

On 4 October 2017, on a motion by Ms. McGurrin, seconded by Ms. Walsh, the committee voted 7-0-0 to approve these minutes.

TOWN OF YARMOUTH
COMMUNITY PRESERVATION COMMITTEE
MINUTES
November 2, 2016

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

ABSENT: Tom Kelly

GUESTS: Nancy Davison, Vice President of Program Operations for HAC; Deacon David Akin;
Jeff Colby, DPW Director; Karen Greene, Director of Community and Economic
Development; Karl von Hone, Director of Natural Resources

STAFF: Jen Copeland

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

YARMOUTH TOWN CLERK

'18 JAN 22 PM 2:02 REC

CONVENE: Chairman Ellis opened the Community Preservation Committee (CPC) meeting at 3:04 p.m.

PRESENTATIONS:

Housing Assistance Corporation (HAC) (#165): Nancy Davison, Vice President of Program Operations for HAC, presented the application for \$75,000 to continue the Home Preservation Program under which approved resident homeowners who earn less than 80% of the area median income (AMI) receive a 0% deferred-payment loan to pay for critical home repairs. Ms. Davison reviewed the status report with the committee.

Chairman Small asked if any other towns give Community Preservation Funds to the program. Ms. Davison stated that Yarmouth, Dennis, and Harwich do; Barnstable does not. HAC will be requesting CPA funds from other towns. Ms. Davison explained that funds are not co-mingled between towns. Mary Waygan, Town of Yarmouth Housing Coordinator, approves the work prior to payment. Most clients are elderly and this program has been instrumental in keeping them in their homes. Ms. Davison explained that marketing includes print media and social media. There are currently 32 applications therefore they will not be doing any more marketing at this time. Chairman Small asked for, and Ms. Davison provided, clarification of the administrative costs.

St. Pius X Church Parish Hall Educational Building (#181): Diane Morris and John Sawyer of St. Pius X presented the application for \$34,876. Ms. Morris provided the committee with a list of St. Pius' community outreach and activities. She explained that work began on the building in May of 2015 and it soon became clear that more extensive repairs and restoration were needed. They are seeking reimbursement for the cost of the work.

Chairman Small explained that CPA funds cannot be used to reimburse projects that have already been completed. Ms. Copeland will double check the statute. Deacon Akin stated that the church has not applied to the National Register of Historic Places, but has been certified by the Yarmouth Historical Commission as a historic resource. Mr. Roche pointed out that some of the work would be considered maintenance and therefore would not qualify for CPA funds. Ms. McElroy followed up on a question asked by Mr. Roche regarding matching funds and explained that by requesting 50% of the total cost of the project, the remaining 50% could be considered matching funds because they are coming from the parishoners. The committee went on to explain more of the parameters of CPA grants and invited the applicants to apply for other projects in the future.

Baxter Grist Mill (#172): Jeff Colby, DPW Director, introduced himself and presented the application for \$1.1 million to repair and restore the existing dam at Baxter Grist Mill. He provided photographs of the

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recent vista pruning that was done. Mr. Colby explained that this project will preserve and protect the historic mill by 1) bringing the dam up to current safety standards and stabilizing the upstream slope; 2) modifying the sluiceway, adding a gate and a return wall; 3) replacing the existing fish ladder and adding an adjacent spillway. Concrete elements will be covered with existing or new stone facing as approved by the Historical Commission. Mr. Colby reviewed the budget. He is seeking other sources of funding, including capital funding from the town, and other grants. Any additional funding received will reduce the amount of CPA money used. Future plans include improvements to the structure itself. This project has been reviewed and is supported by the Historical Commission.

Mr. Roche asked what the impact would be on the roadway. Mr. Colby explained that this project would not have any impact, but a future separate project might improve Route 28 with a sidewalk. Ms. McGurrin asked about maintenance costs. Ms. Greene, Director of Community Development, and Mr. von Hone, Director of Natural Resources are working with Kelly Grant, Conservation Administrator, to develop a maintenance plan. AmeriCorps, volunteers, and Tourism Revenue Preservation Funds are being considered. Mr. von Hone and Mr. Colby explained some of the technical details regarding project. There was discussion regarding fencing options to replace the chain link fence. Mr. Colby is hoping to begin construction in Fall of 2017. He noted that there is no money coming from the State, and the work will be done by the Town. Lighting and video surveillance will be considered to improve security, but maintaining the historical appearance of the building is also important. Chairman Ellis asked if this project would allow the future addition of a waterwheel to the exterior of the mill. Mr. von Hone and Mr. Colby stated that this design will allow for a waterwheel and that request will be kept in mind throughout the project. Chairman Ellis also asked about the fish count. Mr. von Hone explained that the fish count is very low due to the height of the ladder. This project is also intended to improve the fish count. Mr. Ellis commended Mr. von Hone and his crew for managing the water levels so effectively during this year's drought.

CORRESPONDENCE

The CPC reviewed the following correspondence:

1. Letter from Kathy Williams to Board of Selectmen re: Parkers River Tidal Restoration Project Status, 9/22/16
2. Community Preservation Act Ch. 44B with amendments
3. Department of Revenue Bulletin 2004-16B, conversion from Land Bank to modified CPA

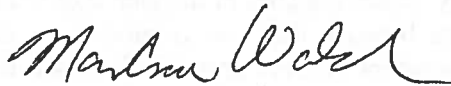
ADJOURN

As there was no further business, Ms. McElroy moved to adjourn the meeting at 4:42 p.m. Mr. Small seconded. The vote was unanimous, 8-0.

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

1. CPA FY17 Grant Application Recommendations as of 11/1/16
2. Photographs of Baxter Grist Mill invasive species removal, 10/16
3. Yarmouth Home Preservation Program Update, 11/2/16
4. Draft memo to CPC from Yarmouth Historical Commission re: St. Pius X Church
5. St. Pius X Church list of community outreach/building uses

Respectfully submitted,
Jennifer Copeland
Program Coordinator


Mary Ann Walsh, Clerk