

TOWN OF YARMOUTH
COMMUNITY PRESERVATION COMMITTEE
MINUTES
March 26, 2008
FINAL

PRESENT: Curtis Sears, Tom Roche, Gary Ellis, Jack Mulkeen, Hugh Hilliard,
and Mary Ann Walsh

STAFF: Jennifer Coutinho

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

Chairman Sears opened the Community Preservation Committee (CPC) meeting at 3:03 p.m. All members except John Biega, Ed Blackman, and Jim Carroll were present.

Correspondence: The CPC discussed the City of Newton seeking amicus support in the case of first impression regarding the Community Preservation Act (CPA). Ms. Coutinho asked the CPC if they would like Town Counsel to prepare a statement in support of the appeal.

Mr. Mulkeen made a motion for Town Counsel to file a briefing in support of Newton. Mr. Roche seconded. Vote unanimous (6-0-0). Discussion: Ms. Coutinho will contact the Community Preservation Coalition and inquire about their position on the issue and if they have prepared a statement. The CPC discussed how the current CPA recreation language lends itself for any Town to overlook its properties, so that a project would become eligible under the term “preserve”.

The group continued by discussing the letter from a citizen who is opposed to the water windmill project. Mr. Ellis stated that a benefit of the project is that the homeowner is required to maintain the structure in the future. If the structure were relocated to a town-owned property, the town would be responsible for future maintenance.

Ms. Coutinho distributed the Department of Revenue (DOR) bulletin 2008-04B, which contained an update on the reduction of State matching CPA funds in FY09 because of decreasing collections at the Registry of Deeds.

Approval of Minutes: Mr. Roche moved to approve the February 27, 2008 minutes as written. Mr. Mulkeen seconded. Vote unanimous with Hugh Hilliard and Mary Ann Walsh abstaining (4-0-2).

John Simpkins Building Review and Update: The CPC discussed the report on the building from James D. Brandolini, Building Commissioner, and a letter from Ed Blackman. The John Simpkins Re-Use Committee asked the Building Commissioner to provide an assessment of the building. Based on Mr. Brandolini’s report, the Department of Public Works is seeking additional quotes.

The group discussed the benefits of placing a preservation restriction on the exterior of the building to protect it from major alterations in the future. There were some concerns that if the project did not have a preservation restriction, the article would likely not pass at Town Meeting.

Ms. Coutinho stated that she is awaiting a response from the Historical Society of Old Yarmouth about holding the restriction.

The group continued to discuss the possibility of returning the CPA funds if the building were sold to a private entity and the possibility of using the building for senior or mixed-used housing with an affordability component. The CPC scheduled a regular meeting for April 2, 2008 to review the new cost estimates and re-vote on the project if necessary.

Annual Town Meeting Preparation: The CPC reviewed the article explanations and offered changes to the Yarmouth Housing Authority, Community Connections, and the Historical Society of Old Yarmouth. Ms. Coutinho stated that she would provide the group with revised explanations and questions and answers in advance of Town Meeting.

Adjourn: As there was no further business, Mr. Roche made a motion to adjourn the meeting at 4:24 p.m. Mr. Mulkeen seconded. Vote unanimous (6-0-0).

Respectfully submitted,
Jennifer Coutinho, CPA Assistant

Mary Ann Walsh, Clerk