

TOWN OF YARMOUTH
COMMUNITY PRESERVATION COMMITTEE
MINUTES
October 22, 2008
FINAL

PRESENT: Curtis Sears, Tom Roche, Jim Carroll, Gary Ellis, Ed Blackman, Jack Mulkeen and 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 Mary Ann Walsh were present.

Summer Street: The CPC reviewed a letter from Paula Goldberg of the Compact of Conservation Trusts about the status of two parcels on Summer Street (Map 93, Lots 22 and 23). Mr. Mulkeen explained that Dr. Tufts owns the parcels and they are desirable because they are located off Exit 7 in a commercial zone. The CPC then discussed the benefits of developing the parcels.

They reviewed the Engineering Department drawing, which proposes to move the lot line to add 0.48 acres to the front parcel, which would make it a conforming lot of 40,000 sq. ft. in the B-3 zone. While the CPC looked into the possibility of moving the lot line to keep the front parcel as commercial with the back parcel for use as open space, it is apparent that the back parcel would not have substantial value because of the lack of frontage and the utility easement on a portion of the land.

After some discussion, the CPC took the position that both parcels would be best suited for commercial use because Summer Street is already developed and the parcels are quite a distance from the Dennis Pond conservation area. They decided that they would not pursue acquiring these parcels for open space.

301 Old Main Street (Owls Club): The CPC reviewed the Register Newspaper article from November 17, 1977 titled "The Owls will sing, laugh and be gay to pass the hours away". The article describes the cultural significance and history of the club. Mr. Roche asked if the Cultural Center was considering changing the design to the original building. Ms. Coutinho stated that they are working with the architect to scale back the plan to better resemble the Owls Club. The group discussed the success of the Cultural Center and the likelihood of them not receiving State funding given the recent budget cuts.

281 Route 28: Mr. Mulkeen suggested that the group visit the 1750 House property after receiving the landscaping plan for a better perspective of where plants and pathways would be located.

134 Old Main Street: Ms. Coutinho stated that she spoke with Bob and Dick from the DPW Department about the repairs to the building and the repairs for the roof, window, door, and downspouts are estimated to cost around \$11,000. The DPW Department recommended caulking, sealing, and painting the building to prevent any future water problems.

Mr. Roche moved to approve the DPW department issuing a request for bid to paint the John Simpkins Building. Ms. Smith seconded. Vote unanimous 7-0. Discussion: Chairman Sears stated that the request should be detailed so that the bids can be compared side by side, after which he noted that one of the original quotations included mold removal on the bricks while another proposal did not.

Flax & Sandy Pond Master Plan: Mr. Carroll explained that the designs for the Flax & Sandy Pond Master Plan are fine. However, there is a lack of data relative to raising the necessary funds for the project. He thinks the objectives of the project were not met.

Mr. Mulkeen stated that this information does not reflect well for recreation. He then noted that the Sandy Pond area is in need of benches and swings. He stated that the Sailing Center and soccer programs are good.

Mr. Carroll stated that the Recreation Commission and the Recreation Director are not functioning as a good team and success comes from teams.

Other Business:

The CPC reviewed the script for their annual public hearing and offered some changes. They discussed the reduction in State matching funds. Staff will research how the State determines the percentage distribution for each Town.

Chairman Sears explained that the Captain Bangs Hallet House climate project is about \$15,000 over budget and the Historical Society of Old Yarmouth may ask for additional funding for the project.

Chairman Sears also reported that the Trust is working on constructing one home on the Old Cedar Lane site and they are looking at a second piece of land off West Great Western Road.

Approval of Minutes: Mr. Roche moved to approve the October 8, 2008 meeting minutes as written. Mr. Blackman seconded. Vote unanimous 7-0.

Adjourn: As there was no further business, Mr. Ellis moved to adjourn the meeting at 4:54 p.m. Mr. Mulkeen seconded. Vote unanimous 7-0.

Respectfully submitted,
Jennifer Coutinho, CPA Coordinator

Mary Ann Walsh, Clerk