

TOWN OF YARMOUTH
COMMUNITY PRESERVATION COMMITTEE
MINUTES
October 1, 2014
FINAL

PRESENT: Gary Ellis, Nathan Small, Thomas Kelley, Mary Ann Walsh, Jack Mulkeen,
Tom Durkin, Tom Roche, Dorcas McGurrin

ABSENT: Fred Fries

GUESTS: Bob Nash, Lauren Wolk, Jack Duggan, Peter Freeman, Pearl Wolfson

STAFF: Jennifer Copeland

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

YARMOUTH TOWN CLERK

'17MAR30PM3:12 REC



CONVENE

Chairman Ellis opened the Community Preservation Committee (CPC) meeting at 3:09 p.m.

NEW BUSINESS

Correspondence: The CPC reviewed the October 29th Annual Public Hearing Announcement and the CPA Budget Summary.

APPROVAL OF MINUTES

September 10, 2014 VOTE: On a motion made by Mr. Small, seconded by Mr. Roche, the Committee voted unanimously, 7-0-1, to approve the minutes of 9/10/14 as presented, with Ms. McGurrin abstaining as she was not present at the meeting.

PRESENTATIONS

Taylor Bray Archaeology Phase 4 (#134): Jack Duggan of the Taylor Bray Farm Preservation Association presented the application. Previous excavations have turned up 17th and 18th century artifacts, most notably a 17th century hearth which may be part of the Richard Taylor home; a cache pit; and native American pottery. Through radiocarbon testing there is solid evidence of housing, tool making, and cooking at the site as far back as 3,500 years ago. They are applying for an archaeology permit from the Massachusetts Historical Commission. This important project has brought out many volunteers and visitors.

Discussion: There was general discussion about archaeology and funding. Mr. Duggan answered many questions and thanked the CPC for its support.

Cultural Center Educational Wing (#136): Robert Nash, Executive Director of the Cultural Center of Cape Cod, presented the application. The first and second levels of the Owl Club educational wing are complete and all artist studios have been rented. They expect to gain occupancy by January 2015. Due to consistently high demand for space and programming, the Cultural Center now wants to finish the basement level to offer studios for recording, ceramic arts, pottery, and photography. They also want to offer programs to at-risk youth and domestic violence victims.

Discussion: Mr. Roche asked if this amount of funding was adequate to complete the project. Mr. Nash explained that this request is for finishes only (sheet rock, electrical, plumbing, etc.) not equipment like kilns, etc., which will be donated by other sources. Ms. Wolk answered questions about the outreach and mentor programs. At the suggestion of Chairman Ellis, staff will confirm with Town Counsel whether this project is eligible for CPA funding.

Our First Home – West Yarmouth Rd. (#130): Attorney Peter Freeman of Our First Home, Inc. presented the application. Our First Home, founded by Pearl & Joel Wolfson, has built 15 homes in Yarmouth. This proposal is in response to an RFP issued by the Yarmouth Affordable Housing Trust, which owns the land on West Yarmouth Road in Yarmouth Port. There will be a 2-bedroom home offered for \$155,000 and a 3-bedroom home offered for \$160,000. There will be one common driveway.

Discussion: Mr. Kelley inquired as to why the two lots were not equal size. Mr. Freeman explained that at this point they would need to go before the Zoning Board of Appeals to change the lot lines.

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

- CPA October 29th Annual Public Hearing Announcement
- CPA Draft Budget Summary
- Meeting Minutes, 9/10/14
- Taylor-Bray Farm Fall Festival Flyer (Handout #1)
- D-Y Tennis Courts Opening Day Flyer (Handout #2)
- Screenshot – Cape Cod Museum of Natural History, 10/1/14 (Handout #3)
- Description of Taylor-Bray Farm Archaeology Project, 9/30/14 (Handout #4)
- Letter of support for the Cultural Center Educational Wing from Superintendent of Schools Carol Woodbury, 9/25/14 (Handout #5)
- Letter of support for the Cultural Center Educational Wing from the Arts Foundation of Cape Cod, 9/15/14
- Letter of support for the Cultural Center Educational Wing from Cape Cod Potters, Inc., 9/25/14
- Letter of support Cultural Center Educational Wing from Yarmouth Chamber of Commerce, 9/30/14

ADJOURN

As there was no further business, Mr. Small moved to adjourn the meeting at 5:02 p.m. Ms. McGurrian seconded. The vote was unanimous 8-0.

Respectfully submitted,
Jennifer Copeland
Program Coordinator



Mary Ann Walsh, Clerk