

TOWN OF YARMOUTH
COMMUNITY PRESERVATION COMMITTEE
MINUTES
December 8, 2010
FINAL

PRESENT: Gary Ellis, Nathan Small, Mary Ann Walsh, Thomas Kelley, Jack Mulkeen, Dorcas McGurrin, Tom Roche, Gloria Smith (left at 4:15 p.m.)

GUESTS: Jack Duggan, Marie Duggan, Dick Boardman, Barbara Beeler, Karen Greene, Colleen McLaughlin

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. Update on the Taylor Bray Farmhouse dated 12/8/10
2. ACA paper restoration, 12/8/10 (Barnstable County Map)
3. Maps of Antiquity, Chatham email dated 11/16/10 (Barnstable County Map)
4. Memo to the Board of Selectmen, Finance Committee, and Capital Budget Committee re: 2010 CPA application submissions, 11/18/10
5. Memo from Community Connections re: revised garden budget , 11/22/10
6. Memo from the Historical Society of Old Yarmouth re: materials and matching funds, 11/30/10.

Convene: Chairman Ellis opened the Community Preservation Committee (CPC) meeting at 3:01 p.m. and all members were present.

APPROVAL OF MINUTES

Mr. Mulkeen made a motion to approve the November 10, 2010 meeting minutes as amended. Vice-chair Roche seconded. Vote unanimous 6-0-2 with Mr. Kelley and Ms. McGurrin abstaining as they were not present at the meeting.

Mr. Mulkeen moved to approve and hold the November 10, 2010 executive session minutes as presented. Mr. Small seconded. Vote unanimous 6-0-2 with Mr. Kelley and Ms. McGurrin abstaining as they were not present at the meeting.

Mr. Small moved to approve the November 17, 2010 meeting minutes as presented. Mr. Mulkeen seconded. Vote unanimous 6-0-2 with Mr. Roche and Ms. McGurrin abstaining as they were not present at the meeting.

NEW BUSINESS

Correspondence: The CPC reviewed a memo to the Board of Selectmen, Finance Committee, and Capital Budget Committee re: 2010 CPA application submissions dated 11/18/10; a memo from Community Connections re: revised garden budget dated 11/22/10, and a memo from the Historical Society of Old Yarmouth re: materials and matching funds dated 11/30/10.

Ms. Coutinho stated that she spoke with the Jim Brandolini, Building Commissioner, about the proposed community garden at the Community Connections, Inc. site at 127 White's Path. He informed her that the proposed use as a community garden is exempt because it's considered an agricultural use. The CPC asked her to obtain confirmation from the Building Commissioner in writing and to obtain the amount matching funds that Community Connections anticipates to contribute toward the project.

2010 APPLICATION PRESENTATIONS

Taylor Bray Farm Archeology Project (#78): Jack Duggan explained that the proposal would allow the Taylor Bray Farm Preservation Association, a non-profit organization, to complete a professional full-scale archeological survey of the 23-acre Taylor-Bray Farm property. The purpose of the survey is to preserve a unique town-owned historic resource that dates back to the founding of the town of Yarmouth.

Working off a 70-page archeological reconnaissance assessment on the farm which he produced in October 2010, Craig Chartier, a professional archeologist, would conduct the survey. The survey will include an examination around the farmhouse and barn, testing and excavation around a large boulder, a property wide survey of the upland area to test for prehistoric and historic resources, as well as cleaning and cataloging of artifacts already discovered at the site. The method for conducting the survey is to have initial test pits followed by more thorough excavations. Testing around the large boulder located on the south side of Bray Farm Road should confirm if it was the location of Richard Taylor's original 1640's home.

Mr. Duggan explained that work would continue with the Cornell Tree Ring Lab, which has dated some of the wood core samples inside the farmhouse back to the 1670's. He reported that among the survey, rehabilitation of the farmhouse, and cataloging of the artifacts, the farmhouse will need to be furnished to help inform and educate people on the farm. He said that there may be a new committee organized to furnish the farmhouse. He then passed around some redware artifacts found at the site.

Mr. Kelley asked if the Massachusetts Archeologist Association was involved. Mr. Duggan replied that the association is not through the permitting process yet.

