

TOWN OF YARMOUTH
COMMUNITY PRESERVATION COMMITTEE
MINUTES
February 13, 2013

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

ABSENT: Nate Small, Tom Roche

GUESTS: Bob Nash, Christian Davenport

STAFF: Jennifer Coutinho

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

YARMOUTH TOWN CLERK

MW

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CONVENE

Chairman Ellis opened the Community Preservation Committee (CPC) meeting at 3:01 p.m.

NEW BUSINESS

Cultural Center Owl Club: Contract amendment 2009-4 (307 Old Main Street, South Yarmouth) was presented by Bob Nash, Cultural Center Director and Christian Davenport, Project Manager. Ms. Coutinho explained the deliverables. Mr. Nash explained the need to access \$400,000 for siding and windows. The project cost estimates and contributions are as follows: \$400,000 in Community Preservation Act (CPA) funds; \$250,000 from a State grant; and \$230,000 in Cultural Center funds. The existing contract includes preconstruction costs, demolition of existing building, septic system, building, and historic finishes. The amendment proposes to include the roof and siding.

Mr. Nash said they wanted to get the project done. Mr. Kelley said that he did not like changing the contract in the middle of a project, but Mr. Nash responded that occupancy was not contingent on the State funding. Chairman Ellis noted the historical significance of the building. It should be weather-tight by June 2013 and the mechanicals in-place by fall 2013. The Barnstable County Sheriff's Department has been a huge asset in this project and has met with them several times.

VOTE: Mr. March moved to approve the amended contract 2010-8-A1. Seconded by Ms. McGurrin. There was some discussion. Mr. March and Ms. McGurrin wanted to keep "certificate of occupancy" in the deliverables with a final payment of \$25,000. Chairman Ellis suggested reducing the certificate of occupancy deliverable to \$10,000. Mr. March then withdrew his motion. Ms. McGurrin moved to accept the Cultural Center contract as presented. Seconded by Ms. Walsh. The motion passed 6-1 with Mr. March voting nay.

Correspondence: The CPC reviewed a memorandum dated February 5, 2013 from Carl E. Lawson, Jr., Hazardous Waste Inspector, regarding the Site Plan Review for the Habitat for Humanity proposed housing project at 538 Buck Island Road, Assessor's Map 45, Lot 83.

Community Garden contract 2009-4 CPA: The CPC reviewed a draft of the Buck Island Road Community Garden contract. Mr. March wanted to approve with a stamped site plan prepared by a registered professional indicating the access road, the number of parking spaces, and the water line.

VOTE: Mr. March moved to approve contract the Buck Island Garden Contract #2009-4 and that the site plan become part of the contract. Mc McGurrin seconded. The motion passed unanimously 7-0.

APPROVAL OF MINUTES

Ms. McGurrin moved to approve the December 7, 2011 meeting minutes as presented. Mr. Mulkeen seconded. The vote was unanimous, 7-0.

Ms. McGurrin moved to approve the December 7, 2011 executive session minutes as presented. Mr. Mulkeen seconded. The vote was unanimous, 7-0. Approved and hold.

Ms. McGurrin moved to approve the December 14, 2011 meeting minutes as presented. Mr. Mulkeen seconded. The vote was unanimous, 7-0.

OTHER BUSINESS

Annual Town Meeting article recommendations: The articles will be presented at the March 4th Board of Selectmen meeting. Marine Park: Board of Selectmen recommended, 3-2 (Curt Sears and Jim Quirk voting nay). Finance Committee recommended, 7-0. Sailing Center: there is no word on how the Town will insure the building once rehabilitated.

Community Connection Garden: The Board of Selectmen didn't recommend the article, 2-2-1; Finance Committee did, 5-1. The total amount requested is \$16,200, but Community Connections was supposed to have a match.

VOTE: Following a discussion, Ms. McGurrin moved to amend the December 12, 2012 vote and take no action on the Community Garden project application. Mr. Kelley seconded. Voted 7-0.

2013 Public hearing and application deadline: The CPC agreed to have the public hearing on May 29th and the fall application deadline on September 6th.

Yarmouth Housing Authority Forest Road Petitioned Article: Regarding the Forest Road housing project petitioned article, staff referred to the January 29th Board of Selectmen meeting at which Chairman Ellis read the CPC statement supporting Affordable Housing initiatives, yet recognizing the lack of initiative from the Housing Authority to obtain match funding since the CPC funds were approved at the 2009 Annual Town Meeting.

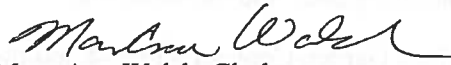
ADJOURN

As there was no further business, Mr. March moved to adjourn the meeting at 4:58 p.m. Mr. Mulkeen seconded. The vote was unanimous 7-0.

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

1. Draft of amendment to Community Preservation Grant Agreement 2010-8-A1 CPA dated February 2012 to the Cultural Center of Cape Cod
2. Memo dated February 5, 2012 from Carl E. Lawson, Jr., Hazardous Waste Inspector, regarding Site Plan Review for 538 Buck Island Road, Assessor's Map 45, Lot 83
3. Draft of Community Preservation Grant Agreement 2009-4 CPA to the Yarmouth Agricultural Commission
4. Draft CPC minutes of December 7, 2011 and December 14, 2011, and executive session of December 7, 2011

Respectfully submitted,
Jennifer Coutinho
Program Coordinator


Mary Ann Walsh, Clerk

On 6/8/16, on a motion by Dorcas McGurrin, seconded by Gary Ellis, the committee voted 4-0-4 to approve these minutes as presented, with Heather McElroy, Beverly Bachand, Tom Durkin, and Tom Roche abstaining.