

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

TOWN OF YARMOUTH
COMMUNITY PRESERVATION COMMITTEE
MINUTES
29 November 2017
DRAFT

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

YARMOUTH TOWN CLERK

GUESTS: Christine Marzigliano

ABSENT: Dorcas McGurrin

'18JAN5PM2:17 REC

STAFF: Michael Barry, Karen Greene

LOCATION: Room A, 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 Dorcas McGurrin were present.

NEW BUSINESS

Correspondence: The CPC reviewed correspondence sent by the Affordable Housing/CDBG Program Administrator announcing that the 6 November 2017 meeting of the Community Housing Committee voted unanimously to appoint Mr. Nate Small as the Committee's representative to the Community Preservation Committee.

CPC Members discussed the status of 2018 CPA applications, including recommending conditions for contracts if the 2018 CPA applications are approved at Town Meeting. Members noted that conditions can be reviewed at a later date if situations change. Applicants are strongly encouraged to be present at town meeting to respond to questions.

- CPA- 182-FY18 - Yarmouth Library Assn Window Replacement. Stipulated project completion within one year of funds becoming available and a Historic Preservation Restriction.
- CPA-183-FY18 – Yarmouth Libraries Newspaper Digitization. Stipulated project completion within one year of funds becoming available.
- CPA-184-FY18 – Exterior Restoration of the South Yarmouth Methodist Church. Recommended that the application be placed on Hold pending receipt of additional information from the applicant and resolution of the CPA Law Suit in Acton, MA.
- CPA-185-FY18 – Yarmouth Affordable Housing Trust General Deposit. No conditions.

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- CPA-186-FY18 – Yarmouth Homeowner Preservation Program. Stipulated the following conditions:
 - The funds shall be used only for preservation of the homes as described:
 - Building envelope and site work to preserve structural integrity.
 - Roof, siding, and window replacement to ensure water tightness.
 - Upgrade dangerous electrical or plumbing.
 - Install hard-wired smoke alarms, sprinklers, or other building fire suppression systems.
 - The Town’s Affordable Housing/CDBG Administrator approves all work, including the proposed scope of work, cost estimates for the work, and completed work.
 - All work must be permitted and inspected by the Town.
 - Funds are provided in the form of a 0% interest, 15-year forgivable mortgage that is recorded on the property at the Barnstable Registry of Deeds. The mortgage shall be made between the Town and the homeowner. The mortgage shall be paid back in full to the Yarmouth Community Preservation Program if the home is sold, transferred, refinance to a reverse mortgage or refinanced with a \$50,000 or more equity cash out within the 15-year period. If the home is sold or transferred to a family member, the mortgage may be transferred if the new owner is income-eligible.
 - All septic repair requests shall be referred to the Town’s Community Development Block Grant (CDBG) Septic Repair Program.
 - Funding is conditional upon project completion within 18 months of funds becoming available.

- CPA-187-FY18 - Yarmouth Housing Emergency Loan Program. No conditions.

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- CPA-188-FY18 – Sepnessett Apartments. Application was seen as incomplete with additional work needed. A motion to not recommend this application was raised by Mr. Small; seconded by Mr. Roche. Motion carried 8-0. The CPC looks forward to a future submission and encourages continued efforts to redevelop this site.
 - CPA-189-FY18 – Sandy Pond Engineering and Design. Stipulated that funding is conditional upon project completion within 3 years of funding becoming available and upon providing an annual progress report each year by 30 August.
 - CPA-190-FY18 – Flax Pond Recreation Area Phase III Courts. Stipulated that funding is conditional upon project completion within 18 months of funds becoming available.
 - CPA-192-FY18 – Englewood Municipal Parking Area. CPC agreed to place the application on Hold pending receipt of additional information and a clear plan for use.
 - CPA-191-FY18 – Open Space Acquisition, 275 Rt 28 West Yarmouth. CPC agreed to place the application on Hold pending receipt of additional information.

OTHER BUSINESS

EXECUTIVE SESSION

Members voted to move into Executive Session by MGL c.30A Section 21.(a)(6) by roll call vote to consider the purchase or value of real property, provided the chair declares that an open meeting may have a detrimental effect on the negotiating position of the public body. The CPC voted to not reconvene in open session after the Executive Session.

- a) The real properties under consideration are:
 - a. 275 Rt 28 West Yarmouth
 - i. CPC voted to authorize up to \$1,000 from CPA Admin Fund to pay for a Review Appraisal at 275 Rt 28 when that time comes. Motion by Ms. Walsh; seconded by Mr. Small. Approved 9-0.

ADJOURN

As there was no further business, Mr. Small moved to adjourn the meeting at 5:40 p.m. Ms. Walsh seconded. The vote was unanimous 7-0. Mr. Ellis had departed earlier.

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Respectfully submitted,
Michael Barry
Program Coordinator

A handwritten signature in cursive script, appearing to read "Mary Ann Walsh".

Mary Ann Walsh, Clerk