

On 26 June 2019, on a motion by Mary Ann Walsh, seconded by Tom Roche, the committee voted 5-0 to approve these Executive Session minutes.
On 26 June 2019, on a motion by Tom Roche, seconded by Mary Ann Walsh, the committee voted 5-0 to release these Executive Session minutes.

TOWN OF YARMOUTH
COMMUNITY PRESERVATION COMMITTEE
EXECUTIVE SESSION MINUTES FOR 9 January 2019

PRESENT: Gary Ellis, Mary Ann Walsh, Tom Roche, Thomas Kelley, Paul Huggins, Nate Small, Heather McElroy
ABSENT: Dorcas McGurrin, Beverly Bachand
GUESTS: Christine Marzigliano
STAFF: Michael Barry, Karen Greene
LOCATION: Room A, Town Hall, 1146 Rt 28, South Yarmouth, MA

YARMOUTH TOWN CLERK

'19JUN27PM1:48 REC

EXECUTIVE SESSION

VOTE: On a motion by Tom Roche, seconded by Nate Small, the Committee voted 7-0 on a roll call vote to move into Executive Session to consider the purchase or value of real property at 45 & 55 Starbuck Lane in Yarmouth Port.

Christine Marzigliano, Chairman of the Open Space Committee, described a site visit with Kelly Grant, Conservation Administrator, and a representative from the Building Department. Ms. Marzigliano noted that there is no culvert under Starbuck Lane. Only when it rains is there water in one key area. She attended a Conservation Commission meeting and found that the Town likely would deny a building permit due to the requirement of a 35' setback needed. She also noted that the State does not have this requirement and that the owner likely could get a permit on appeal to the State. The feeling is that the lots are buildable "with significant challenges." The appraisal purchased by the Town has been received. \$232,000. Ms. Marzigliano raised some concerns about if the appraisal could be shared for the purposes of determining tax benefits. The site is in a groundwater recharge area. The owner's appraisal has not been completed yet. Ms. Marzigliano assumes that the owner would share her appraisal as this would be necessary for computing tax benefits.

Members discussed the status of a property of 32.88 acres to the north of this property where owners have expressed potential interest in selling that property to the Town. This property touches the Water Dept property which touches the properties on Starbuck Lane. Members discussed the possibility of creating walking trails in the area that might include the Starbuck Lane properties, the Water Dept property, and the 32.88 acres to the north. Currently, there are no ongoing discussions between the Town and the owner of the 32.88 acres. There is confusion about whether the Starbuck Lane properties were perk tested.

Mr. Kelley noted that the development costs for the 2 lots on Starbuck Lane would be prohibitive. He believed that the applicant has not presented a definitive plan for buildability. He believes there are many restrictions on that land. A site plan had been approved about 10 years ago, but that plan has expired. He is doubtful that the site can be developed. Most members agreed that this would be a difficult and