

TOWN OF YARMOUTH
COMMUNITY PRESERVATION COMMITTEE
MINUTES
December 14, 2016
FINAL

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

ABSENT: Beverly Bachand

GUESTS: Larry Azer, Ken Jenks, Paul Funk, Steve Faucher, Sandi Cashen, Kim Borgeau

STAFF: Jennifer Copeland

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

YARMOUTH TOWN CLERK
'17SEP14AM11:17 REC

CONVENE: Chairman Ellis opened the Community Preservation Committee (CPC) meeting at 3:11 p.m.

PRESENTATIONS:

D-Y Playing Field Upgrades (#168) – Dennis-Yarmouth Regional School District (DYRSD), Larry Azer, Director of Finance and Operations, introduced other members of the DYRSD and presented the application for \$325,000 as part of a \$500,000 athletic field upgrade project at the high school. Mr. Azer explained that because the facilities are shared by Dennis and Yarmouth, the cost for the project will be shared by the two towns proportionally based on the enrollment from each town. Yarmouth sends 65% of the students; Dennis sends 35%. The “CPA Funds” listed on the Cost Estimate represent Yarmouth’s 65% share of the cost.

Phase I of the project will be to upgrade softball, field hockey, and soccer fields. By “flipping” the two softball fields, there will be a larger area for a full-sized field hockey field, soccer, and/or lacrosse. New fencing, dugouts, bleachers, scoreboard, and artificial turf are also proposed. There is an abandoned septic system that would have to be removed.

Phase II, which is not part of this funding application, would entail new artificial turf for the football field and a new track with proper drainage. The current track was installed without a drainage system.

Chairman Ellis asked for clarification on Page 1 of the application which shows a request for \$500,000. Mr. Azer stated that \$500,000 is the total for Phase I, but he is only asking for \$325,000 from the Town of Yarmouth at this time.

The Committee explained that CPA funds cannot be used to pay for artificial turf. Ms. Copeland added that CPA funds can be used for design, engineering, and sublayers. Mr. Azer stated that he would need to re-work the numbers in order eliminate the cost of the artificial turf. Chairman Ellis reviewed the timeline for voting on applications and explained that the CPC would need to have bids by town meeting.

Mr. Small suggested applying for the full amount, excluding the artificial turf, once. Discussion followed regarding coordinating with Dennis and why the funding is not coming from the school district’s budget. Chairman Ellis stated that the applicants are welcome at any meeting to ask for the Committee’s input. He also asked that a contingency be included in the next application.

Yarmouth Housing Emergency Loan Program (HELP), HECH (#166) – Harwich Ecumenical Council for Housing; Kim Borgeau presented the application for \$118,000 to fund this program which provides technical and financial assistance to low- to moderate-income Yarmouth homeowners to make emergency repairs to the envelope of the homes. Examples of such repairs include roofs, windows, siding, and health and safety code failures. HECH qualifies the applicants prior to the Town approving the work. Each project results in a 0% interest 15-year forgivable loan with a 15-year lien on the property. If the property is sold during the course of the loan, the Town is reimbursed in full.

Seven applications have been received so far. HECH's goal is to assist at least five Yarmouth homeowners each year and to continue this program into the future. Ms. McGurrin asked if there is more demand than the funds provide. Ms. Borgeau explained that there is a waitlist. The program is also running in Brewster and Orleans.

Discussion and possible vote on FY17 applications: Ms. Copeland distributed a revised spreadsheet, Possible Funding Conditions, and a budget extending out to FY20 for planning purposes. The FY19 and FY20 budgets estimate a 15% state match. She also provided additional information on the Baxter Grist Mill, and photos of other projects taken by Chairman Ellis.

There is approximately \$2.9 million in applications pending. There is approximately \$2.4 million in Unrestricted Budgeted and Undesignated funds; \$292,150 in Historical; and approximately \$1.33 million in Open Space. The Open Space funds have been built up over the years, but cannot be reallocated to another area.

172- Baxter Grist Mill

There was discussion on the status of the dam restoration project presented by the Department of Public Works (DPW). Mr. Durkin stated that the Conservation Commission has not reviewed an application for the project. Approval is also needed from the Department of Marine Fisheries (DMF). The CPA application states that all permits, licenses, and detailed design will be in place in the spring of 2017. The Committee expressed concern, based on past experience, that the project will not be ready to begin in 2017 and any funds granted will be at the expense of other worthy applications. There was also concern expressed that the culvert under Route 28 may/will continue to deteriorate. The Committee discussed the possibility of asking the DPW to get the approvals and bids and re-apply next year. Mr. Roche suggested that the DPW also send a memo to the State detailing the potential of the road washing out.

166- Home Emergency Loan Program (HELP)

VOTE: Mr. Small made a motion, seconded by Ms. Walsh, to approve \$118,000 as presented. The motion passed unanimously 7-0.

168- Playing Field Upgrades

Still on hold pending revised application. The question was raised as to how the artificial turf will be funded and whether this grant should be predicated on the applicant obtaining that funding. Chairman Ellis suggested that there are many groups that use the field who could work together to fundraise for it. The Committee agreed that there will likely be many conditions placed on this grant.

169- Riverwalk Park & Seagull Boardwalk Design and Permitting

Mr. Small supports the project, but is concerned that the construction will not get funded. Ms. McGurrin felt strongly that the request go before town meeting because there are strong opinions on both sides. Mr. Roche noted the citizens' petition from Gateway Isles Association in opposition to the project. Chairman Ellis noted that 15% of those petitioners are registered voters in the Town.

