

TOWN OF YARMOUTH  
COMMUNITY PRESERVATION COMMITTEE  
MINUTES  
November 6, 2013  
**FINAL**

YARMOUTH TOWN CLERK  
y  
117FE828PM3:22 REC

**PRESENT:** Gary Ellis, Thomas Kelley (3:46 p.m.), Nate Small, Fred Fries, Mary Ann Walsh  
Jack Mulkeen, Tom Roche, Dorcas McGurrin

**ABSENT:** Hugh March

**GUESTS:** Reverend David Hoyt, David Dovell, Audrey Smith, Howard Heaton, Richard Barker,  
Ned Parker, Richard Snelley, Allan Broderick

**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 3:12 p.m.

**NEW BUSINESS**

Correspondence:

- o Yarmouth New Church Finishes (#121) Revised Budget, 10/25/13
- o Letter from Karen M. Greene to Affordable Housing Trust re: 881 Route 28 (Cavalier), 10/28/13
- o Letter from CPC to Connolly & Partners, LLC re: 881 Route 28 (Cavalier), 10/30/13
- o Revised Plans from Connolly & Partners, LLC for 881 Route 28, 10/28/13

**PROJECT UPDATES**

South Yarmouth Methodist Church Foundation and milestone amendment: David Dovell requested amending Milestone #1, Church Foundation. He explained that it has taken a lot of work to get to this point, but the project is behind schedule. Temporary repairs have been done, but the steeple now needs to come down because water is getting in through the louvers. Reverend Hoyt said they hope to start digging on 1/6/13.

There was discussion, and Ms. Copeland read Article #21 from the 2012 Annual Town Meeting warrant and the explanation. Chairman Ellis wanted to be sure that the project complies with the U.S. Secretary of the Interior Standards for the Treatment of Historical Properties. The church will utilize \$266,200 in CPA funds and 103,569 in matching church funds. The project total is \$369,769.

VOTE: Mr. Roche made a motion to amend the milestones for the rehabilitation project as presented in the revised contract 2012-7. Ms. McGurrin seconded. The vote was unanimous, 7-0.

**FY 14 APPLICATIONS – Discussions and/or Vote**

MAHT General Deposit No. 8 (#113):

VOTE: Mr. Small moved to approve the MAHT General Deposit No. 8 (#113) in an amount not to exceed \$286,000 with \$189,650 allocated from the Housing Reserve and \$96,350 from the Budgeted Reserve. Seconded by Mr. Mulkeen. The vote was unanimous 8-0.

Hands of Hope Rental Assistance – Req. 2 (#116):

VOTE: Mr. Roche moved to approve the Hands of Hope Rental Assistance – Req. 2 (#116) in an amount not to exceed \$25,000 from the Undesignated Fund. Seconded by Mr. Small. The vote was unanimous 8-0.

Capt. Bangs Hallett Roof & Gutters (#119):

VOTE: Ms. McGurrin moved to approve the Capt. Bangs Hallett Roof & Gutters (#119) application in an amount not to exceed \$44,868 from the Historic Reserve conditional upon the funds being spent for the roof portion of the project only. Mr. Small seconded. The vote was unanimous 8-0. Condition: said funding shall be spent on the roof replacement as itemized in the budget.

Cultural Center Exterior Restoration (#120):

VOTE: Mr. Mulkeen moved to approve the Cultural Center Exterior Restoration (#120) application in an amount not to exceed \$21,156 from the Historic Reserve. The motion carried 6-2 with Mr. Ellis and Mr. Kelley voting nay.

Yarmouth New Church Conservation Finishes (#121):

VOTE: Mr. Mulkeen moved to approve the Yarmouth New Church Conservation Finishes (#121) application in an amount not to exceed \$188,000 with \$43,650 allocated from the Budgeted Reserve and \$144,350 allocated from the Undesignated Fund. Seconded by Mary Ann Walsh. Discussion: said funding shall be spent on the following improvements as itemized in the budget and are conditional upon the Yarmouth New Church Preservation Foundation obtaining in-kind services or matching funds towards In-Paint Ceiling Fields valued at \$28,000 and Scaffolding valued at \$52,000. The motion carried 7-1 with Mr. Small voting nay.

