

TOWN OF YARMOUTH  
COMMUNITY PRESERVATION COMMITTEE  
MINUTES  
March 9, 2011  
**FINAL**

**PRESENT:** Gary Ellis, Dorcas McGurrin, Nate Small, Tom Roche, Jack Mulkeen, Mary Ann Walsh  
Thomas Kelley, Gloria Smith, Hugh March

**STAFF:** Jennifer Coutinho

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

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**HANDOUTS AT THE MEETING** (Located in the Department of Community: Development)

1. Historical Society of Old Yarmouth re: CPA application, 1/23/2011
2. Response to A. Garabrant re: Homer Avenue, 2/28/11
3. Historic Preservation Workshop Save the Date, 3/2/11
4. Letters to 86 Alms House Rd abutter's re: site work, 3/4/11
5. CPA Coalition letter re: membership dues, 2/9/11
6. CPA Coalition 2010 Year in Review

**NEW BUSINESS**

Convene: Chairman Ellis opened the Community Preservation Committee (CPC) meeting at 3:07 p.m. All members were present.

Correspondence: The CPC reviewed the correspondence. Ms. Coutinho informed the group that site work would begin at 86 Alms House Road in the next week. Prior to demolishing the house, salvageable items would be brought to the swap shop and the Fire Department would conduct search and rescue training. Once the house is removed, staff would spread natural grass seed and wildflowers and cut a trail in on the southern portion of the property.

2011 Community Preservation Coalition Dues: Mr. Mulkeen made a motion to approve the expenditure of \$3,750 from the FY11 operating account for the Coalition's annual dues. Ms. McGurrin seconded. Vote unanimous 8-0.

**6 NEW HAMPSHIRE AVENUE, W. YARMOUTH**

The CPC held a general discussion about the level of interest in the Town purchasing the Red Rose Inn property. The owner's representative has contacted the Town to discuss the likelihood of the Town acquiring the property. In 2010, the CPC was interested in purchasing the parcel to expand the town-owned beach and made an offer to the owner, which was not accepted. Thus, the CPC moved to indefinitely postpone article 36 at the May Annual Town Meeting. On December 12, 2010, the Red Rose Inn was destroyed by fire. The property is now vacant with a septic system in place. The property is located next to the existing town-owned Englewood Beach and Sailing Center.

Mr. von Hone, Natural Resources Director, and Ms. Armstrong, Recreation Director, were present to discuss some of the possible uses of the site. Mr. von Hone explained that the site could be redeveloped for water front use with additional parking. Mr. von Hone met with the Massachusetts Department of Fish and Wildlife, Office of Fishing and Boating Access, who are very interested in working with the Town to improve the area. Mr. von Hone will provide the CPC with a letter of interest from the Office of Fishing and Boating Access. It was noted that the State would likely pay for parking improvements and may pay for some site improvements, such as picnic benches.

Ms. Armstrong explained that the Town purchased the Sailing Center property at 26 New Hampshire Ave in 2005 and there is a need to address the septic system. Connecting the Sailing Center building to existing FAST septic system at 6 New Hampshire Ave is not likely because the Town would need to install a long pipe underneath the existing parking lot to reach the system. A FAST system also requires annual maintenance.

The group discussed a variety of ideas for the property, which included adding to existing beach area, additional parking, a picnic area, playground, moving the Sailing Center building to the site, and utilizing the septic system. The group also discussed adding a second boat ramp, which is highly unlikely because boats are currently located to the east of the jetty.

Ms. Armstrong agreed that she would not utilize the \$30,000 from article 23 at ATM '11 for the Sailing Center's design and engineering services until a decision is made with 6 New Hampshire Ave. Ms. Coutinho will research zoning requirements for the parcel.

Ms. McGurrin made a motion to update the 6 New Hampshire Ave appraisal dated 4/26/10. Mr. Mulkeen seconded. Vote unanimous 8-0.

### **ARTICLE EXPLANATIONS**

The Annual Town Meeting article explanations were assigned to the following members: Chairman Ellis, article 18 and 27; Ms. Walsh, article 19 and 22; Mr. Small, article 20 and 21; Ms. McGurrin, article 23, 25, and 26; Ms. Smith, article 24 and 29; Vice-chair Roche, article 28; Mr. Mulkeen, article 30.

### **ADJOURN**

As there was no further business, Vice-chair Roche moved to adjourn the meeting at 4:47 p.m. Mr. Small seconded. Vote unanimous 8-0.

Respectfully submitted,  
Jennifer Coutinho, Program Coordinator

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Mary Ann Walsh, Clerk