

TOWN OF YARMOUTH
COMMUNITY PRESERVATION COMMITTEE
MINUTES
June 25, 2008
FINAL

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

GUESTS: Paula Goldberg

STAFF: Jennifer Coutinho

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

Chairman Sears opened the Community Preservation Committee (CPC) meeting at 3:05 p.m. All members were present.

Approval of Minutes: Mr. Roche moved to approve the May 28, 2008 minutes as written. Mr. Hilliard seconded. Vote unanimous 5-0-2 with Mr. Ellis and Ms. Walsh abstaining.

Correspondence: The CPC reviewed a letter from the Town Administrator to remove "CPC" in the contract, based on the opinion from Town Counsel. The letter also indicated that the Staff through the Town Administrator's office would continue to monitor the contracts.

Summer Street Application #47: Mr. Mulkeen reported that he received a letter from the Town Administrator, suggesting to move the lot line between parcels 22 and 23, so that the lot with frontage on Summer Street could be used as commercial property and the back lot could be used for open space purposes. He stated that he spoke with the property owner, who indicated that he would be willing to consider moving the lot line.

Chairman Sears recommended postponing the FY09 State self-help application and applying for the grant next year, given the change in the proposal and the application deadline of July 15, 2008.

Ms. Goldberg stated that there are only two missing pieces of the self-help grant, which are an agreed upon sale price and an update to the application if the lot line changes. A purchase and sales agreement is not a requirement at this time.

Chairman Sears stated that if the lot line were changed, the Town's appraisals would need to be updated to reflect the new parcels and values, after which he noted that two weeks is not a sufficient amount of time to complete the tasks.

After some discussion, Mr. Blackman moved to: (1) put the project on hold and consider it for Annual Town Meeting 2009; (2) apply for the FY10 State LAND conservation grant; (3) have the Engineering Department draw a proposed lot line; and (4) have Jack Mulkeen continue negotiations with the property owner. Ms. Walsh seconded. Vote unanimous 9-0.

Route 28 Land: The CPC reviewed a letter from the Town Administrator to the Planning Board dated 06/04/08, asking if the Board is considering properties for acquisition on Route 28 to create scenic vistas. Mr. Roche explained that this is the reason why the CPC has been discussing a particular parcel located in the middle of Town on Route 28.

Mr. Mulkeen reported that the Open Space Committee (OSC) looked at the parcel before, however the problem is future maintenance of the property. He stated that the Department of Public Works (DPW) should be involved with the acquisition because they would be responsible for the property in the future.

Mr. Mulkeen made a motion for staff to obtain an opinion appraisal on the property. Mr. Carroll seconded. Vote unanimous 9-0.

Housing Buy-Down Sub-Committee: The CPC voted unanimously 9-0 to select Ms. Walsh, Mr. Carroll, and Mr. Roche as the sub-committee to review the proposals and make a recommendation to the full committee.

Flax & Sandy Pond Master Plan: Mr. Carroll distributed email correspondence among CDM, the Recreation Department, and himself. He explained that CDM references a simple memorandum. He explained that the design for Flax Pond has two overlapping fields, so only one field could be used at a time. There is conservation land abutting one of the fields and he suggested that there could be an exchange of land between recreation and conservation, so that both fields could be used at the same time. CDM will present the plan to the Board of Selectmen soon. Mr. Carroll suggested that the CPC should review Master Plan as well.

Commonwealth Commission: Mr. Blackman explained that the Commonwealth Commission has been dealing with housing issues and have come up with proposals that have been submitted to the Governor's Office. They held a meeting about foreclosure prevention and ways to create more affordable housing. Of particular interest, was acquiring homes when they are in foreclosure, rehabilitating them, and reselling them at an affordable level. He explained that the Yarmouth Housing Authority has the ability to bond projects and it's conceivable that the Housing Authority could float bonds to purchase and sell these properties. Chairman Sears stated that it might be worth pursuing because there are procurement issues with the Town purchasing foreclosed properties. It was suggested that the Yarmouth Housing Authority submit a CPA application for this type of project.

Adjourn: As there was no further business, Mr. Roche moved to adjourn the meeting at 4:26 p.m. Mr. Blackman seconded. Vote unanimous 9-0.

Respectfully submitted,
Jennifer Coutinho, CPA Coordinator

Mary Ann Walsh, Clerk