

TOWN OF YARMOUTH
COMMUNITY PRESERVATION COMMITTEE
MINUTES
August 28, 2013
FINAL

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

GUESTS: Jack Duggan, Bob Nash

ABSENT: Nate Small

STAFF: Jennifer Copeland

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 3:03 p.m.

NEW BUSINESS – Project Updates

Taylor Bray Farm archaeological dig: The dig was delayed due to Massachusetts Historical Commission dig permit and reports in the summer of 2012. Phase II is scheduled to be completed in the summer of 2013. Phase I money has all been spent, but they still have more than half of the money left from Phase II. Phase III money will be spent in winter of 2014 into spring of 2015. The Taylor Bray Farm Preservation Association (TBFPA) has agreed not to apply for CPA funds in the FY14 grant round.

The TBFPA has also reached out to Representative Cleon Turner to intercede with the MA Historical Commission, which wants artifacts to be left in the ground. Cape Cod Life Magazine's August edition featured Taylor Bray Farm as one of the "best places on 6A."

The Owl Club Sign condition: Mark Grylls, Building Commissioner, determined that the freestanding Owl Club sign is not allowed under town zoning bylaw. However, a sign that is attached to the building is allowed by-right. The committee discussed the benefits of an attached sign (protection from the elements and lit at night).

VOTE: Dorcas McGurrin moved to amend the condition to allow the sign to be put on the building. Seconded by Jack Mulkeen. Approved by a unanimous vote, 8-0.

Our First Home, Inc. land acquisition contract extension request: In 2012, Our First Home, Inc. was granted \$100,000 in CPA funds. They want to use these funds to purchase land; however, the contract for these funds expired in June of 2013.

VOTE: Hugh March moved to extend the contract until 6/30/2014. Seconded by Dorcas McGurrin. Approved by a unanimous vote, 8-0.

Discussion followed. Tom Kelley was concerned about setting a precedent. Staff was direct to ask Town Counsel if it is possible to extend a contract in August when that contract expired two months earlier, in June. There was no deadline set in the Annual Town Meeting warrant article vote.

VOTE: Hugh March moved to rescind the extension (because the deadline has already passed) until hearing an opinion from Town Counsel. Seconded by Tom Roche. Approved by a unanimous vote, 8-0.

Correspondence:

The Committee reviewed the following:

FY13-FY14 Board of Selectman Goals, 7/23/13

Motel Redevelopment RFP Notice, 8/29/13

Letter from Historic New England re: Yarmouth New Church, 8/16/13

DHCD Guidance on CPA Allowable Uses for Public Housing Units, 5/30/13

Barnstable County HOME Consortium – House Bill 1115, 8/12/13

CDBG Public Hearing and Document Availability, 8/8/13

OTHER BUSINESS

CPA 2014 application – certified plot plan requirement: After discussion, the CPC suggested that a plot plan be required if proposed modifications are made on the site, or if the project entails any alterations to the property. In some cases, a certified plot plan may be required.

Representative Updates

Historical Commission: Fred Fries reported that he received a historic tool used to shuck corn on the cob and he would see if the Selectmen would accept the donation.

Open Space Committee: Jack Mulkeen stated that improvements would be made to the Landbank property located at 311 Old Main Street (currently in use by the Agricultural Commission for the farmer's market). There will be drainage improvements (to be completed by DPW), some leveling to the land, shrubs, and new fencing.

Planning Board: Vice-chair Roche stated that the FEMA maps are in the appeal period now. Senator Wolf's office has been talking about the package plants to address the wastewater issue now.

Recreation Commission: Ms. McGurrin reported that the Route 6A playground upgrade discussion would go before the Old Kings Highway (OKH) Historic District Committee on 8/26/13.

ADJOURN

As there was no further business, Mr. Mulkeen moved to adjourn the meeting at 5:04 p.m. Ms. Walsh seconded. Approved by a unanimous vote 8-0.

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

1. Taylor-Bray Farm Preservation Association article
2. Cape Owl Club article
3. Email from Jack Mulkeen to Gary Ellis dated 8/1/13, photo of Mill Pond Park sign.

Respectfully submitted,
Jennifer Copeland
Program Coordinator



Mary Ann Walsh, Clerk

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