

TOWN OF YARMOUTH  
COMMUNITY PRESERVATION COMMITTEE  
January 2, 2008  
Executive Session  
**FINAL**

**PRESENT:** Curtis Sears, Tom Roche, Jim Carroll, Hugh Hilliard, Ed Blackman,  
Jack Mulkeen, Mary Ann Walsh, and Gary Ellis

**STAFF:** Jennifer Coutinho

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

---

Chairman Sears opened the session at 4:45 p.m. to discuss 550 Route 28, West Yarmouth, MA.

Jack Mulkeen reported that Mr. Carroll is setting up a meeting with Dr. Serijan to discuss the Town acquiring 550 Route 28. It would be acquired for open space purposes to visually improve Route 28. The Town would compensate the owner for the acquisition, based on the appraisal the Town obtained in the fall 2007. It was decided that staff would assign the proposal as application #46.

Mr. Carroll stated that, while Dr. Serijan is not opposed to tearing down the building, he would like the Town to let him retain a legal footprint. Dr. Serijan also owns two adjacent parcels and he could sell all three parcels to a developer, which would increase the tax base of the Town. If the parcel became open space, the tax base would be gone forever. There is a lot of potential for the land, and at this time, the owner is not motivated to sell the parcel because the economy is low.

Mr. Roche stated that the owner should contact the Town to see if he could obtain a special permit to keep footprint should he tear the building down. Mr. Ellis stated that, since the property has frontage on Route 28, there should be value to having all three parcels kept together. The CPC held a general discussion about the Land Bank and the opportunity they had to purchase two acres near Smuggler's Beach for \$1.4M and increasing the tax base in Town.

A motion was made by Mr. Carroll, seconded by Mr. Blackman, to table the discussion to allow Mr. Mulkeen to meet with Dr. Serijan, discuss a friendly taking, and report to the CPC on January 23, 2008. Role call: Curtis Sears, yes; Tom Roche, yes; Jim Carroll, yes; Hugh Hilliard, yes; Gary Ellis, yes; Jack Mulkeen, yes; Ed Blackman, yes; Mary Ann Walsh, yes. Vote unanimous (8-0-0).

The executive session adjourned at 5:43 p.m.

Respectfully submitted,  
Jennifer Coutinho, CPA Assistant

---

Mary Ann Walsh, Clerk