

TOWN OF YARMOUTH
COMMUNITY PRESERVATION COMMITTEE
MINUTES
November 30, 2016
FINAL

PRESENT: Gary Ellis, Tom Roche, Nathan Small, Mary Ann Walsh, Heather McElroy,
Tom Durkin, Tom Kelly, Beverly Bachand

ABSENT: Dorcas McGurrin

GUESTS: Robert Nash, Cultural Center of Cape Cod Executive Director; Jack Duggan, Taylor
Bray Farm Preservation Association; Robert Lawton and Mary Waygan, Affordable
Housing Trust

STAFF: Dawn-Marie Flett

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

YARMOUTH TOWN CLERK
'17SEP14AM11:18 RE

CONVENE: Chairman Ellis opened the Community Preservation Committee (CPC) meeting at 3:05 p.m.

PRESENTATIONS:

Cultural Center Critical Repairs & Improvements (#176): Robert Nash, of the Cultural Center of Cape Cod, presented the application for \$61,747. Roughly 75% of this request addresses preservation (gutters) and 25% addresses safety (exterior lightning). Mr. Nash distributed photos depicting water damage in the basement and above the front door around the decorative and very heavy “ram’s head.” The water damage must be addressed because it will continue to undermine the integrity of the building. Mr. Nash also explained that there is inadequate lighting outside the front door and in the parking lot island, posing a safety hazard. The light fixtures chosen match those already on the building.

Mr. Roche asked if there would be any light wash affecting neighbors. Mr. Nash responded that there would not. Ms. Walsh asked about other matching grants for this project. Mr. Nash explained that there are four additional grant applications in process for programming and equipment. Chairman Ellis asked if Mr. Nash had attempted to get bids from local contractors. Mr. Nash stated that he did; however, due to the size of the gutters (8” copper), only two contractors responded and neither was from Yarmouth. Chairman Ellis also asked about the necessity for copper gutters because copper is expensive and often stolen from homes and worksites. Mr. Nash explained that there is an elaborate strapping system tying the gutters to the building. He also looked into other materials, but none could reasonably compare to copper for durability on a building with a slate roof, which sheds ice and water in large quantities. Mr. Roche asked if any local electricians were solicited for the lighting project. Mr. Nash explained that the quote provided is from the husband of a member. This electrician has worked on the building extensively and consistently charges the lowest rate.

Mr. Kelly asked how many applications the Cultural Center has submitted and how much money it has requested over the years. Ms. Flett reported that there have been four: 2006 – \$400,000 for the building; 2010 -- \$400,000 for the Owl Club; 2014 -- \$21,156 for shutters and lampposts; 2015 -- \$100,000 for Owl Club basement finishes. Mr. Kelly requested a printout of the above prior to voting on the application. Mr. Kelly further stated that the Committee was never provided with a master plan by the Cultural Center; projects just keep getting added on with potentially no end in sight. Mr. Nash responded that future projects will likely be more maintenance in nature, and therefore would not qualify for CPA funds. Finally, Chairman Ellis asked Mr. Nash to notify staff as soon as he hears about the other pending grant applications.

Taylor Bray Farm Archaeology Phase 6 (#173): Jack Duggan of the Taylor Bray Farm Preservation Association (TBFPA) presented the application for \$24,000 for further archaeological exploration at the

Taylor Bray Farm. He provided a large poster of the 2015 project and a letter of support from the Cape Cod Museum of Natural History.

Mr. Duggan explained that over the years, this project has documented thousands of years of humans using this piece of land to live and raise families. In 2016, 43 volunteers worked approximately 700 hours over 2 ½ weeks and discovered evidence of a 17th- or 18th-century barn and another Native American storage pit with artifacts, including a 6,000-8,000 year-old point. Archaeologist Craig Chartier will continue cataloguing and collating the discoveries; however, other than test pits during festivals, there will be no more digging in this Colonial-era site. Future projects in the Colonial-era site will focus on integrating the findings with existing historical facts to commemorate the house site so that visitors will have insight into daily life.

