

TOWN OF YARMOUTH
COMMUNITY PRESERVATION COMMITTEE PUBLIC MEETING
MINUTES
May 29, 2013
FINAL

PRESENT: Gary Ellis, Thomas Kelley, Fred Fries, Jack Mulkeen, Tom Roche, Dorcas McGurrin, Mary Ann Walsh

GUESTS: Jack and Marie Duggan, Barbara Dunbar, Sue and Bruce Milne, Barbara and Mark Steinkrauss, Barbara Lorchi, Christine Marzigliano, Allan Broadhurst, Bob Lawton, Ned Parker, Jack Grebe, J. MacNeil, Larry Azer, Kathy Williams, Judy LeGrand, Dick Martin, Gina Lombardi, E. Duane Sargent, Agnes Fennessey

ABSENT: Hugh March, Nate Small

STAFF: Jennifer Copeland, Mary Waygan

LOCATION: Cultural Center of Cape Cod, 307 Old Main Street, South Yarmouth, MA

CONVENE

Chairman Ellis moved to open the Community Preservation Committee (CPC) public meeting at 6:02 p.m. Seconded by Vice Chairman Roche. All members except Mr. Small and Mr. March were present.

Chairman Ellis gave a welcome and introductions of CPC members.

PRESENTATIONS

Chairman Ellis gave a PowerPoint presentation on approved Community Preservation Act (CPA) projects, available funds, and the application process.

In 2005, Yarmouth voters adopted the Community Preservation Act (MGL Ch. 44B). A 3% property tax surcharge and State matching funds (up to 100%) give Yarmouth a dedicated funding source to improve Community Housing, Historic Resources, Open Space, and Recreation opportunities.

Chairman Ellis named the Committee members and their liaisons with various Town committees. He then asked for public input regarding all aspects of community preservation projects.

He continued by explaining that the available funds for the FY14 Grant Round are:

- Housing Reserve - \$189,650.
- Historic Reserve - \$189,650
- Open Space Reserve - \$740,215
- The remaining \$3 million may be allocated for qualifying housing, historic, open space, or recreational purposes.

He explained the allowable uses under the Department of Revenue (DOR) guidelines for CPA Funds and detailed Yarmouth Community Preservation Act (CPA) accomplishments to date.

He then spoke about the Community Preservation Plan and the need to update that plan, requesting suggestions on goals and new project idea in the areas of Community Housing, Historic Preservation, Open Space Land and Recreation Areas. He noted that with the new CPA Legislation, CPA funds can now be used to rehabilitate and restore land for recreational use. There will be additional State matching funds in the fall of 2013 but no guarantee of an increase in State matching funds beyond 2014.

Chairman Ellis continued by explaining that voters approved 2 Community Housing Articles, 4 Historic Preservation Articles and 3 Recreation Articles at Annual Town Meeting 2013.

Housing Articles approved: Affordable Housing Trust Deposit: \$200,000 and Affordable Housing Motel Redevelopment Program: \$750,000.

Historic Articles approved: Taylor-Bray Farm Archaeological Phase III: \$24,000; First Congregational Church Windows: \$105,376; Baxter Grist Mill Dam Design: \$120,000; and Historical Society Archival Storage Unit: \$5,225.

Recreation Articles approved: D-Y High School Tennis Court Rehabilitation: \$81,967; Parker's River Marine Park: \$406,000; and 26 New Hampshire Ave Sailing Center building rehabilitation: \$425,000

He then showed pictures and drawings of various projects underway.