VOTE: Mr. Durkin made a motion, seconded by Mr. Roche, to approve \$169,000 as presented. The motion passed unanimously 7-0.

170- Sandy Pond Recreation Area Design and Engineering

Still on hold pending additional information. Ms. McGurrin will ask for the information at tonight's Recreation Commission Meeting.

171- Peter Homer Park Playground Equipment

The Committee reviewed the two different designs presented in the application. Ms. McGurrin explained that the Recreation Commission has been trying to consolidate the basketball courts to Peter Homer Park and Indian Memorial Park. The Committee discussed the benefits of artificial turf, the biggest being maintenance costs. The Committee put the application on hold pending an itemized breakdown for the second proposal.

172- Baxter Grist Mill Construction and Restoration

On hold.

174- Cemetery Signage for Ancient and Pine Grove Cemeteries

Chairman Ellis stated that he is not comfortable voting on any sign without first seeing the design and content. Ms. Copeland suggested that the applicant could request the design funds from the Tourism Preservation Fund then apply to CPA for purchase and installation of the signs. The design needs to be approved by the new cemetery committee and, in the case of Ancient Cemetery, the Old Kings Highway Historic Commission.

VOTE: Ms. McGurrin made a motion, seconded by Mr. Roche, to put in a placeholder for \$10,000 contingent upon CPC reviewing the sign design prior to March 1. The motion passed unanimously 7-0 (Mr. Durkin and Ms. Bachand not present during the vote).

175- Indian Memorial Improvements

On hold pending additional information from the Wampanoag Tribal Council.

160.1- Amos Baker Historic Building Rehabilitation

Ms. Copeland read a list of proposed funding conditions discussed at the last meeting:

- a. Final payment is conditional upon the grantee placing an outside placard on the building identifying the name of the building and the year built.
- b. All CPA funds shall be returned to the Town if the house is sold or the public use of the building ceases.
- c. The release of CPA funds is conditional upon the grantee spending \$25,000 in matching funds towards the project when the payment is due to the contractor (1:1 ratio of CPA funds to private funds).
- d. The Grantee shall provide the Town with proof of payment via cancelled checks totaling \$25,000 and vendor invoices marked with paid receipts.

The Committee discussed a timeframe for item (b). The Town would need to place a mortgage on the property. **VOTE:** Mr. Small made a motion, seconded by Ms. McGurrin, to amend Item (b.) to require repayment in full to the Town of Yarmouth if the property is sold within 20 years. The motion passed unanimously 7-0.

176- Cultural Center Critical Repairs and Improvements

The Committee reviewed photos of the gutters. Mr. Small expressed concern over the cost of the copper gutters (\$44,250), and Mr. Roche noted that the Committee has denied other requests for copper gutters in the past. The Committee was also concerned that copper downspouts would be stolen. Ms. Walsh asked if changing the material changes the historic fabric of the building.

There was consensus that the light fixtures (\$5,370) and installation (\$9,990) at the proposed location in the parking lot do not qualify as historic.

The Committee acknowledged that it has paid for dehumidification systems at the Cobbler Shop and Capt. Bangs Hallet House in the past, and therefore that portion of the request would qualify.

The Committee discussed alternative materials for the gutters, such as cedar or aluminum, and the option of repairing the gutters. There was consensus that copper gutters are a luxury and would not pass at Town Meeting. The applicant should come back next year with quotes for alternative materials.

VOTE: Mr. Small made a motion, seconded by Mr. Roche, to approve up to \$2,500 for the dehumidifier system. The motion passed unanimously 7-0.

177- Winslow Crocker & Thacher House sidewall Shingles

The Committee reviewed photos of the buildings. Mr. Roche feels that the buildings are being seriously neglected. Chairman Ellis suggested that Historic New England should sell the properties instead of holding them as inventory then asking the Town for money to fix them. Ms. Walsh noted that they are rarely open to the public, and had only 157 visitors last year. Mr. Roche suggested that there should be a requirement for historic property applicants to demonstrate a maintenance schedule, otherwise the CPC will be taken advantage of.

VOTE: Mr. Ellis made a motion, seconded by Mr. Roche, to not approve the application and encourage the applicant to come before the Committee to discuss their plan for future maintenance, use, and access to the houses. The motion passed unanimously 7-0.

NEXT MEETING: January 25, 2017, final votes on CPA applications. Ms. Copeland noted that the warrant closes on January 31, 2017.

NEW BUSINESS:

a) Correspondence

(1) App 168-FY17: Supplemental Information for D-Y Playing Field Upgrades

(2) From P. Armstrong re: Indian Memorial Improvement Proposal and Archaeological Resources, 12/7/16

ADJOURN

As there was no further business, Mr. Small moved to adjourn the meeting at 5:15 p.m. Ms. McGurrin seconded. The vote was unanimous 7-0.

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

1. CPA FY17 Grant Application Recommendations spreadsheet
2. FY17-FY20 budget spreadsheet
3. Possible Funding Conditions
4. Baxter Grist Mill Fish Ladder Alternatives Summary, dated September 2, 2016
5. Photos of the Cultural Center, Thacher House, and Crocker House
6. Yarmouth HELP flier
7. DYRHS Playing Field Upgrades photos

Respectfully submitted,
Jennifer Copeland
Program Coordinator

Mary Ann Walsh, Clerk

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