In this application for work in 2017, exploration will return to the ancient Native American site in the northeast pasture where artifacts from the Early Archaic (8,000-10,000 years ago) and the Late Paleo-Indian (10,000+ years ago) periods were discovered in 2015. Looking forward, Mr. Chartier believes, and Mr. Duggan concurs, that there is the potential for another dig in 2018 in the southeast pasture. Mr. Duggan thanked the Committee for its support and hopes that the farm continues to be historical and educational resource.

Ms. McElroy asked what the next steps would be, particularly with regards to education. Mr. Duggan explained that he has many ideas, such as using the assistance of a landscape architect to mark out the foundation of the original home with its additions and barn. The present farmhouse is open to the public and hosts the archaeological displays. Mr. Duggan has also been in touch with an architect who is willing to create a computer-aided graphic reproduction of what the home may have looked like.

Mr. Small stated that he feels this is the Town's biggest bang for its buck and thanked Mr. Duggan and the TBFPA. Mr. Durkin lauded the use of local student volunteers. Mr. Duggan disclosed that unfortunately, due to illnesses and scheduling complications, no student volunteers were used in 2016. He hopes to use high school-age students in the future. Tom Kelly asked if this project could serve as a source for an archaeology merit badge from the Boy Scouts. Mr. Duggan agreed to look into the possibility. Mr. Kelly then presented Mr. Duggan with an antique (early 1700s) bellows for the collection at the farmhouse.

Municipal Affordable Housing Trust (MAHT) General Deposit No. 11 (#164): Robert Lawton and Mary Waygan presented this year's request for \$288,500 to support affordable housing. Mr. Lawton explained that the general deposit pays for office support for housing acquisition, construction of new units, emergency preservation, the Ready Renter's list, homeless prevention, salaries, planning, and legal expenses. There are no new major projects planned for this year, and therefore, no additional funding requests from MAHT. Mr. Lawton thanked the Committee and the Town for their support of the Cavalier and Yarmouth Gardens projects. The hope is that these investments will spur additional redevelopment along Rt. 28.

Chairman Ellis asked for updates of those two projects. Ms. Waygan stated that the Town has signed a Memorandum of Agreement with Dakota regarding the Cavalier property (881 Route 28). Pending legal review, the funds will go to Dakota in the form of a "soft second loan." In January, Dakota will apply for the Low Income Housing Tax Credits from the state. Formal Site Plan Review is complete; they hope to start construction in the fall of 2017 and start occupying units in the fall of 2018. Mr. Lawton added that the Trust is advancing Dakota \$500,000 so they can demolish the existing structures once they have control of the site and while waiting for State funding. The Trust also requires that the construction fence be removed, and the lot be loamed and seeded while Dakota waits to begin construction.

Regarding Yarmouth Gardens, the Request for Proposal (RFP) is anticipated to be issued in January with proposals due at the end of February 2017. The RFP will be designed to attract local developers and will likely result in 25-35 units.

Mr. Roche advised that the Trust intended to use the by-law for two redevelopment projects, one on each end of town. Ms. Waygan agreed that the bylaw is a much better alternative than Chapter 40B

development. Mr. Durkin acknowledged this as “a powerful example of governmental structure reinvesting in the community, the benefits of which address the entire community, both economically and socially.”

CORRESPONDENCE

The CPC reviewed the following correspondence:

1. FY17 CPA Grant Summary Report as of 11/22/16
2. Nov. 2016 Statewide Trust Fund Distribution Announced, 11/21/16
3. Community Preservation Act votes put stress on matching funds, *Register* newspaper, 11/17/16

ADJOURN

As there was no further business, Mr. Small moved to adjourn the meeting at 4:26 p.m. Vice-chair Roche seconded. The vote was unanimous 8-0.

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

1. Photographs of water damage at the Cultural Center of Cape Cod
2. Taylor-Bray Farm Archaeological Project poster
3. Letter of support from Cape Cod Museum of Natural History, 11/25/16

Respectfully submitted,
Jennifer Copeland
Program Coordinator

Mary Ann Walsh, Clerk

On 7/26/17, on a motion by Mary Ann Walsh, seconded by Beverly Bachand, the committee voted 6-0-1, with Dorcas McGurrin abstaining, to approve these minutes as presented.