Among many outreach efforts, Mr. Duggan applied to the 1772 Foundation for matching funds but was turned down because archeology is not one of their focuses. He will meet with the Kelley Foundation next week but the Massachusetts Historic Commission grant application deadline already passed. Mr. Kelley suggested that the association reach out to Cape Cod Cooperative Bank. As there was no further business, Chairman Ellis thanked him for his presentation.

Taylor Bray Farmhouse Rehabilitation Addendum (#31.2): Karen Greene, Director of Community Development, explained that the Town received the third bids to rehabilitate the farmhouse yesterday. The Town utilized a tiered approach, which was the base bid, alternate 1 (mechanical and plumbing), and alternate 2 (electrical and finish work). Six bids were received and MCM USA, LLC was the apparent low bidder with \$457,000 for the base bid, \$63,600 for alternate 1, and \$74,000 for alternate 2, which totals \$594,600. There is approximately \$600,000 in the CPA account. However, the Town must be able to cover contract administration and build in a contingency, which results in an approximate \$75,000 shortfall.

At this time, the Town needs to contact MCM USA's references and complete due diligence. MCM USA has worked in Dennis and Provincetown. The group discussed how the Town could enter into a contract for the base bid and alternate 1 because the funds are currently available. The contract for alternate 2 would have to wait until after funds are appropriated at Town Meeting. The timeline to complete the project is about one year.

1858 Barnstable County Map Preservation (#80): Barbara Beeler, Historical Commission Chair, explained that the map has been owned by the Town for 60 years. The 1858 Map of Barnstable, Dukes & Nantucket Counties was gifted to the Town by Mrs. Anne Sargent in memory of her husband Frank C. Sargent. The map is on display at Town Hall and while the damage is made apparent by the staining, tide marks, and some tears, it has intrinsic value to the Town.

Colleen McLaughlin, Historic Office Administrator, explained that this proposal has a price for restoration and a price for replacement. Replacement costs were sought based on CPC member's comments on the original 2008 application. She reviewed the restoration estimates, which are as follows: Northeast Document Conservation Center, \$4,700 and A Conservative Approach, \$6,000 - \$7,000 not including framing; Brown's River Record Preservation, \$6,775 - \$8,775 including framing. The replacement costs are as follows: Map of Antiquity, \$8,000 restored with a frame; eBay, \$8,200 restored without frame.

It was noted that the CPC would support restoration rather than replacement because there is an emotional component of the family who owned it; this particular map was a gift to the Town in memory of Mr. Sargent; it's preservation of a historic document; and it's a unique map.

Mr. Kelley stated that he is an at-large member and he represents the citizens of the Town. He has seen the map on many occasions and two local non-profits own the same map. The map is historic and the value of the map would change once the patina is taken off the map. He then asked if the family would provide a release for the Town file. Ms. McLaughlin replied that she could obtain a release from the family. Ms. Beeler added that the map is a historic resource and needs to be preserved for future generations.

Following the discussion, Ms. Small stated that the presentation is a tool to gather information about the project rather than an opportunity to object to the project. Mr. Mulkeen stated that some feedback is appropriate.

VOTE ON 2010 APPLICATIONS

Habitat in Yarmouth (#72): Ms. McGurrin moved to approve the Habitat in Yarmouth application #72 in an amount not to exceed \$240,000 from the undesignated fund balance. Mr. Mulkeen seconded. Vote unanimous 7-0.

Housing Trust General Deposit (#73): Mr. Small moved to approve the Yarmouth Affordable Housing Trust General Deposit in an amount not to exceed \$236,000 with \$167,000 coming from the housing reserve and \$69,000 coming from the undesignated fund balance. Mr. Mulkeen seconded. Vote unanimous 7-0.

Housing Trust Buy Down Program (#74): Mr. Small moved to approve the Yarmouth Affordable Housing Trust 2010 Buy-Down Program application in an amount not to exceed \$430,000 from the undesignated fund balance. Ms. Walsh seconded. Vote unanimous 7-0.

Town Clerk Historic Records (#79): Mr. Kelley moved to approve the Town Clerks Historic Records application in an amount not to exceed \$140,778 from the historic reserve. Ms. McGurrin seconded. Vote unanimous 7-0.

ADJOURN

As there was no further business, Mr. Mulkeen made a motion to adjourn the meeting at 5:03 p.m. Ms. McGurrin seconded. Vote unanimous 7-0.

Respectfully submitted,
Jennifer Coutinho, Program Coordinator

Mary Ann Walsh, Clerk