

TOWN OF YARMOUTH  
COMMUNITY PRESERVATION COMMITTEE  
MINUTES  
November 19, 2008  
**FINAL**

**PRESENT:** Curtis Sears, Mary Ann Walsh, Jim Carroll, Gary Ellis, Tom Roche, Ed Blackman, Gloria Smith, and Jack Mulkeen

**GUESTS:** Thomas Kelley, Patricia Armstrong, Roy Morton, Frank Tardo, Bill Snowden

**STAFF:** Jennifer Coutinho

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

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Chairman Sears opened the Community Preservation Committee (CPC) meeting at 3:04 p.m. All members were present.

Open Space Executive Session: A motion was made by Mr. Roche and seconded by Mr. Mulkeen to convene executive session at 3:05 p.m. and return to open session under MGL Chapter 39, section 23B, to discuss two open space applications submitted for the FY09 funding cycle. Roll call was taken: Gloria Smith, yes; Ed Blackman, yes; Jack Mulkeen, yes; Jim Carroll, yes; Tom Roche, yes; Curtis Sears, yes. Vote unanimous 7-0.

Following the discussion, a motion was made by Mr. Roche and seconded by Ms. Smith to return to open session at 3:58 p.m. under MGL Chapter 39, section 23B. Roll call was taken: Gloria Smith, yes; Ed Blackman, yes; Jack Mulkeen, yes; Jim Carroll, yes; Tom Roche, yes; Curtis Sears, yes; Mary Ann Walsh; yes. Vote unanimous 8-0.

Correspondence: Ms. Coutinho distributed a letter from Community Connections, Inc., who was awarded with a \$40,000 grant at Annual Town Meeting (ATM) 2008. They indicated that that would not be utilizing the grant funds because they are not expanding their residential services at this time. Ms. Coutinho stated that there would be an article to place the funds back in the community preservation act (CPA) fund at ATM 2009.

301 Old Main Street (Owls Club): The CPC discussed the application to reconstruct the Owls Club, in particular, the eligibility of CPA funding if the existing building is razed, as well as the cultural activities associated with the building.

Ms. Coutinho explained that she discussed the project with the Town Administrator and the project is eligible to receive CPA funds. The property meets the definition of a historic resource because it is listed on the National Register of Historic Places and the Yarmouth Historic Commission has deemed the building significant in the history and culture of Yarmouth.

Captain Bangs Hallet Museum (#52): Mr. Morton, Chair of the Historical Society of Old Yarmouth (HSOY) and Frank Tardo, Chair of HSOY Building Committee, reported that this proposal is for additional funding for the heating system project at the historic Captain Bang Hallett Museum. HSOY

originally requested \$60,093, and was awarded with a CPA grant at ATM 2008 for \$45,200, based on the CPC recommendation.

Mr. Morton explained that under the original proposal, the piping would have gone through the chimney. However, when the project began it was determined that the chimney was in disrepair, and therefore, the new system was vented through the wall. He distributed a revised budget and noted that the total cost of the project is \$61,025 and he is requesting an additional \$14,825. He stated that the HSOY is indebted from moving the Cobbler Shop to its current location on Route 6A. Annual operating funds are raised through membership fees, weddings, and other events, the revenue from which are not earmarked to cover the additional project costs.

Mr. Tardo showed some photographs of the museum with the new system. He explained that they store all of the period clothing pieces and costumes in the attic. Two air conditioner units were removed and the carpenter will put the original windows back in. Rather than costing \$600, it will only cost \$400 to install the windows. They also need to construct a cover for the air handler in the attic. They will build soffits to cover the ductwork in original kitchen located in the basement. In addition, when the baseboards were removed, there was damage to the wiring for the alarm system. Therefore, a new wireless alarm system was installed.

Mr. Morton stated that HSOY has an investment account from which operating expenses are funded. He said the intention was to use volunteer labor for the project, however, the work requires a level of expertise. Volunteers packaged all of the items in the museum and transported them to a storage facility.

Chairman Sears stated that, when the CPC approved the first application, they asked HSOY to raise matching funds for the project, which they have not completed.

Ms. Walsh stated that the HSOY contribution to the project is that they offer a public service with the Cobbler Shop and Captain Bangs Hallet Museum being open to the public. She feels that the services they offer to the public should be considered a matching contribution.

Community Garden (#55): Mr. Snowden thanked the group for funding the first community garden located at the Senior Center, after which he noted that it is almost complete. He is working with Community Connections, a non-profit organization for disabled people, and they will receive two beds.

He explained that this application is for \$19,100 to create two community gardens and to restore the Yarmouth blueberry beds. The Agricultural Commission received approval from the Board of Selectmen on Nov. 18 to use a piece of town-owned land on Buck Island Road between the Fire Station and the Sandy Pond recreational area for 20 beds. The water would be supplied from an existing fire hydrant line and there is a meter at the site. The second garden is a site located south of the Laurence MacArthur School on Route 28 for 30 beds.

In addition, the Agricultural Commission is proposing to renovate blueberry beds in South Yarmouth. The proposal is for pruning, fertilizer, spray, and brush removal, labor, and bird netting. He explained that AmeriCorps would provide additional labor at the site.

Mr. Ellis referred to the Laurence MacArthur School site and requested that the Agricultural Commission obtain a letter of commitment from the schools to create a garden and approval for

additional parking. He also explained that the land where the blueberry beds are located is under the control of the Conservation Commission and the Agricultural Commission would have to meet with them formally for approval to conduct any work at the site. Mr. Snowden replied that he would obtain a commitment letter from the school and would schedule a time to meet with the Conservation Commission.

Adjourn: As there was no further business, Mr. Mulkeen moved to adjourn the meeting at 5:34 p.m. Ms. Walsh seconded. Vote unanimous 8-0.

Respectfully submitted,  
Jennifer Coutinho, CPA Coordinator

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Mary Ann Walsh, Clerk