

TOWN OF YARMOUTH
COMMUNITY PRESERVATION COMMITTEE
MINUTES
August 8, 2012
FINAL

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

GUESTS: Giselle Gauthier, Kieran Healey

ABSENT: Hugh March, Thomas Kelley

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 3:03 p.m. All members except Mr. March and Mr. Kelley were present.

NEW BUSINESS

Correspondence: The CPC reviewed Summary of CPA amendment and unofficial CPA statute. The CPC also reviewed the Affordable Housing Trust Awards dated 7/2/12; communication from Edward Gorey House dated 7/11/12 regarding contract authorization; Taylor Bray Farm archaeological project update from Jack Duggan dated 6/16/12; Taylor Bray Farm archaeological Request for Proposal (RFP) dated 7/2/12; Taylor Bray Farm archaeological RFP Award dated 7/23/12; and a memo from the Yarmouth Housing Authority dated 6/18/12 regarding Forest Road. The Board of Selectmen letter from Mr. Elvio Rodrigues dated 6/27/12 will be placed on the 8/22/12 CPC agenda for discussion.

PRESENTATIONS

Great Island Apartments application #98, 543 Route 28/Reindeer Lane, WY: Ms. Gauthier, Director of Housing Development, Housing Assistance Corporation on Cape Cod and Kieran J. Healey, Owner and Project Proponent, presented the application. They showed a map with the current 12 duplex units and explained that the property would be redeveloped with 25 units (8 units in three buildings plus one managers unit). They would apply for the low income housing tax credits. All permitting is complete for 3 buildings. Ms. Gauthier said that at the state level there is a focus on families. One bedroom units are hard to get and she will make a case that one bedroom units are necessary for this project. The front building would contain a property management company in a commercial office, and the property manager would live in that building. This project would be completed under the Revitalization Architectural Overlay District (ROAD). Ms. Gauthier noted that the state had a 3-page application. The State, CPA, and Municipal Affordable Housing Trust (MAHT) funds would be used for construction. Mr. Healey discussed the Project Schedule and Timeline. In the spring of 2014, current tenants would need to be relocated.

Ms. McGurrin moved to approve the Great Island Apartment application #98 in an amount not to exceed \$625,000 from the budgeted reserve. Seconded by Vice-chair Roche. The vote was unanimous 7-0. Discussion: funding is conditional upon the following:

- October 2012 to October 2015 to secure state funding
- Funding is conditional upon Housing Assistance Corporation securing State funding and executing construction contracts within five years from the Special Town Meeting appropriation.

Funds shall be released as follows: 1/3 at the start of construction; 1/3 at 50% complete; and 1/3 at 100% complete after obtaining certificate of occupancy.

OTHER BUSINESS

Ms. Coutinho reported that the State CP-3 report was submitted on 7/28/2012. The CPA Public Hearing date has been set for 9/12/12 at 6:00 p.m. at the Cultural Center of Cape Cod.

ADJOURN

As there was no further business, Ms. McGurrin moved to adjourn the meeting at 5:03 p.m. Mr. Small seconded. The vote was unanimous 7-0.

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

1. Summary: Changes to the Community Preservation Act, July 2012
2. Community Preservation Act: Enabling Statute – M.G.L. ch. 44B
3. Affordable Housing Trust 2012 Funding Awards
4. Letter from Edward Gorey House regarding authorization to sign CPA contracts
5. E-mail from Jack Duggan re Taylor-Bray Farm archaeology, June 16, 2012
6. Memo dated July 2, 2012 from Jennifer Coutinho, Program Coordinator, re Taylor Bray Farm Archaeological RFP
7. Letter from William G. Hinchey, Town Administrator, to Mr. Craig Chartier, Plymouth Archaeological Rediscovery Project
8. Letter dated June 18, 2012 to the Board of Selectmen, Town of Yarmouth, from Edward Blackman, Chairperson, Yarmouth Housing Authority
9. Memo dated July 6, 2012 from Elizabeth G. Hartsgrove, Executive Assistant to the Town Administrator, regarding Special Town Meeting Timeline
10. MA Legislature Expedited Permitting of Yarmouth Marina on Parker's River
11. Agenda for Board of Selectmen Regular Meeting August 7, 2012
12. Town of Yarmouth – Board of Selectmen FY2013 Goals
13. E-mail from Elvio Rodrigues to Karen Greene re Forest Road, July 27, 2012
14. Packet of materials regarding the Great Island Apartments July 20, 2012 CPC Project Application

Respectfully submitted,
Jennifer Coutinho
Program Coordinator

Mary Ann Walsh, Clerk

On 5/14/14, Mr. Small moved to approve the 8/8/12 meeting minutes as presented. Ms. McGurrin seconded. The motion carried 5-0-2 with Mr. Kelley and Mr. Durkin abstaining as they were not present at the 8/8/12 meeting.