

TOWN OF YARMOUTH
COMMUNITY PRESERVATION COMMITTEE
MINUTES
March 25, 2015
FINAL

PRESENT: Gary Ellis, Jack Mulkeen, Tom Durkin, Thomas Kelley, Tom Roche, Nate Small, Fred Fries, Mary Ann Walsh

ABSENT: Dorcas McGurrin

GUESTS: Karen Greene

STAFF: Jennifer Copeland

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

CONVENE

Chairman Ellis opened the Community Preservation Committee (CPC) meeting at 3:02 p.m.

CORRESPONDENCE

Community Preservation Coalition 2015 Membership Dues – Mr. Small moved to approve the annual dues from the FY15 CPA operating budget. Mr. Mulkeen seconded. The vote was unanimous 7-0.

Opinion from Bruce Gilmore dated 3/13/15 regarding land acquisition legislative vote – Town Counsel opined that the Town acquisition of any interest in real estate requires a 2/3rds vote of the Town meeting and that there is nothing in Ch. 44B §5 that reduces the quantum necessary to a majority. [*Opinion changed to simple majority vote on 4/9/15*].

FY15 APPLICATION & PROJECT INFORMATION

Motel Redevelopment application (#129) timeline: The timeline conditions of funding are as follows:

1. The results from both the Request for Proposal (RFP) for Site Identification and the RFP for a Developer must be provided to the CPC prior to Annual Town Meeting in May 2015.
2. If funds have not been spent within two years from the appropriation date, the MAHT shall provide the CPC with a progress report on the project and request an extension if necessary.
3. The MAHT shall provide the CPC with a written update on the status of the project by September 1st of each year until funds are expended.

Ms. Greene reported that the RFP for site identification would not be issued prior to Annual Town Meeting in May. The plan is to issue the RFP in April with responses due in June 2015. She requested removal of this condition.

Following a discussion, Mr. Small moved to amend condition no. 1 to read, “The results from the Request for Proposal (RFP) for Site Identification and the status of the RFP for a Developer must be provided to the CPC on or before September 1, 2015”. Vice-chair Roche seconded. The vote was unanimous 7-0.

Owl Club Interpretive Archive Wall Materials: The CPC reviewed the proposed materials from the Cultural Center of Cape Cod and noted that it effectively preserves the history of the former Owl Club.

Building Dreams Affordable Rental application (#132) supplemental budget information:

The CPC discussed the concerns raised by the Selectmen at their 3/10/15 meeting regarding the Town subsidy of \$80,000 per unit. The CPC discussed the proposal in detail, in particular, the cost to rehabilitate the properties, cost to purchase, and the possibility of creating more units with \$480,000. The CPC would like to see if Building Dreams could rehabilitate up to 10 units with a maximum subsidy of \$48,000 per unit.

Ms. Walsh moved to amend the Annual Town Meeting article language from, "a town-wide rental program to acquire up to 5 rental properties and rent each unit at an affordable rate to income eligible homeowners" to "a town-wide rental program to acquire up to 10 rental properties and rent each unit at an affordable rate to income eligible homeowners". Vice-chair Roche seconded. The vote was unanimous 7-0.

CLOSEOUT CPA PROJECT ACCOUNTS

Vice-chair Roche moved to close out the following four project accounts. Chairman Ellis seconded. The vote was unanimous 7-0.

Date Authorized	Art.	Project Name	Original Appropriation	Amount to Close Out	From Project Account
4/2007 ATM	27	Cellar House Historic Building (1377 Bridge St)	\$ 528,000	\$ 405,700 to CPA Undesignated	21112008-589000-02700
4/2011 ATM	26	Town Clerk Historic Record Preservation	\$140,778	\$ 6,241.90 to CPA Historic Reserve	21112012-530000-02600
4/2012 STM	6	Great Island Apt (543 Route 28)	\$625,000	\$625,000 to CPA Undesignated	21112013-589000-00600
4/2014 ATM	22	Historical Society Bangs Hallet Roof (11 Strawberry Ln)	\$ 44,868	\$ 5,889 to CPA Historic Reserve	20005495-579000-14220


ADJOURN

Chairman Ellis stated that the next CPC meeting would be April 22nd. As there was no further business, Mr. Small moved to adjourn the meeting 4:12 p.m. Vice-chair Roche seconded. The vote was unanimous 7-0.

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

1. Town Counsel opinion on land acquisition 2/3rds legislative vote, 3/13/15
2. Community Preservation Coalition 2015 Membership Dues
3. Massachusetts May 9th Open Space Conference Announcement
4. Cultural Center of Cape Cod Owl Club Interpretive Archive Wall Materials
5. Building Dreams Affordable Rental app (#132) price proposal sheet, 3/20/15
6. Motel Redevelopment application (#129) timeline memo from CPC to Housing Trust, 12/4/14
7. Motel Redevelopment application memo from K.Greene to CPC, 3/25/15

Respectfully submitted,
Jennifer Copeland
Program Coordinator


Mary Ann Walsh, Clerk