

TOWN OF YARMOUTH  
COMMUNITY PRESERVATION COMMITTEE  
MINUTES  
December 9, 2015  
FINAL

**PRESENT:** Gary Ellis, Tom Durkin, Tom Roche, Heather McElroy, Nate Small, Dorcas McGurrin, Beverly Bachand

**ABSENT:** Thomas Kelley, 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 3:01 p.m.

**NEW BUSINESS**

Correspondence: The CPC reviewed the Amos Baker Historic Building Application (#160) Estimates for Work, 11/27/15; e-mail from Jack Duggan regarding volunteer hour contributions dated 11/20/15; FY16 Grant Application Summary, 12/3/15; and CPA Budget Summary, 12/3/15.

YARMOUTH TOWN CLERK

**DISCUSSION/VOTE ON REMAINING FY16 APPLICATIONS**

'17AUG21PM4:13 REC

Motel Redevelopment Program (#154). **VOTE:** Mr. Small made a motion to approve \$1,000,000 as presented from the undesignated reserve. Ms. Copeland asked the Committee to review the possible funding conditions dated 12/3/15.

Mr. Small amended his motion to approve \$1,000,000 from the housing reserve subject to the following conditions A through E. Ms. McGurrin seconded the motion.

- A. To subsidize the acquisition and/or construction of affordable units with a maximum subsidy of \$30,000 per unit.
- B. Utilized up to \$50,000 for an affordable housing real estate technical advisor.
- C. 100% rental development and all units to count on the Subsidized Housing Inventory.
- D. Municipal Affordable Housing Trust to provide an accurate figure based on the results of the second Request for Proposal (RFP) for site selection.
- E. Results from the RFP for site selection must be provided to the CPC no later than March 1, 2016.

The motion passed 6-1 with Chairman Ellis voting nay.

Chairman Ellis expressed concern about committing additional funds to the Motel Redevelopment Program because the first project still has no developer. Mr. Small stated that the funds committed to that project will revert to the Town if a developer does not come forward, which is why it is important to have another plan. Mr. Roche stated that this is a good program for the Town because it removes blighted properties and supplies high-quality affordable housing. He also advised the Committee that the Trust does not want to see overdevelopment of affordable housing along Route 28. Chairman Ellis is concerned that the Town is setting a precedent.

**On 3/22/17, on a motion by Nate Small, seconded by Tom Roche, the committee voted 5-0-0 to approve these minutes.**

Yarmouth Housing Emergency Loan Program (HELP) (#155): The Committee discussed the differences between the Harwich Ecumenical Counsel for Housing Emergency Loan Program and Housing Assistance Corporations Home Preservation Program prior to the vote.

**VOTE:** Ms. McGurrin made a motion, seconded by Mr. Small, to approve up to \$118,000 as presented from the undesignated reserve. The motion passed unanimously 7-0.

HAC Home Preservation Program (#156) – VOTE: On a motion by Ms. McGurrin, seconded by Mr. Small, to approve up to \$75,000 as presented from the undesignated reserve. The motion passed unanimously 7-0.

Amos Baker Historic Building Rehabilitation (#160): Chairman Ellis brought up several areas of concern. The two quotes provided from the applicant are not comparable. The scope of work may exceed \$100,000 or 30% of the assessed value of a public building, which triggering Americans with Disabilities Act (ADA) compliance, which is only partially addressed in one of the quotes, and not at all in the other quote. The quotes also do not indicate what type of siding will replace the existing shingles. Chairman Ellis would like shingles and a sign indicating the historic significance of the building.

The Committee agreed to send a letter to the applicant recommending a building committee to oversee the project and to encourage them to re-apply with a more complete application, possibly with approved plans. Ms. Copeland will draft a letter to the applicant.

**VOTE:** On a motion by Ms. McGurrin, seconded by Mr. Small, to take no action on the application as presented. The motion passed unanimously 7-0.

Packet Landing Pavilion & Restrooms (#162): The Committee discussed the required use of prevailing wages, which is determined by who owns the property, and the public use is the main driver of the high cost. One suggestion was to break down the costs so portions could be voted separately, i.e. viewing platform; bathrooms; roof.

#### **OTHER BUSINESS**

- a) Member Representative Updates: None
- b) Staff Updates: Ms. Copeland will e-mail a draft of the annual report to members for review.

#### **ADJOURN**

As there was no further business, Mr. Roche moved to adjourn the meeting at 4:10 p.m. Mr. Durkin seconded. The vote was unanimous 7-0.

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

1. Amos Baker Historic Building Application (#160) Estimates for Work, 11/27/15
2. E-mail from Jack Duggan re: volunteer hour contributions dated 11/20/15
3. FY16 Grant Application Summary, 12/3/15
4. CPA Budget Summary, 12/3/15
5. Letter to Board of Selectmen, 12/11/15

Respectfully submitted,  
Jennifer Copeland  
Program Coordinator



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