

TOWN OF YARMOUTH  
COMMUNITY PRESERVATION COMMITTEE  
MINUTES  
September 25, 2013  
FINAL

YARMOUTH TOWN CLERK  
17 FEB 28 PM 3:21 REC  
32

- PRESENT:** Gary Ellis, Chairman; Tom Roche, Thomas Kelley (left at 4:30), Fred Fries, Jack Mulkeen, Dorcas McGurrin, Hugh March, Nate Small
- GUESTS:** Kerry Muldoon, Conservation Administrator; Bob Nash, Executive Director of Cultural Center of Cape Cod; Vicki Goldsmith, Executive Director of Habitat for Humanity; Leedara Zola, Habitat for Humanity; Karl von Hone, Director of Natural Resources
- ABSENT:** Mary Ann Walsh
- STAFF:** Jennifer Copeland
- LOCATION:** Room A, Town Offices, 1146 Route 28, South Yarmouth, MA
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**CONVENE**

Chairman Ellis opened the Community Preservation Committee (CPC) meeting at 3:03 p.m.

**PRESENTATIONS**

Habitat for Humanity, Virginia Street (#115): Leedara Zola presented Habitat for Humanity's application for \$225,000 for construction of six units on two acres on Virginia Street in West Yarmouth. They have also applied for a Federal Home Grant in the amount of \$180,000. The homeowners will be required to contribute 250 hours of "sweat equity." Habitat is working with the Dept. of Housing and Community Development to obtain a universal deed rider.

Ms. Zola responded to questions from the Committee regarding the road that will need to be constructed and different development scenarios; Ms. Goldsmith answered questions about Habitat's financing and fundraising.

Bass Hole Restoration & Preservation (#124): Kerry Muldoon, Conservation Administrator, and Karl von Hone, Director of Natural Resources, presented the Town of Yarmouth's application for funds to remove invasive Phragmites from Gray's Beach and the Bass Hole Boardwalk. The request has been reduced to \$13,000 as the Barnstable County Land Management Grant Program has awarded the Town with \$4,000 towards the project.

The Owl Club contract 2010-8A1 Milestone 6: Bob Nash, Director of the Cultural Center of Cape Cod, proposed an amendment to Milestone 6 of this contract, which required the Owl Club to have been granted a Certificate of Occupancy and to have had the "Owl Club" sign installed in order to receive the final release of funds. They still need to complete the fire protection system, insulation, and electrical system. Mr. Nash anticipates that the Owl Club is 6 months to a year from opening. However, there are several grants in the works, so it could be sooner if any of those grants come through. He is asking that the Certificate of Occupancy requirement be removed from Milestone 6.

Mr. Nash responded to questions from the Committee. After thoughtful discussion, Tom Roche moved that the Certificate of Occupancy requirement be removed with the condition that the Cultural Center spend \$53,000 in cash-on-hand towards the project and provide the Town with proof of payment via cancelled checks and vendor invoices dated with paid receipts. Seconded by Hugh March. The motion carried by a vote of 6-2, with Dorcas McGurrin and Nate Small voting nay.

Correspondence:

The Committee reviewed the following:

- 2013 Presentation Schedule
- Memo from Habitat to BOS & CHC re: Virginia St. State application, 8/28/13
- Final Report from C. Driscoll re: FY13 Hands of Hope grant, 9/5/13
- Memo from J. Copeland re: FY14 CPA applications, 9/12/13
- CPA Budget showing the fund balance and estimated revenues

**ADJOURN**

As there was no further business, Mr. Roche moved to adjourn the meeting at 4:59 p.m. Ms. McGurrin seconded. The vote was unanimous, 8-0.

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

- 2013 Presentation Schedule
- Memo from Habitat to BOS & CHC re: Virginia St. State application, 8/27/13
- Final Report from C. Driscoll re: FY13 Hands of Hope grant, 8/30/13
- Memo from J. Copeland re: FY14 CPA applications, 9/12/13
- Memo from Kerry Muldoon, Conservation Administrator, to CPC, dated 9/25/2013
- Cultural Center of Cape Cod Income & Expenditure Estimates as of 9/19/2013
- CPA Budget showing the fund balance and estimated revenues

Respectfully submitted,  
Jennifer Copeland  
Program Coordinator



Mary Ann Walsh, Clerk