Drawings/Specifications/Plaster Survey .....	\$6,000
Plaster Stabilization/Restoration.....	\$15,000
Chemically clean painted surfaces.....	\$92,000
Consolidate all painted surfaces .....	\$75,000
<b>TOTAL .....</b>	<b>\$188,000</b>

Historic Fences in Town Cemeteries (#122):

VOTE: Ms. McGurrin moved to approve the Preservation of Historic Fences application (#122) in an amount not to exceed \$25,000 from the Historic Reserve. Seconded by Mr. Roche. The motion carried unanimously, 8-0.

Historic Tombstone Preservation (#123):

VOTE: Ms. McGurrin moved to approve the Preservation of Historic Tombstones application (#123) in an amount not to exceed \$25,000 from the Historic Reserve. Seconded by Mr. Small. The motion carried unanimously, 8-0.

Bass Hole Restoration & Preservation (#124):

VOTE: Ms. McGurrin moved to approve the Bass Hole Restoration & Preservation application (#124) in an amount not to exceed \$13,000 from the Undesignated Fund. Said funding shall be spent as follows:

FY14	\$	4,550	\$	4,000	\$	8,550
FY15	\$	5,130		TBD	\$	5,130
FY16	\$	2,565		TBD	\$	2,565
Contingency	\$	755			\$	755
Sub-total	\$	13,000	\$	4,000	\$	17,000

Seconded by Mr. Small. The motion carried unanimously, 8-0.

Flax Pond Playground & Gazebo (#125.1):

VOTE: Ms. McGurrin moved to approve the Flax Pond Phase II application (#125.1) in an amount not to exceed \$235,000 for a changing room, children's play area, and a gazebo from the Budgeted Reserve. Seconded by Mr. Small. The motion carried unanimously, 8-0.

Concert Shell at Mattacheese Middle School (#126):

VOTE: Ms. McGurrin moved not to recommend the application for funding because the site rehabilitation could be funded through the Dennis-Yarmouth Regional School District maintenance plan. Seconded by Mr. Kelley. The motion carried unanimously, 8-0. It was noted that CPA funds cannot be used for maintenance.

460 Rt. 6A Playground Equipment Upgrade (#111.1):

VOTE: Ms. McGurrin moved to approve the Playground Equipment Upgrade application (#111.1) in an amount not to exceed \$125,000 from the Budgeted Reserve. Seconded by Mr. Roche. The motion carried unanimously, 8-0.

The following applications were not voted on as additional information on the proposal was required:

MAHT Motel Redevelopment Additional Funds (#114)

Habitat for Humanity - Virginia St (#115)

Redevelopment of Cavalier Motor Lodge (#117)

Historic Assessor Record Valuations (#118)

**APPROVAL OF MINUTES**

Mr. Mulkeen moved to approve the January 25, 2012 meeting minutes as presented. Mr. Small seconded. The vote was 6-0-2 with Mr. Roche and Ms. McGurrin abstaining as they were not present at the meeting.

Ms. McGurrin moved to approve the March 14, 2012 meeting minutes as presented. Vice-chair Roche seconded. The vote was 7-0-1 with Ms. Walsh abstaining as she was not present at the meeting.

Ms. McGurrin moved to approve the April 25, 2012 meeting minutes as presented. Vice-chair Roche seconded. The vote was unanimous 8-0.

**ADJOURN**

As there was no further business, Ms. Small moved to adjourn the meeting at 5:15 p.m. Ms. McGurrin seconded. The vote was unanimous 8-0.

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

- FY14 CPA Application Recommendations
- Yarmouth New Church Finishes (#121) Revised Budget, 10/25/13
- Letter from Greene to Affordable Housing Trust re: 881 Route 28 (Cavalier), 10/28/13
- Letter from Ellis to Connolly & Partners, LLC re: 881 Route 28 (Cavalier), 10/30/13
- Revised Plans from Connolly & Partners, LLC for 881 Route 28, 10/28/13
- Letter from Connolly & Partners to Affordable Housing Trust, 11/4/13
- Amendment & Milestones for S. Yarmouth Methodist Church
- Capt. Bangs price comparison
- E-mail from Stuart Saginor to Jennifer Copeland, 11/5/13
- Minutes: 1/25/12; 3/14/12; 4/25/12

Respectfully submitted,  
Jennifer Copeland, Program Coordinator



Mary Ann Walsh, Clerk