

**On 5/4/2020, on a motion by Tom Roche, seconded by Paul Huggins, the committee voted 7-0 to approve these minutes as presented.**

TOWN OF YARMOUTH  
COMMUNITY PRESERVATION COMMITTEE  
MINUTES for January 22, 2020

**PRESENT:** Gary Ellis, Thomas Kelley, Christine Marzigliano, George Slama, Tom Roche, Paul Huggins, Susan Brita, Mary Ann Walsh

**ABSENT:** Nate Small

**GUESTS:** Christine Legere, *Cape Cod Times* (at 3:17 p.m.)

YARMOUTH TOWN CLERK

**STAFF:** Karen Greene

'20MAY21AM9:13 REG

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

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**Convene**

Chairman Ellis opened the meeting at 3:05 p.m.

**ROLL CALL VOTE:** At 3:06 p.m. on a motion by George Slama, seconded by Christine Marzigliano, the committee voted to go into Executive Session with CPC members, relevant staff, relevant applicants, and relevant consultants to consider the purchase, exchange, lease, or value of real property as noted in the agenda item for this Executive Session; and to return to Open Session.

Tom Roche: Yea; Christine Marzigliano: Yea; Susan Brita: Yea; Mary Ann Walsh: Yea; George Slama: Yea; Tom Kelley: Yea

**Reconvene**

At 3:17 p.m. the committee reconvened in Open Session.

Tom Kelley thanked the committee members and staff for the work done on explanations of the applications.

The committee reviewed the annual report. Mr. Ellis asked for the return on investment to be included. State matching and leveraged funds as a percentage of all CPA funds will be calculated and included in the annual report. Mr. Slama also provided some edits.

The committee reviewed the Projected Revenue Scenarios for 3%, 3% with \$100,000 exemption, and 2%. State matches were conservative assumptions. Those scenarios were used to prepare the FY21 Application Summary and Projected Revenue Balances Draft of January 20, 2020.

Committee members recalled that the Methodist Church had responded to the request for additional information, and the consensus was that the application was tabled until the Fall due to the uncertainty of CPA funding. Also tabled were the Sandy Pond and Riverwalk Park applications.

**On 5/4/2020, on a motion by Tom Roche, seconded by Paul Huggins, the committee voted 7-0 to approve these minutes as presented.**

The budget materials were discussed along with the benefits of including the 1.5% and 2% scenarios in the presentation to the Finance Committee. The recommendation to the Board of Selectmen was the \$500,000 reduction provided by the 3% with \$100,000 exemption. Discussion then moved to other potential funding sources for wastewater. Ms. Marzigliano noted that there is no wastewater pro forma. The consensus of the committee was to present the Finance Committee with the figures for 3%, and 3% with \$100,000 exemption. If the Finance Committee asks for additional information, it will be provided.

### **Minutes**

December 18, 2019 – to be reviewed and voted at the next meeting.

### **Upcoming Meetings**

January 29, 2020 – with Finance Committee. Board of Selectmen article review - date to be determined.

There was discussion regarding public outreach informational meetings. One meeting has been scheduled at the Yarmouth Port Library for Saturday, April 18, 2020 at 1:00 p.m. Mr. Slama will try to schedule the second meeting at the Cultural Center. Town Meeting is April 28, 2020.

### **Member Updates**

Christine Marzigliano reported that environmental test results are pending on the Yankee Village property. The Purchase and Sale Agreement is being drafted for the Starbuck Lane property, and hope to close in the next two months or so.

Tom Kelley reviewed the purchase of Starbuck Lane, and commented that there is potential for encroachment by abutters. Mr. Huggins will ask the Conservation Commission to walk the property and keep an eye on it. An Open Space Committee member is also tasked with walking the trails.

### **Adjourn**

VOTE: On a motion by Tom Roche, seconded by Mary Ann Walsh, the Committee voted 8-0 to adjourn at 4:15 pm.

### **Handouts at the Meeting** (Located in the Department of Community Development)

1. Agenda
2. Community Preservation Committee Annual Report
3. Table: Community Preservation Act FY21 Grant Application Summary as of 12/4/19
4. Table: Application Summary & Projected Revenue Balances 1/20/20 - DRAFT.
5. Table: Projected Revenue Scenarios – 1/20/20 – DRAFT
6. Memo from M. Barry to Board of Selectmen – 1/10/19 - DRAFT
7. Minutes for December 18, 2019 meeting - DRAFT

Respectfully submitted,

Karen Greene, Director of Community Development

**On 6/17/2020, on a motion by Christine Marzigliano, seconded by George Slama, the committee voted 6-0 to approve these minutes.**

TOWN OF YARMOUTH  
COMMUNITY PRESERVATION COMMITTEE  
**EXECUTIVE SESSION MINUTES** for January 22, 2020

**PRESENT:** Gary Ellis, Thomas Kelley, Christine Marzigliano, George Slama, Tom Roche, Paul Huggins, Susan Brita, Mary Ann Walsh

**ABSENT:** Nate Small

**GUESTS:** Christine Legere, *Cape Cod Times*

**STAFF:** Karen Greene

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

YARMOUTH TOWN CLERK  
'20JUN18PM1:46 REC

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**Convene Executive Session**

Chairman Ellis opened Executive Session at 3:07 p.m.

ROLL CALL VOTE: At 3:07 p.m. on a motion by Tom Roche, seconded by George Slama, the committee voted to go into Executive Session with CPC members, relevant staff, relevant applicants, and relevant consultants to consider the purchase, exchange, lease, or value of real property as noted in the agenda item for this Executive Session; and to return to Open Session.

Tom Roche: Yea; Christine Marzigliano: Yea; Susan Brita: Yea; Mary Ann Walsh: Yea; George Slama: Yea; Tom Kelley: Yea

Christine Marzigliano reported that the seller, Mr. McFadden, has been advised not to share appraisals, although his number is \$150,000 over the Town's appraisal of \$400,000. The property contains 0.8 acres of upland, and Ms. Marzigliano did not see an agreement being reached. Discussion followed regarding the cost associated with moving the existing house, veteran's housing in another location, the Town's capacity to manage its existing properties.

**MOTION:** On a motion by Susan Brita, seconded by Mary Ann Walsh, the committee voted unanimously to cease consideration of 75 Meadowbrook Road.

**Adjourn Executive Session**

ROLL CALL VOTE: At 3:16 p.m. on a motion by Mary Ann Walsh, seconded by Tom Roche, the Committee voted to end Executive Session and to reconvene in Open Session.

Tom Roche: Yea; Christine Marzigliano: Yea; Susan Brita: Yea; Mary Ann Walsh: Yea; George Slama: Yea; Tom Kelley: Yea

Respectfully submitted,  
Karen Greene, Director of Community Development