

TOWN OF YARMOUTH
COMMUNITY PRESERVATION COMMITTEE
MINUTES
November 5, 2014
FINAL

- PRESENT:** Gary Ellis, Nathan Small, Mary Ann Walsh, Tom Durkin, Tom Roche, Dorcas McGurrin
- ABSENT:** Jack Mulkeen, Thomas Kelley, Fred Fries
- STAFF:** Jennifer Copeland
- GUESTS:** Norman Holcomb; Robert Wilkins, Anne Whitaker, Christine Marzigliano, Karen Greene, Mary Waygan, Robert C. Lawton Jr. (at 3:30 p.m.)
- LOCATION:** Hearing Room, Yarmouth Town Hall, 1146 Route 28, South Yarmouth, MA



YARMOUTH TOWN CLERK

'17APR4AM10:38 REC

CONVENE

Chairman Ellis opened the Community Preservation Committee (CPC) meeting at 3:08 p.m.

CONTRACT AMENDMENT

Yarmouth New Church Finishes (2014-9 A1): The Yarmouth New Church needs an additional \$36,000 for plaster stabilization; therefore, it is seeking an amendment to its contract to reduce the cost estimates for chemically cleaning painted surfaces and consolidating all painted surfaces in order to allow for the additional plaster repairs. **VOTE:** Ms. McGurrin made a motion, seconded by Mr. Small, to approve Amendment A1 to Contract 2014-9. The motion passed 6-0.

PRESENTATIONS

Cobbler Shop Archival Preservation (#138): Anne Whitaker of the Historical Society of Old Yarmouth (HSOY) presented the application for \$3,847 to install a multi split-type heat pump in the Cobbler Shop Archival Vault to control and stabilize temperature and humidity at levels that are appropriate for archival materials. The generally accepted standards call for temperatures no higher than 70 degrees and relative humidity between 30 to 50 degrees. This equipment will control both temperature and humidity in one unit.

Discussion:

Mr. Small felt the price seemed low; Mr. Ellis noted that there was no contingency; and Mr. Roche asked if the price included removal of the old system. Ms. Marzigliano explained that the equipment was for the vault only, not the entire building. The Committee suggested rounding the grant request up to \$5,000 to include contingency. **VOTE:** Mr. Small made a motion, seconded by Ms. Walsh, to increase the request to \$5,000. The motion passed 6-0.

MAHT General Deposit No. 9 (#128): Application #128 is for \$286,000 to increase affordable housing in town using a variety of programs, such as the Buy-Down Program, existing home preservation and rehabilitation, new home construction, and rental assistance. With the addition of 47 more affordable housing units in 2014, Yarmouth's Subsidized Housing Inventory will be at 4.5%. This application also helps the Municipal Affordable Housing Trust (MAHT) to leverage matching funds. The Committee lauded the good work of the Trust.

MAHT Motel Re-development Funds FY15 (#129): This application seeks funding to help create affordable housing through the redevelopment of one or more motels on Route 28. Mr. Lawton, Vice-chair of the MAHT, explained that the \$750,000 in CPA funds already appropriated last year did not yield

a viable proposal. After meeting with housing consultant Ed Marchant, the Trust considered a new redevelopment model whereby the Town uses local funds to gain control of a motel property or properties by acquisition. To this end, the Trust requests that the Community Preservation Committee allocate \$2,000,000 for the acquisition of one or more Route 28 motels for redevelopment into affordable housing.

Discussion:

There was extensive discussion on the condition of Route 28 and the motels. It was agreed that redevelopment is necessary not only to provide housing, but also to spur economic development and job creation. The Committee also discussed retaining Ed Marchant; the benefits of maintaining Town control over the property; and development priorities.

NEW BUSINESS

Correspondence:

- o Opinion from Gilmore regarding historic eligibility of solar panels, 10/16/14
- o Consecration Sunday invitation from S. Yarmouth Methodist Church, 11/4/14
- o CPA Plan comments from Community Housing Committee, 10/20/14
- o Return funds for Cellar House project from K. Greene, 10/21/14
- o Hands of Hope regarding Yarmouth interview location, 10/27/14
- o Yarmouth New Church Decorative Finishes, Amendment to Contract 2014-9
- o Memo from M. Waygan to CPC with revised Application #129, 10/30/14
- o Memo from K. Greene to CPC detailing modifications to Application #129, 11/5/14

ADJOURN

As there was no further business, Mr. Small moved to adjourn the meeting at 4:21 p.m. Ms. McGurrian seconded. The vote was unanimous 6-0.

Respectfully submitted,
Jennifer Copeland
Program Coordinator



Mary Ann Walsh, Clerk