

TOWN OF YARMOUTH
COMMUNITY PRESERVATION COMMITTEE
MINUTES
December 14, 2011
FINAL

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

GUESTS: Robert C. Lawton Jr., Mary Waygan, Audrey Rano, Roby Whitehouse, Pearl Wolfson, Michael Williams, Susan Vaughn

STAFF: Jennifer Coutinho

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

CONVENE

Chairman Ellis opened the Community Preservation Committee (CPC) meeting at 3:00 p.m.

NEW BUSINESS

Trust General Deposit Additional Info. (#91): Mr. Lawton, the Municipal Affordable Housing Trust (MAHT) Vice-chair explained that the Trust is utilizing funds to create a ready renter/ready-to-buy list, preserving affordability of existing housing, a rental program, Route 28 motel transitions, and finalizing the Yarmouth Housing Production Plan.

Ancient Cemetery Tree Replacement Additional Info. (#96): Ms. Rano and Ms. Whitehouse were present for the Ancient Cemetery Tree discussion. The group discussed the possibility of having the Town set up a donation account for trees and benches in the cemeteries. They discussed the maintenance issue with existing donated benches. It was noted that a nearby town requests that the donor's sign a one-page contract and once the bench falls into disrepair then it's disposed of and not replaced.

Ms. Rano reported that the arborvitaes were installed in September. They are wrapped in burlap during the winter and were purchased from the cemetery account. This request is to purchase up to twelve historically appropriate replacement trees. The trees would be placed away from the road to prevent future overhang on Center Street. The group discussed tree options such as Elms and Couse Dogwoods.

Our First Home, Inc. ATM 2010 article 27 Land Acquisition Update: At the May 2010 Town Meeting, voter's approved \$100,000 for Our First Home, Inc., a non-profit organization, to acquire undersized lots that were made buildable under the Zoning Bylaw affordable lots provision section 412 to create affordable housing.

Mr. Williams explained that Our First Home has worked diligently to identify lots and they contacted more than 100 property owners, none of whom were interested in selling their land. He proposed amending the article to allow Our First Home to acquire land in Yarmouth, either undersized or not, for affordable housing.

Ms. McGurrin moved to amend the article by deleting, "to acquire previously unbuildable vacant lots made buildable under the new affordable lot provisions of the Zoning Bylaw" and replacing with "to Our First Home, Inc. for land acquisition to create community housing". Ms. Smith seconded. The vote was unanimous 9-0.

VOTE ON OCT 2011 APPLICATIONS (continued)

With respect to the historic preservation applications received this grant cycle, the CPC agreed that their priority would be to focus on the exterior preservation of historic buildings rather than interior improvements because there are many historic buildings in Yarmouth in need of preservation. It was noted that the owner’s of historic properties could apply for interior upgrades in subsequent grant rounds.

Yarmouth New Church Bathroom (#84): Ms. McGurrin moved to deny the Yarmouth New Church Bathroom application. Mr. Mulkeen seconded. The vote was 8-0. Ms. Smith recused herself from the discussion and vote.

Yarmouth New Church Conservation Finishes (#85): Ms. McGurrin moved to deny the Yarmouth New Church Conservation Finishes application. Mr. Kelley seconded. The vote was 8-0. Ms. Smith recused herself from the discussion and vote.

South Yarmouth Methodist Church & Food Pantry (#86): Mr. Mulkeen moved to approve the South Yarmouth United Methodist Church Rehabilitation application in an amount not to exceed \$250,000. After some discussion about the electrical upgrades necessary to preserve the building, Mr. Mulkeen amended his motion to approve an amount not to exceed \$266,200, with \$174,566 from the Historic Reserve and \$91,634 from the Undesignated fund. Ms. Walsh seconded. The vote was unanimous 9-0. Discussion: said funding shall be spent on the following improvements as itemized in the budget:

Church Foundation	\$200,000
Church Exterior Repairs	\$29,000
Church Electrical, Clock, & Bell	
Line 7: Electric wiring and system.....	\$6,000
Line 8: Electric subpanel in Parish Hall.....	\$3,000
Line 9: Electrical outlets by piano	\$200
Line 10: Restore Church clock and bell	\$4,000
10% Contingency	\$24,000
TOTAL	\$266,200

West Yarmouth Congregational Church – Open Hearts, Open Doors (#88): The CPC discussed the amount of matching funds the applicant has raised for the project. However, the proposed bathroom and elevator improvements were not related to the historic preservation of the building. Mr. Mulkeen moved to deny the application. Ms. McGurrin seconded. The motion carried 6-3 with Ms. Smith, Ms. Walsh, and Mr. March voting nay.

First Congregational Church of Yarmouth (#89): The CPC discussed the budget in detail. Mr. Mulkeen moved to approve the First Congregational Church of Yarmouth application in an amount not to exceed \$158,000 from the Undesignated fund. Ms. McGurrin seconded. The vote was unanimous 9-0. Discussion: said funding shall be spent on the following improvements as itemized in the budget:

Exterior Siding.....	\$124,780
Exterior Handicap Ramp	\$18,176
10% Contingency	\$15,044
TOTAL	\$158,000

MAHT General Deposit No 6. (#91): Mr. Small moved to approve the MAHT general deposit application in an amount not to exceed \$286,000 with \$168,000 allocated from the Housing Reserve and \$118,000 from the Undesignated fund. Ms. McGurrin seconded. The vote was unanimous 9-0.

Hands of Hope – Permanent Housing for Residents (#93): Ms. McGurrin moved to approve the Hands of Hope application in an amount not to exceed \$25,000 from the Undesignated fund with the following conditions: (1) Hands of Hope shall utilize the funds for first and last down payments for permanent

rental housing and to provide back payments on past due rent to keep residents in their homes; (2) funds shall not be used to place and/or keep households or individuals in motel units; and (3) funds shall not be used to assist households or individuals to quit a motel unit because the Yarmouth Municipal Affordable Housing Trust is overseeing this effort. Mr. Small seconded. The vote was unanimous 9-0.

Ancient Cemetery Tree Replacement (#96): Mr. Small moved to approve the Ancient Cemetery Tree Replacement application in an amount not to exceed \$4,800 from the Undesignated fund conditional upon the CPC's approval of the final tree selection. Ms. McGurrin seconded. The motion carried 5-4 with Chairman Ellis, Mr. Mulkeen, Mr. Kelley, and Ms. Smith voting nay. Discussion: Mr. Kelley stated that he was opposed to the application because of the proposed location of the new trees.

Sailing Center Building Rehabilitation (#97.1): Ms. McGurrin moved to have a placeholder on the 2012 Annual Town Meeting warrant for the Sailing Center building rehabilitation. Mr. Small seconded. The vote was unanimous 9-0.

ADJOURN

As there was no further business, Mr. Small moved to adjourn the meeting at 5:12 p.m. Ms. McGurrin seconded. The vote was unanimous 9-0.

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

1. Draft Article for Our First Home Amendment (from May 2010 ATM)
2. Housing Plan Gets Mixed Reception & Old Churches Face Costly Projects, *The Register*, 12/8/11
3. Letter from the Village Center Group re: fund utilization for 77 Route 28, WY (#94)
4. Itemized Estimates for Historic Building Rehabilitation Applications No. 84, 86, 88, and 89
5. Ancient Cemetery (400 Center St, YP) proposed tree replacement locations
6. WY Congregational Church (#88) Estimated Costs from Joe Miller Construction Co., 11/17/11
7. CPA Budget Summary dated 12/13/11

Respectfully submitted,
Jennifer Coutinho
Program Coordinator

Mary Ann Walsh, Clerk