

TOWN OF YARMOUTH
COMMUNITY PRESERVATION COMMITTEE
MINUTES
November 12, 2008
FINAL

PRESENT: Curtis Sears, Mary Ann Walsh, Jim Carroll, Gary Ellis, Tom Roche, Ed Blackman, 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 3:02 p.m. All members except Jack Mulkeen were present.

Correspondence: The CPC reviewed the presentation schedule for the FY09 applications.

The CPC reviewed a letter from Ms. Coutinho to Paula Goldberg of the Compact of Conservation Trusts regarding the CPC's position about the two parcels on Summer Street (Map 93, Lots 22 and 23).

They also reviewed information on how the State calculates the matching funds for each Town.

FY09 Application Discussion: The CPC noted that a presentation for the Barnstable County Map application (#48) and the Yarmouth Municipal Housing Trust fund (#50) are not necessary because the applications are self-explanatory. Staff will obtain a written status report from the Trust.

Barnstable County Map application (#48): The group discussed conservation framing for the Barnstable County Map. It was noted that conservation framing properly frames and protects the artwork in a manner such that it doesn't fade, yellow, and stain.

Land acquisition on Route 28 (#57): Ms. Coutinho explained that she spoke with the realtor representing the property, who informed her, that the property owners are willing to work with the Town. Mr. Roche suggested that the back portion of the building be retained for Natural Resources. Staff will inquire with Natural Resources about their interest in using the property.

Yarmouth New Church application #49: Mr. Roche referred to the total budget from the architect and noted that the audience room includes cleaning. He stated that cleaning is not an eligible use of funds. Mr. Ellis stated that the amount requested for community preservation funds, as shown on page 7, doesn't include cleaning. The CPC discussed the 15% contingency fee for \$42,180 and it was noted that the CPC shouldn't provide funding for contingency costs.

Forest Road Elderly Housing application #54: Ms. Walsh explained that a feasibility study would be completed by the spring of 2009. She noted that the Phase I would create 30-40 units of senior housing and Phase II would create mixed-use rental housing. The site is approximately 18 acres.

Chairman Sears thought the CPC should consider bonding the project. Ms. Walsh mentioned that a portion of funding could come from FY09 and FY10 funds. Mr. Roche asked if the project could give 100% local preference. Mr. Blackman responded that 100% preference is not an option. Ms. Coutinho added that projects that receive community preservation funds could have 70% local preference.

Ms. Coutinho then asked if there is a letter of commitment from the State for the project. Ms. Walsh replied that there is not a letter of commitment, but the State is looking favorable on the project.

Mr. Roche suggested that the project create senior housing rather than mixed-use housing.

Community Garden application #55: Mr. Carroll stated that the Buck Island Road site in West Yarmouth is highly visible. He stated that the Agricultural Commission should obtain a commitment letter from the school to create a garden on the Laurence MacArthur site and noted that there should be in-school support from the families of children who attend the school.

Taylor Bray Farmhouse Addendum (#31): Chairman Sears explained that the bids have come in over budget twice and the Taylor Bray Committee has met several times. There are two options: (A) address the foundation and make the building weather tight with the existing \$600,000 or (B) apply for additional funding to complete the entire project as proposed. Mr. Roche thought that the cost to complete the project would be less because of the economy. Mr. Ellis suggested that designer's could complete the living room or kitchen and have the opportunity to post a sign with their name in the room.

Other Business: Mr. Roche thought the community preservation application should have some sort a benchmark for leveraging funds or making matching grants a requirement rather than just listing them in the application.

Adjourn: As there was no further business, Mr. Blackman moved to adjourn the meeting at 5:07 p.m. Mr. Roche seconded. Vote unanimous 7-0.

Respectfully submitted,
Jennifer Coutinho, CPA Coordinator

Mary Ann Walsh, Clerk