

TOWN OF YARMOUTH
COMMUNITY PRESERVATION COMMITTEE
MINUTES
November 9, 2011
FINAL

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

GUESTS: Jack Duggan, Robert C. Lawton Jr., Mary Waygan, Daniel Gallagher, Dave Dovell,
Barbara Dunbar, Don Ellicott, Reverend Dave Hoyt

STAFF: Jennifer Coutinho

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

Chairman Ellis opened the Community Preservation Committee (CPC) meeting at 3:08 p.m.

Correspondence: The CPC reviewed the Register newspaper article titled “Plenty of Projects”.

PRESENTATIONS

Taylor Bray Farm Phase II Archeological Survey (#83): Mr. Duggan, of the Taylor Bray Farm Preservation Association (TBFPA) Advisory Council, stated that this application is to complete the Phase II archeological work at Taylor Bray Farm. The farm is a historical attraction in town and the archeological project has contributed to our town’s history.

Earlier this year, Craig Chartier, a professional archaeologist, conducted a full-scale archaeological survey of the farm. The survey consisted of a series of small test pits excavated on five & ten meter grid patterns over large areas of the 23-acre property. Phase I efforts amassed approximately 23,000 thousand artifacts mostly from the 19th century, Native American projectile points around 1,000 to 3,000 years old, and evidence of Native American wetu footprints. He uncovered artifacts from test pits and identified a very probable location for Richard Taylor's original 1640’s home. The final reports for the Phase I intensive survey testing and archeological testing will be submitted to the Massachusetts Historical Commission in December 2011.

Phase II would provide funds to complete the second phase of archeological work at the farm to ensure the site’s full research potential is reached. Work would include excavation around the probable location of Richard Taylor's home and Native American locations; cleaning, identifying, and cataloging artifacts; and a final report analyzing the findings. Mr. Chartier hypothesizes that original home was located southwest of the large barn as evidenced by an area much greener than the site because an original stone foundation holds more moisture in the ground. In addition, they will have two to three week “field schools” to promote greater community involvement by attracting volunteers and college students studying archeology.

The group held a general discussion on the likelihood of more archeological work in the future, the possibility of the farm being designated as a “site of historical significance”, and displaying some artifacts at the Cape Cod Museum of Natural History.

Mr. Kelley stated that he has an interest in archeology and has been to many of Fred Dunford’s speaking engagements. He provided staff with the Massachusetts Archeological Society Fall 2011 Newsletter.

Housing Trust General Deposit (#91): Mr. Lawton, Municipal Affordable Housing Trust (the Trust) Vice-Chair, reported that they would utilize these funds for motel relocations, rental housing developments, a portion of the assistant's salary, and case management. The Trust has provided first and last rental assistance to move motel residents into safe and decent housing. They also funded case management with a local agency who follows up with transitioned people 3-6 months after they have moved from a motel.

Mr. Lawton explained that the Trust provided funding towards a rental project for three rental units. However, the Trust will not continue with the rental model they used. The model provided the rental owner with funds to rehabilitate the property in exchange for placing an affordable housing restriction on the units.

Mr. Mulkeen stated that there is a need for rentals and that Hands of Hope informed the CPC that they serviced 58 families and there is a waiting list of 167 families. Ms. Walsh added that the goal is to partner with a non-profit for affordable rentals and target the Federal fair market rents. There is a need for rentals and people can afford \$800 per month with utilities included. Ms. Waygan, Trust Assistant, replied that the Trust has programmed \$25,000 and they have found housing for people transitioning out of motels by partnering with non-profit organizations, such as Cape Organization for the Rights of the Disabled (CORD).

Housing Trust Buy-down Program (#92): Mr. Lawton reported that the Trust has purchase 11 single-family homes to date. The Town issued an RFP to buy-down 4 homes and it was awarded to Our First Home, Inc., who plans to purchase and resell 7 buy-down homes.

Mr. Small asked if the Trust is finding qualified buyers. Ms. Waygan replied that the Housing Assistance Corporation (HAC) will market the homes and identify buyers for Our First Home, Inc. The buyer must take an educational class and be pre-approved for a mortgage. Generally there is a good response from outreach to schools and businesses.

As there were no further questions, Chairman Ellis thanked Mr. Lawton and Ms. Waygan for their presentation.

South Yarmouth Methodist Church & Food Pantry (#86): Mr. Gallagher and Mr. Dovell presented the application in which they request \$582,000 for a new foundation, church interior and exterior repairs, Americans with Disabilities Act (ADA) bathrooms, elevator, fire suppression system, septic system, and a small addition on the rear to expand the hall and create a food pantry. The church sanctuary was constructed in 1852 and the addition on the back was built in the 1950's. With respect to the foundation, there is no frost wall and there are roots under the building. A new foundation and ADA compliance will save this historic building. The bell tower has rotted beams at the corners and the clock tower and spire are in need of improvements. The Yarmouth Historical Commission and the Cape Cod Commission approved the proposal in 2010.

There was a general discussion about the proposed food pantry and questions were raised about its eligibility under the CPA historic category. Ms. McGurrin stated that the existing Yarmouth Food Pantry is a non-profit organization serving 286 families and she wouldn't want to see their resources depleted. Reverend Hoyt replied that there would be no competition because the need for food is so great in Yarmouth. He stated that the church provides \$5,000 - \$7,000 in food gift certificates per year and they could fund their food pantry. Mr. Kelley stated that the groups should get together and have one food pantry in Yarmouth.

Mr. Kelley asked about the cost of the septic system. Mr. Dovell explained that the engineering for the septic system is almost complete and the church has paid for a majority of the work. The septic system would be located in the front of the property. Ms. Walsh added that funds are available from Barnstable County for septic systems.

Mr. Dovell stated that the addition would be to accommodate people after services and the food pantry would be located below the main floor. Currently the church has a 200 person capacity, but the hall only has a 98 person capacity.

Chairman Ellis stated that moving the exterior ramp from the front of the building to the side could improve the historic aesthetics of the building. He thanked them for their presentation and asked them to provide staff with the letters from the Yarmouth Historical Commission and Cape Cod Commission, an amount for professional/in-kind services, and a site plan.

OTHER BUSINESS

Ms. McGurrin moved to postpone the New Hampshire Avenue Sailing Center revised application (#97.1) to the November 16th meeting to give the group time to review it. Mr. Small seconded. The vote was unanimous 9-0.

ADJOURN

As there was no further business, Ms. McGurrin moved to adjourn the meeting at 5:00 p.m. Mr. Small seconded. The vote was unanimous 9-0.

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

1. *Register* newspaper article titled, "Plenty of Projects", 11/3/11.
2. Massachusetts Archeological Society Fall 2011 Newsletter Vol. 38 No. 1
3. Taylor Bray Farm Archeological Dig Brochure, 11/2011

Respectfully submitted,
Jennifer Coutinho
Program Coordinator

Mary Ann Walsh, Clerk