

TOWN OF YARMOUTH
COMMUNITY PRESERVATION COMMITTEE
MINUTES
January 14, 2009
FINAL

PRESENT: Curtis Sears, Tom Roche, Jim Carroll, Gary Ellis, Ed Blackman, Gloria Smith, Jack Mulkeen, and Thomas Kelley

ABSENT: Mary Ann Walsh

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.

Correspondence: The CPC reviewed a letter from the Massachusetts Historic Commission (MHC) to Robert Nash, Executive Director of the Cultural Center of Cape Cod. MHC supports the new Educational Wing building and they indicated that it would be an architectural contribution to the surrounding historic district. The CPC discussed how the Cultural Center should not demolish the existing building until they have raised the revenue necessary to create the Educational Wing. It was noted that the Dennis Art Museum is faced with financial issues and must reduce museum and staff hours. They also discussed how the project would be a limited Development of Regional Impact (DRI) referral to the Cape Cod Commission.

Approval of Minutes: Mr. Roche moved to approve the December 17, 2008 minutes as amended. Ms. Smith seconded. Vote 7-0.

Community Garden (#55): The CPC reviewed the January 7, 2009 Agricultural Commission minutes, which included their formal vote to move forward with the community preservation application for the second and third community gardens. At this time, Mr. Blackman arrived at the meeting.

Mr. Ellis stated that the blueberry field would need monitoring during the season. It was noted that since the land falls under conservation, the Conservation Commission should manage the project. There was also some concern about both the Conservation Commission and the Agricultural Commission managing the same project. The CPC supports the idea of community gardens because there is good public benefit.

Mr. Blackman made a motion to approve the Community Garden application (#55) in an amount not to exceed \$19,110 from the undesignated fund balance, contingent upon receiving the following four items from the Agricultural Commission in writing by February 20, 2009. The motion carried 8-0.

1. Letter from the Conservation Commission and Conservation Administrator, based on your meeting with them, outlining their requirements to renovate the blueberry fields.

2. Letter from the School Department authorizing the use of land and additional parking behind the Laurence MacArthur School on Route 28.
3. Letter from the Town/Fire Department authorizing the use of the land and additional parking next to the Fire Department on Buck Island Road.
4. Maps identifying the exact locations of the Laurence MacArthur and Buck Island Road gardens.

Land on Route 28: The CPC reviewed a letter from the Community and Economic Development Committee (CEDC) regarding the potential CPC land acquisition of a commercial property on Route 28 and the loss of property taxes. The CPC discussed how they received applications for the acquisition of three commercial properties. They decided to pursue the land on Route 28 for several reasons. This property collects the least amount of taxes per year.

The CPC discussed how the overall goal is to acquire properties on Route 28 to create scenic vistas along the water, which are Mill Creek and Parkers River. The primary benefits of purchasing the parcel is because (1) it is a key parcel on the Planning Boards list of possible acquisitions; (2) it would create an open scenic vista along Parkers River; (3) it would also assist with the future widening of the Parkers River Bridge; and (4) it would help improve the tidal flow of the river. Staff will prepare a response to the letter.

Election of Officers: Mr. Kelley made a motion to elect Curtis Sears as Chairman, Tom Roche as Vice Chairman, and Mary Ann Walsh as Clerk. Mr. Carroll seconded. Vote 8-0.

Application Deadline Date: The CPC discussed the application deadline date of November 1st and the possibility of moving the deadline up. Ms. Coutinho stated that there is only two months for the CPC to review the applications and vote on the projects before the warrant closes in January. This deadline makes it difficult if more information is needed for an application or if Town Counsel's opinion is required. Ms. Smith moved to change the application due date from November 1 to mid-October in order to give enough review time. Mr. Mulkeen seconded. Vote 8-0.

Bonding: The CPC discussed whether they could bond potential land acquisitions. It was noted that the CPC could bond against estimated revenues, but not the State match.

Adjourn: As there was no further business, Chairman Sears moved to adjourn the meeting at 4:22 p.m. Mr. Roche seconded. Vote unanimous 9-0.

Respectfully submitted,
Jennifer Coutinho, CPA Coordinator

Mary Ann Walsh, Clerk