Housing Projects Underway:

1. Feasibility Study of Town-owned Land
2. Motel Predevelopment Fund
3. Motel Redevelopment
4. Our First Home Land Acquisition
5. Habitat for Humanity Land Acquisition
6. Hands of Hope Rental Assistance
7. Great Island Apartments (Route 28 – 25 rental units)
8. Buy-down Home Ownership & Rental Program

Historic Projects Underway:

1. Baxter Grist Mill Dam Design
2. Cultural Center Educational Wing
3. Cellar House
4. Edward Gorey House-Museum Roof
5. First Congregational Church Siding and Windows
6. Gideon Gray Cemetery Preservation
7. Historical Society Cobbler Shop Archival System
8. Historic Resource Inventory
9. Historic Town Clerk Records
10. South Yarmouth Methodist Church Foundation
11. Taylor-Bray Farmhouse Rehabilitation
12. Taylor-Bray Farm Archaeological Phase III

Open Space & Recreation Projects Underway:

1. Final Phase for Viewing Platform at 281 Route 28
2. Alms House Property Improvements
3. 26 Hampshire Avenue Sailing Center Rehabilitation
4. Parker's River Marine Park Permitting
5. D-Y High School Tennis Court Rehabilitation

Chairman Ellis then explained that a total of 151 acres of open space has been preserved, with 136 acres protected under Landbank and 15 acres are protected under the CPA. This open space is essential to preserve our environment and to encourage passive recreation, such as walking and bicycle trails.

Chairman Ellis then went over the CPA funding process, emphasizing crucial dates. The voters decide which projects will be funded at Town Meeting in April.

CPA Project of the Year Recognition: Having completed nearly 50 projects around town, the CPC thought it would be a good idea to have a project of the year award for an exceptional CPA project. Chairman Ellis

then presented an award to Jack Duggan of the Taylor Bray Farm Preservation Association for his excellent leadership with the archaeological project and his outstanding commitment to preserve the history of Taylor Bray Farm.

Chairman Ellis then opened the meeting to public comments and questions.

Mark Steinkrauss: He would like to see more money allocated to Open Space. There need to be more Open Space purchases. Use the available funds effectively to enhance the area. He was especially impressed with the area near 1750 House.

Dick Martin: Work well done. I am impressed with the projects presented. I agree that we need more Open Space acquisitions: there are parcels out there. There are 2 acres in West Yarmouth; the Town is not interested in the parcel. Habitat for Humanity now has a parcel and will develop it. I would like to see more buy-down programs and would rather see Open Space left as Open Space rather than the development of more houses. We need to rehabilitate the existing housing stock that we have. It makes more sense to buy hotels, buy existing houses rather than allow building of more housing.

Chairman Ellis: The first person to speak with would be Jack Mulkeen who is the liaison to the Open Space Committee. We would love to have more Open Space in town.

Christine Marzigliano: Thanked the CPC for the Capt. Bangs Hallett roof replacement. Regarding purchase of the NSTAR property on White Rock Road, I am hoping that it can be accomplished with a land swap, so that could reduce the purchase price. I have talked with representatives of NSTAR and they intend to sell at Market price.

Chairman Ellis: We have tried and will continue to try to work with NSTAR, hoping to get them to come to the table and settle the property.

6:50 – 8:00 p.m. Workshop Session for Housing, Historic, Open Space and Recreation.

There were 4 workshop tables: one for Recreation, one for Open Space, one for Housing and one for Historic. The groups commented on goals and priority projects from the existing CPA Plan and made suggestions for new project ideas and future expenditures of funds which are as follows:

COMMUNITY HOUSING			
	Suggestions	Site Address	Assessor's Map
1	Rehabilitate existing housing stock and continue the Buy-Down Program and/or redevelop motels rather than developing open space land.		
2	Continue Motel Redevelopment Program if pilot program is successful. <i>[\$750,000 in CPA funds was appropriated for the Motel Redevelopment Program in April 2013]</i>	Route 28	--
3	Convert Brentwood Motel into housing - phased motel improvements, such as the Winddrift.	961 Route 28	Map 42 Lot 46
4	Convert Yarmouth Gardens Motel into housing.	497 Route 28, WY	Map 31 Lot 36
5	Rehabilitate kitchens at the Yarmouth Housing Authority's senior housing complex at Long Pond Plaza.	534 Winslow Gray Road	Map 59 Lot 44
6	Locate affordable housing on Buck Island Road (especially family units).	Buck Island Road	--

