

TOWN OF YARMOUTH
COMMUNITY PRESERVATION COMMITTEE
ANNUAL PUBLIC HEARING
October 21, 2015
FINAL

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

ABSENT: Fred Fries, Thomas Kelley

GUESTS: Jack Grebe, Kathy Williams, Jack Mulkeen, Linda Jean, Curt Sears, DJ Sullivan, Mary Vilbon, Kara Boule, Susan Brita, Joan Carr, Christine Marzigliano, Sarah Horne, Norman Holcomb

STAFF: Jennifer Copeland; Mary Waygan

LOCATION: Cultural Center of Cape Cod, 307 Old Main Street, 28, South Yarmouth, MA

CONVENE

Chairman Ellis opened the Community Preservation Committee (CPC) meeting at 6:05 p.m.

PRESENTATIONS

Chairman Ellis introduced the members of the Committee and welcomed new member Beverly Bachand who has replaced Fred Fries as the representative from the Historic Commission. He then explained the amendment to the Community Preservation Act (CPA) law, which now allows for the rehabilitation and/or restoration to recreation land that was not acquired with CPA funds. This change was made to help cities and towns that did not have a lot of open space.

Chairman Ellis introduced Mary Ann Walsh to present the accomplishments made with CPA dollars and the articles approved at Town Meeting. Since adopting the CPA ten years ago, the Town has:

- o Created/preserved 44 affordable homes
- o Provided rental support for 102 households
- o Rehabilitated 19 historic properties
- o Completed 13 recreation projects
- o Protected 52 acres of open space

YARMOUTH TOWN CLERK

'17AUG21PM4:14 REC

At this year's Town Meeting, voters approved 19 projects:

- o 3 Community Housing
- o 2 Municipal Affordable Housing Trust (MAHT)
- o 5 Historic Preservation
- o 7 Recreation
- o 2 Open Space (1 acquisition, 1 preservation)

Nate Small explained the Community Housing Projects currently underway in Town:

- o Feasibility Study of Town-owned land
- o Hands of Hope Rental Assistance
- o 906 & 910 West Yarmouth Road homes
- o Ernest Road home
- o Housing Assistance Corp. Home Preservation Program
- o Habitat for Humanity Virginia Road homes

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

Tom Roche explained the history and function of the Municipal Affordable Housing Trust (MAHT) and particularly its work with the Motel Redevelopment Program, the goal of which is to stimulate redevelopment of Route 28 motels with affordable housing of the highest-quality design. Through the Request for Proposal process, the Trust has entered into an agreement with the Yarmouth Gardens Motel and will now solicit competitive proposals from qualified developers to raze & replace the existing structures. The Trust has applied for an additional \$1 million in this CPA grant round to identify and redevelop another site.

Dorcas McGurrin gave an update of the Historic projects underway in town:

- Repairs to Baxter Grist Mill fish ladder and sluiceway
- Cultural Center educational wing including recording studio, ceramic arts studio, mixed-media and digital arts studios in the lower level
- Tombstone and fence preservation at Baptist, Ancient, Georgetown, Methodist and Woodside Cemeteries
- Completed Taylor Bray Farmhouse rehabilitation
- Continuing archaeological survey at Taylor Bray Farm
- Installation of shutters at the Cultural Center
- Restoration of decorative surfaces at the Yarmouth New Church

Ms. McGurrin also highlighted some of the Recreation projects:

- Completed rehabilitation of the Sailing Center
- Invasive species removal at Bass Hole
- Upgrades at Fred Thacher Playground in Yarmouth Port
- Design and engineering underway for the Cape Cod Rail Trail Extension through Yarmouth
- Senior Center bocce court shading underway
- Sandy Pond and Old Main Street ball field fence replacements underway
- Updating Master Plans for Sandy Pond Recreation area and Peter Homer Park

Ms. McElroy presented the Open Space updates:

- Invasive species removal at Taylor Bray Farm
- Purchase of a Conservation Restriction on Chase Garden Creek

Chairman Ellis outlined the available funds for appropriation in the upcoming round, which total just over \$5 million. The Committee is in the process of reviewing the proposals. Mr. Ellis gave a short overview of some of the applications:

- Seagull Beach Boardwalk & Riverwalk Study
- Packet Landing Pavilion & Restrooms
- Splash Pad Feasibility Study
- Parkers River Bridge
- White Rock Road Land Acquisition

PROJECT OF THE YEAR

This year instead of honoring a project, the Committee honored longtime volunteer, Jack Mulkeen for his years of service dedicated to preserving open space. Mr. Mulkeen has been involved with the Town for nearly two decades protecting open space. He first began on the Landbank Committee which was renamed the Open Space Committee. In 2005, when the Community Preservation Committee was formed, he participated as the Open Space representative.

Jack often worked behind the scenes to put land acquisition deals together. He was instrumental in protecting 191 acres of open space land in Yarmouth. He always worked in the best interest of the community and volunteered much of his time to maintain these areas. We are fortunate to have him volunteers for some many years and all will miss him. Mr. Mulkeen kindly accepted his plaque.

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

PUBLIC COMMENTS

The public was invited to comment on projects.

HANDOUTS AT THE HEARING

- Community Preservation Act Projects 2005-2015 spreadsheet
- Community Preservation Allowable Spending Purposes chart
- Affordable Housing fliers (3)
- Riverwalk Concept Sketch dated 9/8/15

ADJOURN

As there was no further business, the meeting was adjourned at 7:05 p.m.

Respectfully submitted,
Jennifer Copeland
Program Coordinator



Mary Ann Walsh, Clerk

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

