

TOWN OF YARMOUTH  
COMMUNITY PRESERVATION COMMITTEE  
MINUTES  
January 27, 2016  
FINAL

**PRESENT:** Gary Ellis, Tom Roche, Nate Small, Thomas Kelley, Beverly Bachand,  
Heather McElroy, Tom Durkin, Dorcas McGurrin

**ABSENT:** Mary Ann Walsh

**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 3:05 p.m.

**NEW BUSINESS**

Correspondence: The CPC reviewed the FY16 recommendation memo to Selectmen, Finance & Capital Budget Committee; Grant Recommendations Chart; 2015 In Review from the *Register* newspaper; a response to Public Records Request from Venable, LLP; the Request for Proposal (RFP) Notice for Motel Site Acquisition and Redevelopment (for app. #154); CPA Recommendation Letters to Applicants; Southeastern Massachusetts Land Trust Convocation; and the CPA section of the 2015 Annual Report.

Vote on 2016 Community Preservation Coalition Dues Notice - Nathan Small moved to approve the 2016 Community Preservation Coalition dues in the amount of \$4,350 from the FY16 CPA operating budget. Vice-chair Roche seconded. The vote was unanimous 7-0.

Annual Town Meeting CPA warrant articles and assignments: The CPC discussed the warrant articles and assigned individual CPC member's to move and explain the articles.

Member Representative Updates: Vice-Chair Roche reported that Bonita Pierce has a development team who recently met with Yarmouth's Municipal Affordable Housing Trust. They are looking to redevelop approximately 5 acres on Route 28 and Pierce Street in West Yarmouth into 50 affordable units. The Trust is also working to acquire Yarmouth Gardens Motel and select a developer to re-develop the property into approximately 35 units. There was a general discussion of a preference to redevelop two large properties rather than smaller scattered sites.

Wastewater 208 Revision Executive Summary: The CPC reviewed the executive summary which proposes a reduction in the CPA surcharge from 3% to 1.5% in FY2020. The 1.5% difference would be re-purposed towards a wastewater surcharge. Chairman Ellis reported that the CPC has the option to make a public statement at their meeting with the Board of Selectmen. The group then discussed the wastewater presentation made to the Board of Selectmen on January 12<sup>th</sup>. It was noted that a wastewater solution is a mandate from the Conservation Law Foundation and it's a critical issue. Five years ago the cost to sewer the town was estimated at \$270 million and now its \$340 million.

They discussed the benefits of CPA funds to the community and that they would like to draft a statement regarding the re-purposing of funds. They suggested putting in figures as to how much CPA funds has been appropriated to municipal projects. There was mention about a reduction of State matching funds due to a lower surcharge, how economic development would be limited, and that future planned projects, such as the historic Baxter Grist Mill and the Seagull Beach boardwalk may not come to fruition due to inadequate CPA funds.