

TOWN OF YARMOUTH  
COMMUNITY PRESERVATION COMMITTEE  
MINUTES  
November 2, 2011  
**FINAL**

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

**ABSENT:** Nate Small

**GUESTS:** Jim Lefter, Catherine Driscoll

**STAFF:** Jennifer Coutinho

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

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**CONVENE**

Chairman Ellis opened the Community Preservation Committee (CPC) meeting at 3:02 p.m.

**NEW BUSINESS**

Correspondence: The CPC reviewed the 2011 presentation schedule, the Municipal Affordable Housing Trust (MAHT) motel transition program description, and an invitation to the Taylor-Bray Farm archeological presentation by Craig Chartier on 11/10/11.

Baxter Grist Mill: The CPC discussed their annual meeting with the Board of Selectmen and the Baxter Grist Mill. Chairman Ellis stated that the first step to address the Baxter Grist Mill is a master plan for the property, including uses for the building, future maintenance, landscaping, and making it an attraction for residents and visitors. They discussed the possibility of Americorps removing the invasive species around Mill Pond and the redevelopment of the former Mill Hill Club. Mr. Mulkeen noted that the Town must be careful when considering accepting money in lieu of open space. Vice-chair Roche stated that the Zoning Bylaw [section 402] has open space set aside requirements for density.

**PRESENTATIONS**

Ancient Cemetery Tree Replacement (#96): Jim Lefter, Assistant Department of Public Works (DPW) Director, explained that the Community Preservation Act (CPA) application for \$4,800 is to replace bug infested diseased trees that DPW recently removed at Ancient Cemetery. The trees that once provided a canopy along Center Street were removed because they posed a safety concern. DPW received tree replacement recommendations from tree specialists, which included elms, oaks, and a few others. Funds would be used to purchase up to twelve historically appropriate replacement trees.

Mr. Mulkeen stated that he donated a tree at Chandler Gray Cemetery and he suggested that DPW reach out to the community for tree donations.

Mr. Kelley stated that Ancient Cemetery is one of the oldest cemeteries in Yarmouth. He would like to see the Town conduct a cemetery inventory and have funds set aside each year for cemetery improvements. Mr. Lefter stated that he would check with Audrey Rano, Cemetery Foreman, regarding the ownership of the headstones and if they could be preserved.

As there were no further questions, Chairman Ellis thanked Mr. Lefter for his presentation.

Hands of Hope: Permanent Housing for Residents (#93): Catherine Driscoll, Director of Hands of Hope (HOH) Outreach Center, introduced herself and explained that she has been with Hands of Hope since 1997. She has worked with the Yarmouth Department of Community Development and has received Community Development Block Grant (CDBG) grant funds. She explained that HOH services Barnstable, Yarmouth, Harwich, and Dennis, of which 33-40% are Yarmouth applicants.

Ms. Driscoll stated that Yarmouth has a large transient population and the CPA application is for \$25,000 to help up to 25 Yarmouth households currently living in unsuitable temporary housing with move-in costs for permanent year-round leased housing. The salaries for Yarmouth residents are in line with rents at approximately \$700 per month. It must be a legal lease and HOH would directly pay the landlord. It was noted that HOH is currently working with the Town to transition motel residents to suitable housing. HOH will provide funds to people that must move by no fault of their own, such as the resident is renting a home that goes into foreclosure, a landlord wants a family to move in, or the renter is looking to downsize because their children are grown. HOH will not provide assistance to people whom have had an eviction or can't pay rent because they lost their job.

Chairman Ellis thanked Ms. Driscoll for her presentation and commended her for a complete application.

### **OTHER BUSINESS**

26 New Hampshire Ave Sailing Center Rehabilitation Application #97: The CPC reviewed the Sailing Center rehabilitation application #97, which was submitted after the application deadline on 10/28/11. Mr. Kelley stated that the CPC should not accept the application because it would set precedence. The group noted that they have accepted late applications in the past.

Ms. Walsh moved to accept the application. Mr. Mulkeen seconded. The motion carried 7-1 with Mr. Kelley voting in the negative. After a brief discussion about the application, Ms. Walsh moved to rescind the vote. Mr. Mulkeen seconded. The vote was unanimous 8-0 and acceptance of the application was rescinded.

Mr. Roche moved to have the Recreation Director submit a revised application using the 2011 CPA application format and submit the project under the historic category by 11/7/11. Mr. March seconded. The vote was unanimous 8-0.

281 Route 28 (1750 House) Dock Update: Chairman Ellis reported that the six dock pilings must remain in place because of the migration of contamination from the former Acme Laundry property across the street. The plan is to remove the dock because of its poor condition and to construct a viewing platform on the existing pilings. He explained that the Town needs to hire a structural engineer to confirm the extent to which the existing pilings are structurally sound. If the pilings are structurally sound and it is determined that a platform can be built, then the Town would move forward with design services. He stated that he and Ms. Coutinho met with the BSC Group to discuss the project and then he showed the pictures samples of docks that he obtained from BSC. The CPC directed staff to obtain an estimate from BSC for structural and design services to convert the existing dock to a platform.

### **ADJOURN**

As there was no further business, Mr. Kelley moved to adjourn the meeting at 4:57 p.m. Ms. McGurrin seconded. The vote was unanimous 8-0.

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

1. 2011 CPA Application Presentation Schedule
2. Affordable Housing Trust Motel Transition Program Description
3. "Digging up the past at Taylor-Bray Farm", November 10<sup>th</sup> flyer
4. Email from Colleen McLaughlin re: Baxter Grist Mill and actions to date, 11/2/11
5. Email from Jack Duggan re: Baxter Grist Mill and Americorps, 11/1/11
6. Hands of Hope Outreach Center Brochure

7. Email from John Holbrook re: appropriate trees for Ancient Cemetery, 11/2/11
8. Email from George Allaire re: replacement trees for Ancient Cemetery, 10/25/11
9. 26 New Hampshire Ave Sailing Center Rehabilitation Application #97, dated 10/28/11
10. Photographs of dock picture samples from BSC Group

Respectfully submitted,  
Jennifer Coutinho  
Program Coordinator

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Mary Ann Walsh, Clerk