

On 4 October 2017, on a motion by Ms. Banchand, seconded by Ms. Walsh, the committee voted 6-0-1 (Ms. McGurrin abstaining) to approve these minutes.

TOWN OF YARMOUTH
COMMUNITY PRESERVATION COMMITTEE
MINUTES
November 16, 2016

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

ABSENT: Heather McElroy,

GUESTS: Elaine Ferrara, Brian Koelbel, Christine Marzigliano, Rob Earl, Frank Tardo, Connie Andrews; Robin Ward and Andi Taylor of St. David's Episcopal Church; Rick Fenuccio, Catherine Driscoll

STAFF: Jen Copeland

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

YARMOUTH TOWN CLERK

'18 JAN 22 PM 2:01 REC

CONVENE: Chairman Ellis opened the Community Preservation Committee (CPC) meeting at 3:03 p.m.

PRESENTATIONS:

Capt. Bangs Hallet House Museum – Gutter Restoration (#178); Kelley Chapel – Roof Restoration (#179); Benjamin Hallet Blacksmith Shop - Roof (#180) - Historical Society of Old Yarmouth:

Frank Tardo, Rob Earl, Trustees; and Christine Marzigliano, past President of the HSOY presented three requests: \$9,600 for the Capt. Bangs Hallet house gutter restoration, which was not part of the roof project completed two years ago; \$13,840 for the Kelley Chapel roof; and \$6,840 for the Hallet Blacksmith Shop roof. Photos were offered depicting the deterioration. Ms. Marzigliano noted that there are only one or two other original blacksmith shops left on the Cape. The HSOY maintenance budget is \$23,000 per year. They appreciate any help the Committee can provide.

The Committee asked about matching funds. While there is no cash, volunteer hours have been listed in the applications. Mr. Roche cautioned about using CPC funds for maintenance versus restoration. The applicants listed maintenance projects performed by the HSOY, including painting, patching, cleaning, etc. Mr. Small stated that normally projects done every ten years or more often are considered maintenance. There was discussion regarding the material and fabrication to ensure that the new gutters will last 20 years.

Amos Baker – historic building restoration (#160.1) - St. David's Episcopal Church:

Robin Ward, Senior Warden and Project Manager, and Andi Taylor, Minister, presented the application for \$340,113 to rehabilitate the historic building referred to as the "Mission House" and currently used as a thrift shop. This is a revision of last year's application which was denied. The project will raise the building and install a new foundation, handicap access, wider egress doors, new white cedar shingles, and trim. The goal is to restore historical accuracy to the exterior of the building, which was built in 1790. It is believed to have been brought over from Nantucket to its current location.

Mr. Small asked for clarification on the budget. Chairman Ellis advised the applicants of the importance of matching funds. Ms. Ward stated that there will be a special appeal to the congregation for funding. Mr. Roche noted that these projects often uncover additional issues, and complimented the applicants for their efforts. Mr. Fenuccio provided details on how the project will be managed. The structure is listed on the National Register of Historic Places. The Committee asked for, and the applicant agreed to install a plaque on the exterior of the building denoting its historic status.

Chairman Ellis thanked the applicants for coming back with a great presentation.

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Permanent Rental Assistance No. 4 (#167) – Hands of Hope:

Catherine Driscoll, Director of Hands of Hope presented the application for \$35,000 to continue this homeless prevention program in Yarmouth. Over the past three years the program has helped an average of 20 households per year. Money is available for first and last months' rent, and security deposit to get clients into rental housing when they are displaced. The units must be legally registered in town; applicants must make less than 80% of area median income (AMI). Landlords are also vetted. This year's request asks for an additional \$10,000 to cover administrative costs in the amount of \$400 per completed application.

Ms. Driscoll responded to questions from the Committee and explained that there is follow-up at three months and again at six months. Of 63 placements over the past three years, there have only been three evictions within six months. The Town receives a copy of the lease. Yarmouth is the only Town that uses its CPA money to fund this program.

Mr. Durkin asked how the administrative fee was calculated. Ms. Driscoll stated that it is a rough estimate. She also clarified Page 1 of the application, explaining that the Total Cost of Project: \$25,000 is for the rent money; the CPA Funding Request: \$10,000 is for administrative services. Mr. Roche noted that Hands of Hope provided invaluable assistance to the Town while it was relocating tenants from hotels and motels a few years ago. Ms. Driscoll stated that applications are denied for three main reasons: 1) no income documentation; 2) no existing written lease; 3) landlord is not interested. She will provide the ages of the tenants and the monthly rents as soon as possible.

The Committee thanked Ms. Driscoll for her work on behalf of the Town.

CORRESPONDENCE

1. None


ADJOURN

As there was no further business, Mr. Small moved to adjourn the meeting at 4:34 p.m. Mr. Roche seconded. The vote was unanimous, 7-0.

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

1. CPA Fund Appropriations, 11/16/2016

Respectfully submitted,
Jennifer Copeland
Program Coordinator


Mary Ann Walsh, Clerk