COMMUNITY HOUSING (continued)			
	Suggestions	Site Address	Assessor's Map
7	Extension/buildout of Old Town House Road to provide access to Town municipal lot (8.2 acres).	--	Map 89 Lot 103
8	Private/public partnerships to create affordable housing.	--	--
9	Route 28 redevelopment with affordable housing component concurrent with downzoning on Route 28 (purchase land on Route 28 for open space).	Route 28	--
10	Require higher percentage of affordable housing if bonus density is granted. This is to ensure that the Town makes progress on meeting the State's mandated 10% affordable housing goal.	--	--

HISTORIC PRESERVATION			
	Suggestion	Site Address	Assessor's Map
1	Rehabilitate handicapped ramp at S.Yarmouth Methodist Church.	318 Old Main, SY	Map 61 Lot 22
2	Rehabilitate roof at Captain Bangs Hallet House.	11 Strawberry Ln, YP	Map 122 Lot 91
3	Install a water wheel and fish ladder on the Baxter Grist Mill.	142 Route 28, WY	Map 37 Lot 80
4	Purchase vacant parcel of land next to Judah Baker Windmill to expand the property.	86 River St, SY	Map 43 Lot 41
5	Preserve cemetery fences – especially the fence on Route 28/West Yarmouth Road.	562 Route 28, WY	Map 31 Lot 104

OPEN SPACE			
	Suggestion	Site Address	Assessor's Map
1	More open space purchases. Use funds effectively in the area of former 1750 House property.	Route 28, WY	--
2	NSTAR parcel (10.46 acres)	White Rock Road, YP	Map 114 Lot 5.2
3	Parcel east of Horse Pond (9.8 acres)	234 Buck Island	Map 56 Lot 5
4	Forest Road parcel (18.89 acres)	506 Forest Rd, SY	Map 87 Lot 199
5	Yankee Village Motel – parcel between Chase Brook Park and former 1750 House property (1.35 acres)	275 Route 28, WY	Map 37 Lot 60
6	Gardiner Tile parcel on Parker's River (0.79 acres)	703 Route 28, WY	Map 32 Lot 120
7	Silver Unicorn Plaza (0.6 acres)	941 Route 28, SY	Map 42 Lot 47
8	7-11 parcel between Route 28 and Old Main Street (0.44 acres)	1011 Route 28, SY	Map 42 Lot 39
9	Consider purchasing parcels in Village Center Overlay District (VCOD) villages for open space to offset increases in allowed density.	Route 28	--

RECREATION			
	Suggestion	Site Address	Assessor's Map
1	Sidewalks on Higgins Crowell Road and paths from schools to recreational areas to keep students safe.	--	--
2	Bicycle Rail Trail from Dennis to Barnstable.	--	--
3	Concert shell at Mattacheese Middle School.	400 Higgins Crowell Rd	Map 64 Lot 36
4	More playing fields at schools/town especially lacrosse and field hockey.	--	--
5	Boardwalk from former drive-in theater site to Seagull Beach.	669 Route 28	Map 15, 18, & 24
6	Children's splash pad and reflecting pool (reflecting pool in summer and safe place to ice skate in the winter)	--	--

ADJOURN

As there was no further business, Chairman Ellis moved to adjourn the hearing at 7:55 p.m.

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

1. Town of Yarmouth Community Preservation Plan
2. Community Preservation Fund Allowable Spending Purposes (G/L. c. 44B, § 5)
3. Community Preservation Grant Application
4. Community Preservation Act: Enabling Statute – M.G.L. ch. 44B
5. Yarmouth Community Preservation Grant Round Announcement
6. Qualifying Historic Projects for CPA Funding
7. The Secretary of the Interior's Standards for Rehabilitation
8. The Community Preservation Act: Creating Jobs and Economic Benefits Across the State
9. Taylor-Bray Farm: An Archaeological Gem
10. The Benefits of Community Preservation Act Funds (Yarmouth brochure)

Respectfully submitted,
Jennifer Copeland
Program Coordinator

Mary Ann Walsh, Clerk

Ms. McGurrian moved to approve the 5/29/13 minutes from the public hearing as presented. Vice-chair Roche seconded. The motion carried 5-0-2 with Mr. Durkin and Mr. Small abstaining as they were not present at the 5/29/13 public hearing.