

On 2/10/2021, on a motion by Christine Marzigliano, seconded by Debbie Clark, the committee voted 5-0-2 to approve these minutes (Mary Ann Walsh and George Slama abstaining).

YARMOUTH TOWN CLERK

TOWN OF YARMOUTH
COMMUNITY PRESERVATION COMMITTEE
MINUTES for January 20, 2021

'21FEB22AM9:55 REC

PRESENT: Gary Ellis, Christine Marzigliano, Paul Huggins, Debbie Clark, Nate Small
ABSENT: Thomas Kelley, George Slama, Elizabeth Hartsgrove, Mary Ann Walsh
STAFF: Dawn-Marie Flett, Program Coordinator; Karen Greene Community Development Director; Jeff Colby, DPW Director
GUESTS: None
LOCATION: Remote Access

The meeting was held by remote participation pursuant to Massachusetts Governor Charles D. Baker's March 12, 2020 Order Suspending Certain Provisions of the Open Meeting Law. No in-person attendance of members of the public was permitted, but every effort was made to ensure that the public could adequately access the proceedings in real time via technological means. An audio or video recording, transcript, or other comprehensive record of the proceedings will be posted on the town's website.

Convene

Chairman Ellis opened the meeting at 3:05 p.m. The instructions for public access to the meeting were read into the record. All votes will be roll call votes.

1. Project Updates

1. Baxter Grist Mill Phase 1 Rehab – DPW Director Jeff Colby provided a copy of Coastal Engineering's Structural Investigation and Conditions Assessment Report and Andy Shrake's cost estimate. Phase 1 will focus on structural elements identified by Coastal Engineering to ensure safety for public access. The corresponding cost estimate from Andy Shrake supports the CPA request for \$75,000, which includes a healthy contingency (\$20,000) for unforeseen items.

Chairman Ellis asked if the work will meet the new wind code. Mr. Colby is working with the Building Department to do so. Mr. Colby explained that the cost estimates were derived collaboratively with Coastal and Andy Shrake, who has done work for the Town before, and prevailing wages were factored in. Bids will be solicited for the work. Phase 2 will likely be funded by another CPA application. Nate Small asked why the entire project isn't being done all at once. Mr. Colby and Ms. Greene explained that town staff are already working on several other projects currently underway. This application came about quickly because of the structural safety concerns that were recently discovered. The Yarmouth Historical Commission (YHC) is still working on the long-term vision for the site. Phase 1 of the project will be presented to the YHC on 1/28/2021. Mr. Ellis recommended applying for Mass Historical Commission (MHC) grants and other funding sources for the next phase.

VOTE: On a motion by Paul Huggins, seconded by Nate Small, the Committee voted 5-0 (by roll call) to award up to \$75,000 for rehabilitation work at the Baxter Grist Mill.

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2. Taylor Bray Farm Barn – Coastal Engineering’s 50% design plans were reviewed for the foundation, first-floor deck, and sills. The cost estimate of \$300,000 includes requirements for crowd loading as requested by the Committee at a previous meeting. Mr. Colby and Ms. Greene will be meeting with Coastal Engineering on-site later in the week, and presenting the plans at the upcoming YHC meeting. The timeline would schedule the bid opening for early April to allow the Town to have a bid in-hand at Town Meeting and award the contract immediately thereafter.

Chairman Ellis asked that the wind code be addressed at the meeting with Coastal Engineering. Mr. Huggins asked if there are any projections on how much more money will be needed to fully restore the building. Mr. Colby explained that there are not, but this is the most significant and expensive component of the project. Additional funding sources for future phases should be considered and the possibility of hiring a grant writer was briefly discussed.

3. Sandy Pond Recreation Area – Phase 1 – Mr. Colby shared the current \$1.45 million estimate from CDM Smith, which includes the splash park (\$300,000) and the inclusive playground (\$550,000). Examples of splash pads and inclusive playgrounds with costs were also reviewed. Mr. Colby will be meeting with the Recreation Commission later this evening to present this update as well as information received from Mashpee and Bourne regarding their splash pads.

Ms. Greene confirmed that the Selectmen will discuss Sandy Pond at the meeting on 1/26/21. Selectman Forest has asked if the Committee can put forth an application that it does not support. Chairman Ellis stated that it would be difficult for the CPC to support a recreation application that is not supported by the Recreation Commission. Debbie Clark reported that the Recreation Commission is meeting tonight at 6:00 to hear the update from Mr. Colby.

Mr. Huggins noted that the comprehensive budget presented today makes more sense than previous applications. Ms. Marzigliano pointed out that the application is only for the splash pad and parking; also, questions about the cost of water and staffing have not been answered yet. Mr. Colby explained that most splash pads are on-demand and do not require lifeguards since there is no standing water. He will attend the Selectmen’s meeting on 1/26/21. Ms. Clark thanked Mr. Colby for the work he has put into this project.

The history of the application was outlined by Ms. Greene: The splash pad was included in the original 2019 application for \$1,060,000. The Recreation Commission asked for an inclusive playground, and as a result the budget went to \$1.28 million. The Recreation Commission put the splash pad on the back burner, but it was brought forward because of Selectmen goals. Then, because of the concern over the Wastewater Infrastructure Investment Fund and the CPC exemption questions, the application was tabled (along with \$1.5m for the Riverwalk Park). Ms. Marzigliano asked if there was precedent for amending an application. Ms. Greene suggested that the CPC and the Recreation Commission attend the Selectmen’s meeting on 1/26/21. The consensus of the Committee was that the application should be withdrawn, as presented in the draft memo.

2. Reciprocal Funding Discussion –The new Dennis CPC chair, Jeff Treiber, called Chairman Ellis to ask why the Cultural Center was asked to apply for Dennis CPC funds. After Mr. Ellis explained the regional projects that Dennis and Yarmouth have jointly funded (Chapin Beach Conservation Restriction, DY tennis courts, Cape Playhouse, *The Register* digitization, Cape Abilities, FORWARD, CIVOC) Mr.