

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

TOWN OF YARMOUTH  
COMMUNITY PRESERVATION COMMITTEE  
MINUTES  
8 November 2017  
**DRAFT**

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

**GUESTS:** Kim Borghea, David Quinn, Bob Lawton, Brian Braginton-Smith, Erik Rhodin

**ABSENT:**

YARMOUTH TOWN CLERK

**STAFF:** Michael Barry, Karen Greene, Mary Waygan

'18 JAN 5 PM 2:16 REC

**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 3:05 p.m. All members were present.

**PRESENTATIONS**

Update provided by Mr. Barry on Community Preservation Coalition inquiry to Cape towns on future of CPA funding after 2020. All Cape towns contribute 3% of taxes to CPA fund. Chair would like to talk to the Coalition in the future. Yarmouth has to balance future sewage needs with CPA grants.

Kim Borghea from HECH Emergency Loan Program (HOPP) for low-to-moderate income Yarmouth residents. Provides 15-year forgivable loan for home repairs; no septic system rehab. CDBG program covers septic repairs. HOPP is an ongoing effort in Yarmouth. Gave examples of assistance given in the recent past. Marketing of the program continues. Wait list has been set up. Provided program guidelines and marketing brochure. Members see this as a good program that helps many people. Overhead of 18% has not changed. Homes are not deemed as affordable, but a deed rider does go on the home. Program working also in Orleans, Brewster, Chatham, and Eastham. Decisions of support are on a first-come first-serve basis. This is being looked at as the wait list grows. \$20K per home is the typical loan. Contractors bid on the work. All contractors meet all state qualification requirements. Selection is based on the lowest price qualified bid of at least 3 quotes. Pool of around 30 contractors. 3-5 contractors win most of the bids. Final inspections are done. No payments until all inspections are done by the town. Level of inspections are seen as very complete.

Dave Quinn from Housing Assistance Corporation (HAC) Homeowners Preservation Program summarized the program to assist homeowners with emergency repairs for homes. 15-year forgivable loan. Deed restriction required. HAC effort has been in place for 3 years. Looking for increased funding this 4<sup>th</sup> year due to increased need. Average cost is around \$10K for first 6 projects. Recent ones are higher cost. Some as high as \$30. 24 projects on waiting list. Applications are closed. Only work in Yarmouth but looking to expand in Falmouth. Looking at additional funding sources. 25% administrative costs. Members requested for HAC and HECH to discuss how they compute

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administrative costs and possible cooperation or specialization. Yarmouth puts a lien on the property for 15 years.

Brian Braginton-Smith and Erik Rhodin from Village Center Group discussed the application for Sepneset Apartments. Their proposal to raise and replace Sepneset Apartments is based on input from neighbors seeking redevelopment of the property. Looking to create a mixed-use development effort with office space, being close to Cape Cod Hospital with a potential cafe, service/community building, 33-unit residential mixed-income property. Potential for Condos also. Other examples of building projects were provided. 10 units affordable. 8 singles bedroom, 2 2-bedroom units. Asking for setback relief for town property. 75 parking spaces. Unit design footprint allows flexible options. Using panelized construction from Sweden for lower cost and higher quality. Greenhouse optional on the roof which would need a height variance. One elevator anticipated. \$145 per sq ft construction estimate. Seeking \$1 million from CPA. CPC Members thought that application was not complete as compared to other housing development proposals and that the rents were high and that the money requested per affordable unit was high. Members suggested that applicant should receive input from other town departments and committees, including the Affordable Housing Trust and a site plan review and design review.

Bob Lawton of the Yarmouth Affordable Housing Trust spoke of a 12th year of support for the Trust's effort to produce and preserve affordable housing units. Examples of housing support given. Updated on the Cavalier Motel site demolition. Search for housing tax credits continues. Yarmouth Gardens update provided. Trust has an exclusive option to purchase. Commonwealth Community Developers came forward with an excellent proposal. Going through permitting and seeking tax credits. Will need special permit from Planning Board.

#### **ADJOURN**

As there was no further business, Ms. McGurrin moved to adjourn the meeting at 5:45 p.m. Mr. Small seconded. The vote was unanimous 9-0.

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

1. 11/8/2017 Email from Ed Marchant concerning the application for Sepneset Apartments.

Respectfully submitted,  
Michael Barry  
Program Coordinator

  
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Mary Ann Walsh, Clerk