

TOWN OF YARMOUTH
COMMUNITY PRESERVATION COMMITTEE
MINUTES
October 31, 2012
FINAL

YARMOUTH TOWN CLERK
OCT 27 11:18 REC



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

GUESTS: Leedara Zola, Karl vonHone, Sara Jane Porter, Peter Johnson-Staub, Vicki Goldsmith, Peter Q.
Smith, Joe Dick, Carol Wall

STAFF: Jennifer Coutinho

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

CONVENE

Chairman Ellis opened the Community Preservation Committee (CPC) meeting at 3:07 p.m.

NEW BUSINESS

Correspondence: The CPC reviewed a memo from the Yarmouth Housing Authority (YHA) dated 10/12/2012 regarding Community Preservation Act (CPA) funds. The Forest Road project will be on the 11/3/2012 Yarmouth Housing Authority agenda.

The CPC also reviewed the 10/12/2012 Register Newspaper article titled, "First Accessible Garden Open in South Yarmouth".

PRESENTATIONS

Habitat for Humanity:(#101): Leedara Zola, Habitat Land Acquisition and Permitting Director, is requesting \$240,000 in CPA funds to acquire land for 6-8 homes. On Buck Island Road there are 1.8 acres. There was discussion that the Buck Island Road land will take nine months to close on the property. Habitat will use a Comprehensive Chapter 40B to create zero setbacks. The design is two homes with one shared wall and there would be a homeowner's agreement for the wall and an escrow account for fees. Ms. Zola said it would be a fee simple absolute deed.

Mr. Small inquired as to who maintains the escrow and what happens if they can't afford it? The total cost of the project is estimated at: \$160,000 for the land and \$878,000 for construction. Community Preservation funds make up 15% of the project. Mr. Kelley requested that it be restricted to Yarmouth residents. Ms. Zola said there would be 70% local preference. Ms. Goldsmith interpreted this as live or goes to school in Yarmouth, with marketing to schools, public schools and employers.

The buyers of the homes are responsible for assisting with construction of the homes, also known as the "sweat equity" model. The buyer must have good credit, and Habitat offers low-interest mortgages from 20 to 25 years for families who earn 65% of the Area Median Income.

Mr. Kelley questioned the access road. Mr. Mulkeen asked about a shared septic system and wondered if there could be one system for all four homes.

Parkers River Marine Park (#108): Karl vonHone, Director of Natural Resources. Peter Johnson-Staub said that the land was purchased in the 1980s. For the past 11 years, there were environmental permitting issues. They didn't want to invest a lot of money without permitting. Cleon Turner passed legislation so permitting could be done and the environmental concerns are no longer an issue. Mr. Johnson-Staub said that the park would be a benefit to the community. Mr. vonHone suggested that the town go into a long-term lease to build and operate. Mr. Small then asked if the town could sell the property, but Mr. vonHone responded that Board of Selectmen want to lease and make a profit. Mr. Johnson-Staub said that the intent is to pursue a lease. Ms. Coutinho said that John Simpkins sold with a

payback provision, but Mr. Johnson-Staub requested that there be no payback contingency because the public benefits are greater in economic stimulus and recreation. Seventy percent of the design is complete. Ms. McGurrin said that the budget looked okay with numbers.

The current design proposal includes a marina basin, 35' high dry rack storage, a public boat ramp, a marine science education center, an operations/harbor master facility, a marine waste disposal pump out, and a fueling facility. The concept plan also includes nature trails aquaculture fields, playground, and picnic areas. The goal is to develop a multifaceted self-sufficient marine park to revitalize this area and offer new educational and aquaculture opportunities.

Mr. March left at 4:20 PM

Mr. Johnson-Staub said that cost creep happens but he wants to get this done with \$800,000. Mr. Roche asked about restrictions on fuel or the sales of boats. Mr. vonHone said there is no restriction on either fuel or the sale of boats. Repair work would be done in the off-season. It is located between Village Center Overlay District (VCOD) #1 and VCOD #2, and there was a traffic study factored in. Mr. Johnson-Staub agreed that they will need all income streams that are available. Mr. Roche asked about 2007-2010 traffic study and that the Committee should be aware of all traffic studies.

Mr. Mulkeen inquired if all marinas were money losers. Mr. vonHone strongly believes that private industry should run it. It is almost the same size as Bass River Marina, but bigger than Ship Shops. Thirty-foot boats can access it, and it should mean between 5 and 10 jobs. Maintenance of the mouth of the river is going to be a requirement of any marina company. We use the county dredge at \$7.55 a cubic yard. A private firm would be \$20. Mr. Johnson-Staub said that he will have concrete information of whether or not there is a market for it and will have a consultant do an analysis before Annual Town Meeting. There were further remarks regarding state filing suits on marinas, lawsuits and a self-contained washing facility. Mr. vonHone said that this would meet all federal standards.

Yarmouth New Church Conservation Finishes (#102): Sara Jane Porter, President of Yarmouth New Church Preservation Foundation. Ms. Porter said that they were doing bathroom renovations and putting heat in the lower level. They have raised \$70,000 in 3 months. Mr. Kelley reported that \$400,000 was in CPA funds, and New Church has put in \$900,000. Ms. Porter said that she will submit a report on all funds raised to date. Mr. Peter Q. Smith said that monies had been raised from concerts, weddings and funerals that had been held there. Ms. Porter said that repairs were necessary due to various damages and leaks. It was suggested that they try to have a lot of events to utilize the facility. There was a comparison of the Yarmouth New Church to the Cultural Center. Mr. Kelley mentioned that the Yarmouth New Church held three concerts and 200 paying members, with no paid staff.

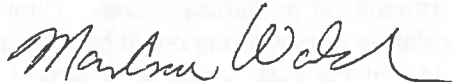
ADJOURN

As there was no further business, Ms. McGurrin moved to adjourn the meeting at 5:15 p.m. Mr. Small seconded. The vote was unanimous 9-0.

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

1. FY13 CPA Applications
2. CPC 2012 Presentation Schedule
3. Memo from Yarmouth Housing Authority re CPA funds. 10/10/2012
4. "First Accessible Garden Open in South Yarmouth," *The Register Newspaper* 10/12/2012
5. Five pictures of Habitat for Humanity house

Respectfully submitted,
Jennifer Coutinho, Program Coordinator



Mary Ann Walsh, Clerk