

TOWN OF YARMOUTH
COMMUNITY PRESERVATION COMMITTEE
MINUTES
August 13, 2008
FINAL

PRESENT: Curtis Sears, Tom Roche, Ed Blackman, Jim Carroll, Jack Mulkeen,
Mary Ann Walsh, Gloria Smith

STAFF: Jennifer Coutinho

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

Chairman Sears opened the Community Preservation Committee (CPC) meeting at 3:04 p.m. All members except Gary Ellis and John Biega were present.

Correspondence: The CPC reviewed and signed the CP-3 report for the FY08 projects.

Approval of Minutes: Mr. Blackman moved to approve the June 25, 2008 minutes as written. Mr. Roche seconded. Vote unanimous 6-0.

Buy-Down Recommendation from Selection Committee: Given that the selection committee was awaiting a response from Town Counsel regarding affordable housing acquisitions, the discussion was postponed to the next meeting.

Brief Updates on Projects: The CPC reviewed the status report for the active projects and an update from the Yarmouth Municipal Affordable Housing Trust (MAHT). The discussion focused on the likelihood of the Town rebidding the Taylor-Bray Farmhouse; the Brush Hill Road lottery and neighborhood event; the 1750 house landscape design; and the Yarmouth Housing Authority creating a bathroom prototype at Long Pond Plaza.

Preservation Restriction and John Simpkins Building: Ms. Coutinho explained that she has inquired with several organizations about holding a preservation restriction for 134 Old Main Street, South Yarmouth. The Historical Society of Old Yarmouth, Massachusetts Historic Commission, and Cape Cod Commission are not accepting restrictions at this time. In addition, Historic New England generally holds restriction on unusual properties and Preservation Massachusetts may hold a restriction with an endowment.

Given the urgency to begin work on this project, the CPC agreed to include specific conditions for funding in the CPA contract and not require a preservation restriction on the property. The CPC reviewed the draft contract, in particular, the special conditions section.

Mr. Blackman suggested removing the provision to return the funds if the property were sold. The CPC thought it was a good idea to keep the repayment section, so that in the event the building were sold, they could reserve the right to ask for a repayment of funds. The CPC agreed to keep the provision in the contract. After they made some minor changes to the special conditions section d,

Mr. Roche moved to approve the John Simpkins Façade Contract 2008-5 as amended. Ms. Walsh seconded. Vote unanimous 6-0-1 with Ms. Smith abstaining.

Other Business: Ms. Smith referred to the historic water windmill located on Old Main Street. If the project passed at Town Meeting '07, a preservation restriction would have been placed on the property in perpetuity. She explained that she spoke with Sarah Korjeff of the Cape Cod Commission who informed her that a preservation restriction could be released after a certain number of years. The CPC discussed how there was a lack of support for the project from various historic groups at Town Meeting. It was suggested that the owner contribute a portion of the funds for the project and look at other grants. If the CPC were to reconsider the project, they would need support from the historic groups. Ms. Smith will discuss the project with the Historic Commission.

Open Space Executive Session: A motion was made by Ms. Walsh and seconded by Mr. Roche to convene executive session at 4:25 p.m. and not return to open session under MGL Chapter 39, section 23B, to discuss a possible land acquisition on Route 28. Roll call was taken: Gloria Smith, yes; Ed Blackman, yes; Mary Ann Walsh, yes; Jack Mulkeen, yes; Jim Carroll, yes; Tom Roche, yes; Curtis Sears, yes. Vote unanimous 7-0.

Respectfully submitted,
Jennifer Coutinho, CPA Coordinator

Mary Ann Walsh, Clerk