

TOWN OF YARMOUTH
COMMUNITY PRESERVATION COMMITTEE
MINUTES
May 28, 2008
FINAL

PRESENT: Curtis Sears, Ed Blackman, Tom Roche, Jim Carroll, Jack Mulkeen, Hugh Hilliard

STAFF: Jennifer Coutinho

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

Chairman Sears opened the Community Preservation Committee (CPC) meeting at 3:10 p.m. All members except John Biega, Mary Ann Walsh, and Gary Ellis were present.

Approval of Minutes: Mr. Mulkeen moved to approve the May 14, 2008 minutes as amended. Mr. Carroll seconded. Vote unanimous 5-0-1 with Tom Roche abstaining.

Correspondence: The CPC received the registration for the Cape Cod Commission Affordable Housing Regional Workshop scheduled on June 19, 2008.

Route 28 Land and Long-Term Goals: The CPC discussed the housing issues with respect to the motels along the Route 28 corridor. Mr. Blackman suggested outreach efforts to educate advocates and inviting owners and residents to an off-site meeting.

Chairman Sears mentioned a property located on Route 28 in the middle of town and stated that if the CPC were interested in the property, they could submit an application for the acquisition. Mr. Roche compared the Route 28 parcel to the Summer Street parcels and noted that the Town collected \$1,400 more in annual taxes for the Summer Street parcels. He stated that the annual taxes collected in Yarmouth is 91.5% residential and 8.5% commercial, after which he noted that he would prefer to purchase the Route 28 parcel because the taxes are lower. The acquisition would also meet the Board of Selectmen goal to implement the Bluestone Group's recommendation for Route 28. Improving Route 28 would help to create better commercial properties, which would increase the amount of people coming to visit and ultimately improve the economy.

Mr. Mulkeen suggested speaking with the Department of Public Works (DPW) because they would be responsible for the future maintenance of properties acquired with CPA funds.

Mr. Carroll referred to the property and stated that he would need to review the proposal before he would make a decision on the project.

Mr. Mulkeen stated that he would ask the Open Space Committee if they are interested and would support the acquisition of the Route 28 parcel.

281 Route 28 update (1750 House): Chairman Sears reported that the Town has submitted two requests for proposals (RFP) for a landscape architect and have received no responses. The Town will issue the RFP again.

Buy-Down Program Ad-Hoc Committee: Ms. Coutinho informed the group that the Request for Proposal (RFP) for the Housing Buy-Down Program was issued on May 23rd and responses are due on June 23rd. She asked if the CPC would like to create an ad-hoc committee, which would be charged with reviewing the RFP's. Mr. Blackman suggested that the CPC wait to see what type of response is received and then make a decision. The CPC discussed the possibility of placing the \$500,000 into the Municipal Housing Trust Fund (MAHT). Ms. Coutinho reported that the auditor informed her that the Town couldn't transfer the funds to the MAHT because the Town Meeting article appropriates the funds for a project and not specifically to the Trust.

Trust Fund Update: Chairman Sears stated that the consultant would issue the Old Cedar Lane request for proposal to construct a single-family home sometime in June or July 2008.

Historic Water Tower: Mr. Hilliard stated that the Historic Commission inquired as to whether the water windmill project could be brought back for consideration at the next Annual Town Meeting.

The group discussed how they would need to explain the project from a different perspective than what was presented at Town Meeting. It was noted that the public might be more accepting of the project if the homeowner were to contribute some funds. In addition, they would need people from various groups to support the project at Town Meeting.

Adjourn: As there was no further business, Mr. Blackman moved to adjourn the meeting at 4:17 p.m. Mr. Roche seconded. Vote unanimous 6-0-0.

Respectfully submitted,
Jennifer Coutinho, CPA Assistant

Mary Ann Walsh, Clerk