

TOWN OF YARMOUTH
COMMUNITY PRESERVATION COMMITTEE
MINUTES
November 17, 2010
FINAL

PRESENT: Gary Ellis, Nate Small, Mary Ann Walsh, Jack Mulkeen, Thomas Kelley, Gloria Smith
ABSENT: Tom Roche, Dorcas McGurrin
GUESTS: Christine Marzigliano, Roy Morton, Bill Ray, Hadley Luddy, Pat Armstrong
STAFF: Jennifer Coutinho
LOCATION: Room A, Town Offices, 1146 Route 28, South Yarmouth, MA

HANDOUTS AT THE MEETING:

(Located in the Department of Community Development)

1. Captain Bangs Hallet House Photograph circa 1870
2. Community Connections, Inc. Agency Services Pamphlet
3. Community Connections, Inc. Handicap Accessible Garden Conceptual Design

NEW BUSINESS

Convene: Chairman Ellis opened the Community Preservation Committee (CPC) meeting at 3:05 p.m. All members except Mr. Roche and Ms. McGurrin were present.

Taylor Bray Farmhouse Update: Ms. Coutinho reported that the Taylor Bray Farm Rehabilitation Committee will meet with the Historical Commission to discuss the imposition of a 60-day demolition delay. She stated that the base bids are due on December 7, 2010 and the estimated cost of the project is \$500,000.

2010 APPLICATION PRESENTATIONS

Captain Bangs Hallet House Museum (#77): Christine Marzigliano, Roy Morton, and Bill Ray of the Historical Society of Old Yarmouth (HSOY) introduced themselves and explained that they are applying for funds for the restoration of the windows, replacement of the shutters, and for the conversion of a second story door to a window at the Capt. Bangs Hallet House Museum. The house is one of four "Museums on the Common" on Route 6A and it serves as a site of historical destinations. While the windows are original to the house and will be restored, the shutters, hardware, and pins are not and they will be replaced with like materials. The windows are circa 1740's in back portion of the house and circa 1840's in the front portion of the house. A historic preservation specialist will restore and repair the windows and they will be fitted with invisible storm windows. The house is identified as Greek revival and the windows will be restored with black sashes.

Mr. Kelley stated that the Town of Dennis is working on two historic projects in Dennis, after which he asked HOSY to contact them to gather more information. Mr. Morton replied that he would contact the Town of Dennis about its historic projects. He will also contact the Old King Highway Regional Historic District Commission to inquiry about the use of synthetic shutters or original material.

Mr. Small asked if there are matching funds for the project. Ms. Marzigliano replied that they received a contribution of \$2,500 for the shutters. The group discussed how donated time and labor has a value and is considered a match. HSOY will provide the CPC with information relative to donated time.

Community Garden on Whites Path (#75): Hadley Luddy of Community Connections, Inc., a non-profit organization that provides opportunities to people with disabilities, introduced herself. She stated that Community Connections provides services to more than 150 residents per day and they envision creating a community garden at their main headquarters in Yarmouth. The clients would utilize the area for outdoor activities and as a learning tool.

She explained that while the property is owned by National Grid, Community Connections has a long-term lease and they don't intend on moving. The garden beds, however, are portable and could be moved to a different location.

Mr. Kelley stated that he would reclude himself from the vote because of a potential conflict with the project.

Ms. Luddy provided the group with a conceptual design of the community garden. The garden would be located on vacant land east of the Community Connections building near the side entrance. It will be composed of 19 garden beds, seated shaded area, benches and picnic area, and handicap accessible walkways.

Ms. Walsh suggested having a water feature for its calming effects. The CPC also suggested that Community Connections reach out to local businesses for donations of loam, seed, and other materials.

Ms. Coutinho stated that she spoke to the Community Preservation Coalition about the project and they explained that the project is eligible for funding because the land is currently not used for recreational use by its owners. The public benefit is that more than 60% of the people in the program are Yarmouth residents. She will also check with the Building Commissioner to see the project constitutes a change of use.

Englewood Sailing Center Design & Engineering (#76): Patricia Armstrong, Recreation Director, stated that she applied for funding last year to rehabilitate the building, and based on that application, the CPC recommended that a professional architect assess the building. That said, she proposed hiring an architect to design the following improvements: (1) shore up the exterior and eliminate structural damage caused by weather; (2) add a second floor egress and adjust the roof pitch on the east side of the building; (3) add affordable seasonal heat with new green technology; (4) indentify and engineer a new septic system; and (5) expand the west side of the building to accommodate new handicap restrooms and expanded workshop. She further noted that this is a long-term investment and she is looking for the best use of the building based on present need.

Mr. Ellis stated that the septic system is the most difficult aspect of the project. Ms. Armstrong stated that she consulted with Mr. Murphy, Health Director, who stated that a holding tank would be appropriate at the site.

Mr. Kelly asked about the adjusted roof pitch. Ms. Armstrong stated that ADA requirements are triggered if more than 30% of the building is modified. With no further questions, Chairman Ellis thanked her for her presentation.

ADJOURN

As there was no further business, Ms. Walsh made a motion to adjourn the meeting at 4:44 p.m. Mr. Kelley seconded. Vote unanimous 6-0.

Respectfully submitted,
Jennifer Coutinho, Program Coordinator

Mary Ann Walsh, Clerk