

**On 1/3/18, on a motion by Heather McElroy, seconded by Beverly Bachand, the committee voted 5-0 to approve these minutes.**

TOWN OF YARMOUTH  
COMMUNITY PRESERVATION COMMITTEE  
MINUTES  
25 October 2017  
**DRAFT**

YARMOUTH TOWN CLERK

'18JAN5PM2:16 REC

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

**GUESTS:** Marty Reilly, John Delesso, Arthur Warren, Mary Mara, Bill Abbott, Christine Marzigliano, Pat Armstrong

**ABSENT:** Mary Ann Walsh,

**STAFF:** Karen Greene, Michael Barry

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

---

**CONVENE**

Chairman Ellis opened the Community Preservation Committee (CPC) meeting at 3:05 p.m. All members except were present, except Mary Ann Walsh.

**PRESENTATIONS**

Members heard from applicants for 2018 CPA grants.

Christine Marzigliano, Chair, Open Space Committee spoke about the recommendation to acquire 275 Rt 28, the Yankee Village Motel for open space. Acquire, demolish, remediate property for vista-view park. Chase Brook Park to the west. Appraisal due 2<sup>nd</sup> week in Nov. Board of Health report due soon. Conservation Commission fully support the open space acquisition. Commission Letter of support read by Mr. Durkin. Due diligence report from Conservation Administrator was read. Property resides within the buffer zone of a creek on the property. Many benefits to the environment and Mill Creek will occur if property bought for open space. Entire property is within the flood zone. Title search to be done. Real Estate taxes are paid up to date. Conservation Commission has open conditions on the property. But these requests for work were not carried out. Grants are available. Seller may be eligible for tax credits. Conservation grants may be available. These could delay the closing date of the sale. Yarmouth Conservation Trust will cover costs of grant applications. Need demo costs, landscape design, invasive species removal costs. Some concern about who and how maintenance would be done for this property, if acquired. Possible location of Art in the Parks. CPC members showed concern about the property being in a floodplain.

Ms. Pat Armstrong, Director, Parks and Recreation spoke about the recommended acquisition of 179 Berry Ave for auxiliary parking for the town's sailing center at Englewood Beach. Parking is very limited in the area of Englewood Beach. Englewood is the only Yarmouth town landing into Lewis Bay. Much overflow parking on private property is causing concern. Abutters are looking for additional parking. Town met with abutters recently to view concerns. Hyannis Yacht Club, the owner of 179 Berry Ave approached the town about possible sale to the town. The creation of a park/parking lot is seen as a possible solution. Building and septic tank would be removed. Nine parking spaces could be

**On 1/3/18, on a motion by Heather McElroy, seconded by Beverly Bachand, the committee voted 5-0 to approve these minutes.**

created for car parking, not boat trailer parking. Appraisal done. Bill Abbott from Hyannis Yacht Club, the current owner, said the owner would be willing to sell for \$100K. Town Council doing title search. Town Planner has done a sketch of 9 parking spaces, pull-in and pull-out. Intend to leave a green buffer around the lot. Paving options are being discussed. Concerns by neighbors about the look of the paved area (about 10,000 sq ft). Seventeen summer staff at the Sailing Center add to the parking issues. Considering moving the building instead of demolishing it, but phone wires likely are a problem. Neighborhood Rep Mr. Marty Reilly presented a petition signed by 21 for the town to acquire the site for boat trailer parking. Neighbor John Delesso cautioned the town to limit the impact on the neighborhood's character. Neighbor Mary Mara and Arthur Warren highlighted the need for parking in the area, particularly for safety concerns of getting fire trucks or ambulances through the area. CPC Chair encouraged the applicant to finalize a final design and cost estimate.

**ADJOURN**

As there was no further business, Ms. McElroy moved to adjourn the meeting at 4:45 p.m. Mr. Small seconded. The vote was unanimous 8-0.

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

1. Neighborhood petition to acquire 179 Berry Ave. for boat trailer parking was received at the meeting.

Respectfully submitted,  
Michael Barry  
Program Coordinator



---

Mary Ann Walsh, Clerk