

TOWN OF YARMOUTH
COMMUNITY PRESERVATION COMMITTEE
MINUTES
March 20, 2013

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

GUESTS: Bob Churchill, Charlie Adams, Sarah Fitzsimmons, Peter Johnson-Staub, Nancy Cavanaugh; Paul Rumul, Dewitt Davenport, and Karl VonHone,

STAFF: Jennifer Coutinho

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

Community Garden Update (Forest Road update; Buck Island Road #2009-4 and site plan dated 3/19/2013): Ms. Cavanaugh said that the main access to the Buck Island gardens will be through the Department of Public Works (DPW) yard access road. Access via Town Brook Road will allow for overflow. There already is a black chain link fence on the South side. The Agricultural Commission will add new fencing on the North, East and West sides of the garden area. Mr. Kelley asked for the site plan and stated that he wanted the site plan on the application.

The Fire Department Station No. 3 will be in control of reserving the beds, sign-up forms, etc. The Fireman's Association will manage the garden on Buck Island Road and make sure the beds are cleaned each year. It was noted that the Taylor Bray Farm Preservation Association manages the Taylor Bray garden and the Senior Center manages that on Forest Road.

Ms. Cavanaugh said they are replacing the fencing around the Forest Road gardens this year. Ms. Fitzsimmons said they are advertising in the local paper. They may come back to CPC for lumber to fix some of the Forest Road gardens. Mr. Adams said that some gardeners are putting in too many vine items and they will have a trellis along the fence to grow vine plants. They are educating the public about gardening. When he gets the materials, he will make a sifter table. The food pantry will use 3 of the beds at Buck Island Road.

VOTE: Vice-chairman Roche moved to approve contract 2009-4 as written. Mr. March seconded. Voted 9-0.

Parker's River Marine Park RFI Update (669 Route 28): Mr. Johnson-Staub received three responses to the Request For Information. Davenport Companies gave the clearest response with length of contract. Edgewater and LMC Contracting also sent responses. With Edgewater, the slip sizes were too small. They wanted to make the project more attractive with the marina smaller and have mixed-use. Parker's River does have width limits and the site does have size limits. LCM Contracting is in Ludlow, Mass. Sewer and wastewater would change project and financial feasibility.

Mr. Johnson-Staub talked with a consultant. All the potential developers said it was necessary to do a market study. Mr. VonHone noted that the market has changed dramatically over the past ten years.

Mr. Johnson-Staub suggested that the CPC could go forward with the article with the clear understanding that is it necessary to first complete a market study. The Board of Selectmen will decide whether or not to proceed with permitting. Mr. VonHone and Mr. Johnson-Staub will select the company to do the study. The study must be done by December 31, 2013. The Town would analyze it from January until April, 2014, and the Board of Selectmen could decide by March 2014.

VOTE: Vice Chairman Roche moved to proceed with the Town Meeting article to appropriate \$406,000 for the design and permitting of a marine park located at 669 Route 28 in West Yarmouth conditional upon on the Selectmen voting to proceed after reviewing a professional market study. If the Board of Selectmen or Community Preservation Committee determines the feasibility study findings are unfavorable, the funds shall be returned to the CPA fund. Ms. McGurrin seconded. The vote was unanimous 9-0.

Sailing Center Insurance (26 New Hampshire Avenue): Received a quotation (#7976303) of \$3,885 through Cabot Risk Strategies, LLC to insure existing Sailing Center building for \$175,000. A lot of the expense is in the septic system. Chairman Ellis observed that it is a town property and should have a long-term plan if something happens to the building in the future.

OTHER BUSINESS

Town Meeting Petitioned Article: Ms. Walsh explained that this project has been delayed for many reasons. The purpose of \$1 million shows local support. Chairman Ellis said that the article should have had a reverter clause on it. Mr. Mulkeen said that the Yarmouth Housing Authority (YHA) would go ahead with the project anyway. Vice-Chairman Roche said that the State was restructuring Yarmouth Housing Authorities. Ms. Walsh does not believe the restructuring will happen. Mr. Small suggested that the \$1 million in CPA funds is returned and then the Yarmouth Housing Authority could reapply for funds when the project has advance beyond the planning stage.

281 Route 28: The sign for the park was paid out of the CPA project account. A memo will be sent to the Board of Selectmen to ask for an endorsement of the park's name as Mill Creek Park.

86 Alms House: Kate Phillipone, a neighbor, complained about people being down at the site. She would like to have a gate. Staff will consider her request.

Correspondence: The Committee reviewed a brochure announcing "Cape Cod's Annual Historic Preservation Workshop."


ADJOURN

As there was no further business, Mr. Mulkeen moved to adjourn the meeting at 4:44 p.m. Ms. McGurrin seconded. The vote was unanimous 9-0.

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

1. Forest Road Community Garden "Rules of the Garden" and "Reservation Process"
2. Site plan of Buck Island Road Community Garden
3. Town of Yarmouth, Request for Interest, Parker's River Marine Park
4. Flyer announcing "Cape Cod's Annual Historic Preservation Workshop"
5. Insurance quotation for existing building at 26 New Hampshire Avenue
6. Letter from Donna Sabecky, President of Community Connections, Inc., dated February 20, 2013
7. Memo from Peter Johnson-Staub dated February 21, 2013 regarding March 4th Selectmen Agenda
8. Memo from Peter Johnson-Staub dated March 7, 2013 regarding Parker's River Marina Request
9. Memo from Jennifer Coutinho regarding Annual Town Meeting Community Garden Article Removal

Respectfully submitted,
Jennifer Coutinho
Program Coordinator


Mary Ann Walsh, Clerk

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