

TOWN OF YARMOUTH
COMMUNITY PRESERVATION COMMITTEE
MINUTES
April 20, 2016
FINAL

PRESENT: Gary Ellis, Tom Roche, Nathan Small, Mary Ann Walsh, Beverly Bachand,
Tom Durkin

ABSENT: Thomas Kelley, Dorcas McGurrin, Heather McElroy

GUESTS: Mary Waygan

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

YARMOUTH TOWN CLERK
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CONVENE: Chairman Ellis opened the Community Preservation Committee (CPC) meeting at 3:04 p.m.

NEW BUSINESS

The CPC reviewed a *Cape Cod Times* article, titled Sinking sea captain's home seeks support. This article features the historic Captain Bangs Hallet House Museum located on Route 6A in Yarmouth Port and owned by the Historical Society of Old Yarmouth. The article describes the Community Preservation Act (CPA) request for funding at the upcoming Annual Town Meeting to rehabilitate the southeast wall.

Baxter Gristmill Update: the CPC reviewed correspondence on the Baxter Gristmill from Ms. Greene. Design and permitting work is advancing for the restoration of the dam that will retain the current historic sluiceway configuration. Jeff Colby, Director of Department of Public Works (DPW), will complete the project with engineering services from Tighe & Bond. The work is scheduled for completion by this summer with an application for construction to the CPC in the fall.

VOTE: Mr. Small moved to approve the Baxter Grist Mill contract amendment 2013-5 as presented. Vice-chair Roche seconded. The vote was unanimous 6-0.

Motel Redevelopment Program Update: Mary Waygan, Administrative Assistant for Yarmouth's Municipal Affordable Housing Trust (MAHT), reported that the Trust has been working closely with the Department of Community Development and Ed Marchant, Housing Technical Advisor, on the Motel Redevelopment Program. Last month, the Trust signed an Exclusive Option to Purchase the Yarmouth Gardens Motor Lodge located at 497 Route 28 for \$800,000. The purchase price is based on appraised value. The option to purchase is binding for three years until 2019. The property is 2.14 acres and it is not located in the flood zone. The Trust will issue a Request for Proposal (RFP) to select a developer for this property in the near future.

There is another property near the Yarmouth Gardens Motor Lodge on Pierce Street. Bonita Pierce is the owner of the property and she is currently assembling a redevelopment team. The property is more than 4 acres and it has the potential to create 40 units comprised of 1, 2, and 3-bedroom units. It's possible for the Pierce developer to respond to the Yarmouth Gardens RFP. Vice-chair Roche noted that there are architectural standards in place to retain the Cape Cod look. Chairman Ellis questioned the access for the Pierce Street development. Ms. Waygan stated that the access could be a looped road or a "T" shaped road with an emergency exit through Exeter Street.

With respect to the \$1M request at the upcoming Annual Town Meeting, the Trust issued an RFP for motel site acquisition and development. Two qualified responses were received from Dakota Partners and Village Center Group, both of which are under review. The overall goal is to create 120 units total with the \$3,750,000 in motel redevelopment funds.

Annual Town Meeting Dry-run: The CPC reviewed the binders and noted that they are prepared for the upcoming Town Meeting.

APPROVAL OF MINUTES

Mr. Small moved to approve the October 31, 2012 meeting minutes as presented. Ms. Walsh seconded. The vote was 4-0-2 with Ms. Bachand and Mr. Durkin abstaining as they were not present at the meeting.

Ms. Walsh moved to approve the November 7, 2012 meeting minutes as presented. Vice-chair Roche seconded. The vote was 3-0-3 with Mr. Small, Ms. Bachand, and Mr. Durkin abstaining as they were not present at the meeting.

Mr. Small moved to approve the November 14, 2012 meeting minutes as presented. Ms. Walsh seconded. The vote was 4-0-2 with Ms. Bachand and Mr. Durkin abstaining as they were not present at the meeting.

Mr. Small moved to approve the November 28, 2012 meeting minutes as presented. Ms. Walsh seconded. The vote was 4-0-2 with Ms. Bachand and Mr. Durkin abstaining as they were not present at the meeting.

Vice-chair Roche moved to approve the December 5, 2012 meeting minutes as presented. Ms. Walsh seconded. The vote was 4-0-2 out of necessity with Ms. Bachand and Mr. Durkin abstaining as they were not present at the meeting.

Mr. Small moved to approve the December 12, 2012 meeting minutes as presented. Ms. Walsh seconded. The vote was 3-0-3 with Vice-chair Roche, Ms. Bachand, and Mr. Durkin abstaining as they were not present at the meeting.

Mr. Small moved to approve the January 23, 2013 meeting minutes. Vice-chair Roche seconded. The vote was 4-0-2 out of necessity with Ms. Bachand and Mr. Durkin abstaining as they were not present at the meeting.

Vice-chair Roche moved to approve the March 16, 2016 meeting minutes as presented. Ms. Bachand seconded. The vote was unanimous 6-0.

MEMBER REPRESENTATIVE UPDATES:

Baptist Church, 88 Old Main Street, South Yarmouth: Ms. Banchand reported that she obtained a copy of the property deed from the Barnstable County of Registry of Deeds, but the person named as owner on the deed is deceased. Chairman Ellis suggested that, if the Yarmouth Historical Commission would like to pursue the ownership of the building and property, then they should submit correspondence to the CPC requesting a title search of the property.

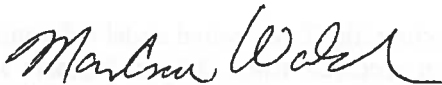
ADJOURN

As there was no further business, Mr. Small moved to adjourn the meeting at 4:06 p.m. Vice-chair Roche seconded. The vote was unanimous 6-0.

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

1. Baxter Gristmill Update, Memo from Greene, 4/14/16
2. Motel Redevelopment Program, Memo from Greene, 4/15/16
3. Sinking sea captain's home seeks support, Cape Cod Times, 4/10/16

Respectfully submitted,
Jennifer Copeland
Program Coordinator


Mary Ann Walsh, Clerk

On 6/8/16, on a motion by Tom Roche, seconded by Mary Ann Walsh, the committee voted 5-0-3 to approve these minutes as presented, with Heather McElroy, Dorcas McGurrin, and Thomas Kelley abstaining.