

TOWN OF YARMOUTH
COMMUNITY PRESERVATION COMMITTEE
MINUTES
November 18, 2015
FINAL

PRESENT: Gary Ellis, Nathan Small, Fred Fries, Mary Ann Walsh,
Tom Durkin, Tom Roche, Dorcas McGurrin

GUESTS: Karen Greene, Kathy Williams, Patricia Armstrong, Bob Churchill, Connie Andrews,
Sally McGrodis, Ken Driscoll, Karl vonHone

ABSENT: Thomas Kelley, Beverly Bachand

STAFF: Jennifer Copeland

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

CONVENE

Chairman Ellis opened the Community Preservation Committee (CPC) meeting at 3:05 p.m.

PRESENTATIONS

Seagull Beach Boardwalk & 669 Route 28 Riverwalk (#161): Ms. Williams, Town Planner, explained that, since her initial meeting with the CPC in September, she has revised the original application to include the Riverwalk study. She made a brief presentation noting that the Riverwalk concept came out of the efforts of the Drive-In Site Utilization Committee to evaluate possible uses for the former Drive-In site. The Committee decided on a phased development approach for the site with the first phase to include the Riverwalk and Boardwalk. The proposed Riverwalk and Boardwalk would create a focal point, spur private investment in the area, promote tourism, restore the river front, and compliment other uses on the parcel. Written proposals were obtained for a feasibility study to include engineering for \$48,000, a landscape architect for \$25,000, and a fifteen percent contingency for \$11,000. Therefore, the amount requested on the Community Preservation Act (CPA) application is amended from \$24,000 to \$84,000.

There were discussions about possible revenue sources for future maintenance, such as pay-and-display, boardwalk plank sales, and artist shanty fees. It was noted that 325 people completed the drive-in site survey and 70% desired a boardwalk while 72% desired open space. The Board of Selectmen supports the project as well.

Mr. Churchill stated that there is a tremendous need for this activity and family fun to make Route 28 more upscale and enhance future growth.

The group continued by discussing the 5 to 6-foot boardwalk width and that it would become a conservation permitting determination. There were also discussion on disruption of the area and alternate uses for piling driving for the boardwalk installation. Chairman Ellis then thanked Ms. Williams for the update.

Recreation Splash Pad Application (#163): Patricia Armstrong, Park, Recreation, and Cemetery Director, explained that the application is to evaluate the creation of a splash pad in Yarmouth. There are splash pads in the nearby Towns of Mashpee and Plymouth, both of which are community attractions. This application is to evaluate two locations for a recreational splash pad, develop a conceptual design, and to determine permitting requirements for the project.

The first location is Sandy Pond on Buck Island Road and the second location is Parker's River Beach on South Shore Drive. The Town has explored a number of sites and these two offer the best fit for the project. Both sites have infrastructure in place to support the build of the water element, ample parking, and the potential for expanded parking if necessary, seasonal restrooms and appropriate handicapped access as required.

Ms. Armstrong further discussed the water recirculation, operation and maintenance of a system, and the possibility of a garden to recirculate the water. The total amount requested is \$22,000 for the following: site selection (\$10,125), conceptual drawings (\$2,875), and permitting (\$9,000).

There were general discussion among the group regarding manual or pressure controlled water elements, chlorination, revenue potential, no lifeguards on duty, and wetland permitting. The study is expected to be completed by the summer of 2017 and a CPA application for construction would be submitted in September 2017. As there was no further questions, Chairman Ellis thanked Ms. Armstrong for her presentation.

NEW BUSINESS

The CPC reviewed the Hands of Hope final report for contract #2014-5. They also reviewed an e-mail regarding the start of construction for the Cape Cod Rail Trail, and an e-mail announcing the completion of the Taylor Bray Farm archaeological dig in October 2015.

Amos Baker Historic Building Supplemental Information - #160: Ms. Andrews provided revised quotations, based upon her original presentation to the CPC in September. She also provided a summary of the benefits and uses of the building for the community and stated that St. David's Church is committed to contributing \$25,000 in matching funds. The CPC reviewed the quotations from two contractors. One contractor included the cost for a brick façade while the other contractor did not. The CPC requested that the façade be removed from the quotation so that both could be compared accordingly.

