

YARMOUTH TOWN CLERK
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TOWN OF YARMOUTH
COMMUNITY PRESERVATION COMMITTEE
MINUTES
December 11, 2013
FINAL

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

GUESTS: Norm Holcomb, Robert Lawton, Mary Waygan

STAFF: Jennifer Copeland

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

CONVENE

Chairman Ellis opened the Community Preservation Committee (CPC) meeting at 3:12 p.m.

NEW BUSINESS

Public Comment on FY 14 CPA Applications: Chairman Ellis read an email from Peter Hughes dated 12/10/13, 4:18 p.m. (Handout #1) opposing the Route 6A playground application. Dorcas McGurrin commented that there were 32 people at the meeting; 30 people were in favor of the playground rehabilitation and 2 people were opposed. Chairman Ellis explained that the design of the playground is beyond the scope of the Community Preservation Committee; it falls under the purview of the Old King's Highway Committee.

There was also an e-mail from Elvio Rodrigues, dated 11/19/13, to Karen Greene, Director of Community Development, opposing the White Rock Road open space application. In her response, Ms. Greene explained that the CPC had taken no action on that application for the April 2014 Town Meeting. Ms. Copeland reported that she also spoke with Mr. Rodrigues and explained the process to him.

Correspondence:

- o E-mail from P. Staub re: Sailing Center Flood Insurance Decision, 11/14/13
- o Letter from Friends of the Yarmouth Common re: Route 6A Playground App # 111.1, 11/16/13
- o Certificate of Appreciation from the First Congregational Church, 11/16/13
- o E-mail from E. Rodrigues regarding White Rock Road App. (81.1), 11/19/13
- o Response to E. Rodrigues e-mail from K. Greene re: White Rock Road App #81.1, 12/3/13
- o Letters (9) between Town and Connolly and Partners re: 881 Route 28, 10/28/13 – 11/29/13
- o Memo from Affordable Housing Trust re: Motel Redevelopment App #114, 12/4/13
- o Memo from Affordable Housing Trust re: Habitat for Humanity App #115, 12/4/13

FY14 APPLICATION DISCUSSION & VOTE

Habitat for Humanity – Virginia St. (#115): The Committee discussed recommending \$25,834 per unit up to six, totaling \$155,004. Mr. Roche stated that the Planning Board sent a letter to the Zoning Board of Appeals recommending that the common drive/road be widened to 16'. Mr. Kelley attended the ZBA meeting, and felt that the configuration was questionable and that five or six units would overtax the property. Mr. Ellis stated that he was not comfortable voting without more information. Mr. Roche suggested tabling the discussion until the Yarmouth Housing Trust members arrived to answer questions and provide clarification.

Historic Assessor Record Valuations (#118):

VOTE: Tom Roche made a motion, seconded by Jack Mulkeen, to approve \$73,626 from the Historic Reserve and \$92,909 from the Undesignated Fund for a total of \$166,535.

The Committee prefers that the project be completed by 6/30/15. The motion passed unanimously, 9-0.

New Church Conservation Finishes (#121): There were discussions about the matching funds and how much money the New Church has received from the CPC.

VOTE: Mr. Roche made a motion, seconded by Ms. McGurrin, to rescind the original vote taken on 11/6/13. The motion passed, 8-0-1, with Mr. March abstaining.

VOTE: Ms. McGurrin then made a motion, seconded by Mr. Small, to approve the application for \$188,000, with \$43,650 from Budgeted Funds and \$144,350 from the Undesignated Funds. The motion passed, 8-1, with Mr. Kelley voting nay. (Mr. Small changed his vote to yea from nay on the 11/6/13 vote. Mr. Kelley changed his vote to nay from yea on the 11/6/13 vote.)

Mr. Small and Ms. Walsh remarked that this would preserve historic artwork and encourage tourism.

4:00 P.M. HOUSING APPLICATION DISCUSSIONS WITH YARMOUTH HOUSING TRUST:

Redevelopment of Cavalier Motor Lodge (#117): Karen Greene, Director of Community Development, explained that there are a lot of outstanding issues with this application, but a placeholder could be put on the Town Meeting warrant for it. Connolly and Partners has submitted a plan for the back, residential portion of the lot; however, there is still much more information needed regarding the site configuration, building design, floor plans, land value, parking, additional funding sources, and non-profit partners. They propose a 10% commercial component on the front of the lot, but there are no lot lines on the site plans, and no commercial concept or partner. Affordable Housing Trust and/or Community Preservation funds cannot be used for the commercial portion. Chairman Ellis pointed out that they cannot be used for soft costs or acquisition, either. Ms. Walsh also noted that the CPC never awards money without site control, and this project may have five different funding sources. There was no vote taken on the application.

VOTE: Mr. Small made a motion, seconded by Mr. March, to put a placeholder on the Town Meeting warrant for this application. The motion passed, unanimously, 9-0.

Habitat for Humanity – Virginia St. (#115): Chairman Ellis said that Habitat is going before the Zoning Board of Appeals (ZBA) tomorrow. Mary Waygan believes they will be approved for six houses. She also explained how the Yarmouth Housing Trust calculated its grant - per unit, up to a maximum dollar amount - to allow for a change in the total number of units that may be permitted by the ZBA. Mr. Kelley stated that he attended an earlier ZBA meeting and spoke – as a private citizen – against 7 houses because it will create overcrowding.

VOTE: Ms. McGurrin made a motion, seconded by Mr. Roche, to approve \$25,834 per unit up to six units, totaling \$155,004 from Undesignated Funds. The motion passed, 7-2, with Mr. Mulkeen and Mr. Kelley voting nay.

Mayflower Place: is on the Board of Selectmen's agenda for 12/17/13. They will discuss the land swap and easement and the agreement on Phragmite removal and vista pruning.

Laban Lane land acquisition:

VOTE: Mr. Roche made a motion, seconded by Mr. March, to put a placeholder on the Town Meeting warrant for this application. The motion passed, unanimously, 9-0.

As there was no further business, Ms. McGurrin moved to adjourn the meeting at 5:02 p.m. Mr. Roche seconded. The vote was unanimous.

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

- #1 - Email from P. Hughes to Jennifer Copeland, dated 12/10/13 regarding the Rt. 6A playground.
- #2 - Email from M. Ahern to Jennifer Copeland, dated 12/7/13 regarding the Rt. 6A playground.
- #3 - Article from WickedLocal.com posted 4/18/13 regarding the Rt. 6A playground.
- #4 - Flax Pond Recreation Area -- Phase II Cost Estimate spreadsheet.
- #5 Letter from Connolly and Partners, LLC to Karen M. Greene, dated 12/10/13, regarding redevelopment of the Cavalier Motor Lodge.

Respectfully submitted,
Jennifer Copeland
Program Coordinator



Mary Ann Walsh, Clerk