

TOWN OF YARMOUTH
COMMUNITY PRESERVATION COMMITTEE
MINUTES
February 17, 2016
FINAL

PRESENT: Gary Ellis, Tom Roche, Thomas Kelley, Mary Ann Walsh, Tom Durkin
ABSENT: Dorcas McGurrin, Heather McElroy, Nate Small, Beverly Bachand
STAFF: Jennifer Copeland
LOCATION: Room A, Town Offices, 1146 Route 28, South Yarmouth, MA

YARMOUTH TOWN CLERK



'16AUG22AM10:39 REC

CONVENE

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

NEW BUSINESS

Correspondence: The CPC received two recent Cape Cod Times articles about the benefits of Community Preservation Act (CPA) funds.

Wastewater Executive Summary & Draft Response: There were discussions about the proposed re-purposing of CPA funds for a wastewater solution. It was noted that Yarmouth would be first on Cape Cod to reduce the CPA surcharge in FY20 from 3% to 1.5%. The CPA surcharge may be reduced in 2020 because it was when the Landbank Program was originally set to expire. The reduced surcharge would be presented at the 2019 Annual Town Meeting.

Mr. Kelley stated that it's too premature to discuss at this time. He noted that two years ago the Board of Selectmen used two parcels of land designated for wellfield protection and they installed solar panels on the land (Special Town Meeting 10/22/12 Article 1). The former Water Commissioners worked very hard to protect the land and it wasn't right.

Vice-chair Roche stated that re-purposing \$750,000 of CPA funds for wastewater is good for residents because it's saving the taxpayer. Ms. Walsh asked if it's worth it to take \$750,000 because there is a value in CPA funds to the community.

Chairman Ellis questioned if the Town has evaluated designing the sewer lines to run north and south along the main roads, such as Higgins Crowell Road, West Yarmouth Road, and Union Street, rather than east to west along Route 28. He noted that the Town of Dennis has a bylaw where a secondary system is required for new projects within 200 feet of a wetland, which is one solution to greatly reduce nitrogen. He then stated that if the town re-purposes half of the CPA funds and puts it towards wastewater, it would limit economic development, and it will not make a difference with the estimated wastewater cost of \$340 million.

Mr. Durkin stated that the difference between the original plan from five years ago and the revised plan is that the financing is extended from 40 years to 55 years. The community must consider the impact of mortgaging out future generations. The Town has spent a lot of time working with the community to create a solution and it's an investment with citizens.

There were general discussions on the proposed re-purposing of CPA funds. It was noted that prior notice from the Town to the CPC as a courteous would have been ideal because it will impact the entire community. It was suggested that the town consider all finance options and to inform the tax payer what they would be giving up. Through the mandate from the Conservation Law Foundation, the Town must

have a wastewater plan approved by June of 2016. There is an article at the upcoming Annual Town Meeting to appropriate town funds for the wastewater planning and engineering.

The group discussed the Federal mandate and how it's important to minimize the tax burden on the residents because many of them live on a budget. Questions were raised regarding the impacts of wastewater and the current redevelopment of Route 28 properties and how these properties would tie into the sewers in the future. There were discussions about how Chatham received Federal and State grants some years ago to pay for sewerage and the level of involvement with the State. The CPC will review the draft statement and return comments to Mr. Durkin.

OTHER BUSINESS

Draft CPA warrant articles: The CPC reviewed the memo package to Selectmen & Finance Committee and offered some changes.

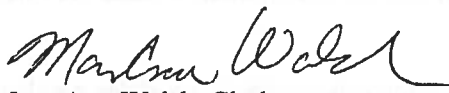
ADJOURN

As there was no further business, Vice-chair Roche moved to adjourn the meeting at 4:50 p.m. Ms. Walsh seconded. The vote was unanimous 5-0.

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

1. Funds Boost Decades of Cape, Island Projects, Cape Cod Times newspaper, 2/7/16
2. A tax with tangible Cape benefits, Cape Cod Times newspaper, 2/12/16
3. Wastewater 208 Revision Executive Summary, 1/12/16
4. Draft CPC response to Wastewater 208 Revision Executive Summary, 2/12/16
5. Draft memo package to Selectmen & Finance Committee (warrant articles), 2/12/16
6. CPC article notes for 3/1 and 3/2 meetings with Selectmen & Finance Committee

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, Beverly Bachand, and Dorcas McGurrin abstaining.