VOTE ON FY16 APPLICATIONS

MAHT General Deposit 10 (#153): on a motion by Vice-chair Roche, seconded by Mr. Small, to approve up to \$288,500 as presented with \$199,500 appropriated from the housing reserve and \$89,000 appropriated from the undesignated balance. The motion passed unanimously 7-0.

Captain Bangs Hallet Rear Wall (#157): on a motion by Mr. Small, seconded by Ms. Walsh, to approve up to \$13,958 as presented from the historical reserve. The motion passed unanimously 7-0.

Taylor Bray Archaeology Phase 5 (#158): on a motion by Vice-chair Roche, seconded by Ms. Walsh, to approve up to \$24,000 as presented from the historical reserve. The motion passed unanimously 7-0.

Taylor Bray Farm Pasture Fence (#159): on a motion by Ms. Walsh, seconded by Ms. McGurrian, to approve up to \$20,675 as presented from the historical reserve. The motion passed unanimously 7-0.

Parkers River Tidal Restoration Supplemental Application (#152.1-FY16): The CPC reviewed Town Counsel's opinion dated 3/4/15 on the Parkers River Tidal Restoration Application. On a motion by Vice-chair Roche, seconded by Mr. Small, to approve the supplemental application as presented in an amount up to \$800,000 from the FY17 estimated annual CPA revenues. Funds are conditional upon the Town applying for all potential Federal, State, County, and local matching grant funds for the project. A written report containing the name of the grants applied to, amount applied for, and amount awarded shall be provided to the CPC prior to the expenditure of any FY17 CPA revenues. The motion passed unanimously 7-0.

The total CPA contribution to this project is \$1,600,000. A prior CPC vote was taken on May 20, 2015 to recommend up to \$800,000 from available FY16 CPA undesignated funds for the Parkers River Tidal Restoration Project application (#152-FY16) as presented.

Recreation Splash Pad (#163): on a motion by Ms. McGurrin, seconded by Ms. Walsh, to approve up to \$22,000 as presented based on procured quotes and estimates. The motion passed unanimously 7-0.

Parkers River Pedestrian Walk and Boardwalk Study Revised Application (#161.1): on a motion by Vice-chair Roche, seconded by Ms. McGurrin, to approve up to \$84,000 as amended. The motion passed unanimously 7-0.

Packet Landing Pavilion and Restroom (#162): The CPC reviewed Town Counsel's opinion dated 11/12/15 on the Packet Landing pavilion and bathroom project. While the project is eligible under both CPA categories of historic preservation and recreation, the CPC agreed to categorize it under recreation because the reconstructed pavilion would not be an exact replica and would not be placed in the same location as the original pavilion which once existing on the property. On a motion by Ms. Walsh, seconded by Ms. McGurrin, to approve the application under the category of recreation in an amount up to \$517,500 as presented. The motion passed unanimously 7-0.

Following these recommendations, the CPC agreed to discuss the Motel Redevelopment Program (#154); Yarmouth Housing Emergency Loan Program – HECH (#155); HAC FY16 Home Preservation Program (#156); and the Amos Baker historic building rehabilitation (#160) at the next CPC meeting.

ADJOURN

As there was no further business, Mr. Small moved to adjourn the meeting at 4:30 p.m. Ms. Walsh seconded. The vote was unanimous 7-0.

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

1. Amos Baker Historic Building Supplemental Information - #160, 10/23/15
2. Seagull Beach Boardwalk & Riverwalk Supplemental Information - #161, 11/13/15
3. Town Counsel Opinion on Packet Landing Pavilion App. - #162, 11/12/15
4. Town Counsel Opinion on Parkers River Tidal Restoration App. - #152.1, 3/4/15
5. Parkers River Tidal Restoration fiscal year appropriation availability, 11/12/15
6. FY16 Grant Application and Budget Summary, 11/13/15

Respectfully submitted,
Jennifer Copeland
Program Coordinator

Mary Ann Walsh, Clerk