconded. Vote unanimous 7-0

Adjourn: As there was no further business, Mr. Kelley made a motion to adjourn the meeting at 4:26 p.m. Ms. McGurrin seconded. Vote unanimous 7-0.

Respectfully submitted,
Jennifer Coutinho, Program Coordinator

Mary Ann Walsh, Clerk