

TOWN OF YARMOUTH
COMMUNITY PRESERVATION COMMITTEE
MINUTES
November 30, 2011
FINAL

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

GUESTS: Ray Beaton, June Davidson, Bill Harrison, Alan Whitaker, Brad Hall, Susan Vaughn,
Reverend Charles Soule, Susan Holmes, Brian Bragington-Smith, Erik Rhodin,
Alan Hobb, Peter Zorzi, Susan Hough

STAFF: Jennifer Coutinho, Karen Greene, Bruce Murphy

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

CONVENE

Chairman Ellis opened the Community Preservation Committee (CPC) meeting at 3:04 p.m.

APPROVAL OF MINUTES

Ms. Smith moved to approve the September 28, 2011 public hearing minutes as amended. Vice-chair Roche seconded. The motion carried 6-0-3 with Mr. Small, Ms. McGurrin, and Mr. Mulkeen abstaining as they were not present at the hearing.

Mr. Small moved to approve the October 26, 2011 meeting minutes as presented. Mr. March seconded. The motion carried 7-0-2 with Ms. McGurrin and Ms. Walsh abstaining as they were not present at the meeting.

NEW BUSINESS

Correspondence: The CPC reviewed a letter from the Edward Gorey House dated 11/30/11 regarding matching funds and building restoration work to date. They also reviewed the “The Life Initiative Story” dated 11/30/11 as a supplement to the Hyannis Park Village application.

PRESENTATIONS

West Yarmouth Congregational Church – Open Hearts, Open Doors (#88): Reverend Charles Soule explained that the sanctuary was originally built in 1836 and situated on Route 28 where the West Yarmouth Post Office is currently located. The sanctuary was moved to its current location on the corner of Lewis Road and Route 28 in 1906. The funds requested will be to improve accessibility to all three levels of the building, construct handicapped accessible bathrooms, and elevator, and renovate the existing handicap entrance to include an automatic door. The building is not conducive for handicap accessibility given that there are 50 steps from the lower level to the upper level. The building hosts many groups and meeting for the public.

The total cost of the project is estimated at \$500,000, of which they are requesting \$150,000 in Community Preservation funds. The church conducted a 16 week capital campaign in the spring of 2011 and together with other fundraising efforts raised a total of \$354,000 in matching funds for the project. The CPC discussed the project and requested that the applicant submit a project budget because it was not included in the original application.

Hyannis Park Village (#94): Brian Bragington-Smith and Erik Rhodin of the Village Center Group LP presented the application. The proposal is to redevelop the West Yarmouth Lodgings Motel located at 77 Route 28 and Wendward Way to create a dynamic village center with affordable workforce housing.

The project would fall under Section 404 of the Yarmouth Zoning Bylaw as a matter of right to create 28 one-and two-bedroom units, of which 60% would be designated as affordable housing. The development would have seven panelized buildings each containing 4 units with a wastewater treatment system. The wastewater system and playground would be partially located on town-owned land at the intersection of Wendward Way and Short Way. The amount requested is \$600,000 for land acquisition and \$40,000 for pre-development expenses.

The CPC would like the applicants to have ownership of the property before pursuing CPA funds as they would prefer to utilize funds for construction of the units rather than land acquisition. It was recommended that the applicant pursue Motel Pre-development Funds, which are currently available for redevelopment projects and to provide the CPC with more information on the limited partnership.

First Congregational Church Siding and Organ (#89): Ray Beaton, Chairman of the First Congregational Church Long Term Planning Committee presented the application. The First Congregational Church was originally located near Ancient Cemetery on Route 6A in an area known as "Fort Hill". The church led directly to the establishment of the Town of Yarmouth. The church was rebuilt twice, and in 1870, the congregation moved atop Zion Hill, where it now stands.

The applicant requested a total of \$599,800 to reconstruct the exterior handicapped ramp to meet American with Disabilities Act (ADA) requirements, replace the 140-year old exterior siding with Hardie Plank siding, construct an elevator, and overhaul the 1892 Hook and Hastings organ. The largest meeting room has a 400 person capacity but the bathrooms are inaccessible. The Hardie plank siding is in poor condition and the project has been approved by Old Kings Highway Regional Historic District. The organ was last overhauled in 1973 and is comprised of 638 pipes and it is one of the finest pipe organs on Cape Cod. The church has \$13,000 and \$8,000 available in matching funds for the elevator and organ respectively. The church successfully utilized a CPA grant for \$65,000 in May 2010 for electrical and fire system upgrades. As there was no further discussion, Chairman Ellis thanked Mr. Beaton for his presentation.

ADJOURN

Ms. McGurrin moved to adjourn the meeting at 5:15 p.m. Mr. Mulkeen seconded. The vote was unanimous 9-0.

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

1. "The Life Initiative Story" dated 11/30/11
2. Hyannis Park Village Center Preliminary Project Outline dated 11/30/11
3. Hyannis Park Village Center Schematic Concept Plan dated 11/30/11
4. First Congregational Church Supplement to Application (#89)
5. Edward Gorey House memo dated 11/30/11 re: matching funds and building restoration.

Respectfully submitted,
Jennifer Coutinho
Program Coordinator

Mary Ann Walsh, Clerk