

On 4/2 /18, on a motion by Jack McCormack, seconded by Tom Roche, the committee voted 6-0 to approve the minutes as amended.

Town of Yarmouth

MEETING MINUTES DRIVE-IN SITE UTILIZATION COMMITTEE MEETING OF  
January 24, 2018

The Yarmouth Drive-In Site Utilization Committee (DISUC) held a Business Meeting at 5:00 p.m. on Wednesday, January 24, 2018 in the Leonard Room of the South Yarmouth Library located at 312 Old Main Street, South Yarmouth, MA.

**Committee Members Present:** Jim Saben, David Reid, Rich Bilski, and Jack McCormack

**Committee Members Absent:** Gerry Manning, Peter Slovak, Tom Roche

**Committee Alternates Present:** Dave Helberg, Bud Nugent

**Staff:** Karen Greene, Director of Community Development; Kathy Williams, Town Planner; Jeff Colby, Director of DPW; Kelly Grant, Conservation Administrator; Amy von Hone, Assistant Health Director; Karl von Hone, Director of Natural Resources

**Other Attendees:** Please see the attached attendance list for members of the public who were in attendance.

Chairman Jim Saben opened the meeting at 5:00 p.m.

YARMOUTH TOWN CLERK  
'18APR3AM10:37 REC

1. Riverwalk Park Cost Estimate and Interim Uses:

Town Planner Kathy Williams reviewed the cost estimates provided by BETA and town staff based on the Committee's recommendations. The entrance drive ("subdivision road") was broken out as a separate piece, as it may qualify for separate funding sources. Including contingencies, construction costs are estimated at \$1.14 million for the entrance drive, and \$3.26 million for the Riverwalk Park. Extensive details were incorporated as outlined in Ms. Williams' memo dated January 19, 2018. Soft cost estimates for both pieces were estimated at \$408,000. The total estimated cost to develop, permit, design, and construct the entrance drive and Riverwalk Park is \$4.8 million. Maintenance items were also reviewed and estimated to cost \$31,000 per year on average. Potential revenue sources were outlined that may offset maintenance costs. Ms. Williams also reviewed the potential funding sources available.

Ms. Williams responded to questions from the Committee. This estimate does not include the boardwalk. The subdivision road would access both the Riverwalk Park and Lot 2; discussion followed regarding the difference between driveways and subdivision roads. Mr. Saben noted that the excavation and site prep work are bigger cost drivers than the amenities. After some discussion, Chairman Saben suggested providing the Board of Selectmen with information regarding what type of funding sources exist, although Town Meeting will have the final say.

Discussion moved to interim uses in relation to the subdivision road. Ms. Greene reported that there has been a request for a 2-day Irish Festival to use the area in March. There was discussion on existing water and electrical service on the site. Staff is updating figures for stripping, loaming, and hydroseeding Lot 2. Various ideas for minimally improving and using the site in the near future were shared.

On 4/2 /18, on a motion by Jack McCormack, seconded by Tom Roche, the committee voted 6-0 to approve the minutes as amended.

**2. Boardwalk Borings - Update:**

Ms. Williams provided background on the cost estimates for boring samples along the marsh. Approximately 2-3 borings could be conducted within the funds available. Director of Natural Resources Karl von Hone provided new information regarding two manual test probes he conducted on the south side of the marsh. The first test probe showed the peat approximately 5' deep and the second test probe (closer to the channel) closer to 12'. There may be some locations where the depth to peat is 20'-25' in the center of the marsh, but likely not 30'. The Committee decided to have BETA proceed with cost estimating assuming an average peat depth of 15' for the boardwalk and 20' deep for the channel crossing. Borings would need to be done in the future should the boardwalk portion of the project move forward and a final route is chosen.

**3. Correspondence/Presentation by Tom Baron:**

Mr. Baron offered a layout for connecting the Cape Cod Rail Trail with the Riverwalk Park/Lot 2, as recommended by the Urban Land Institute. Much of the trail would be on existing trails. He also presented a PowerPoint for a long-term concept for "Buccaneer Bay," to establish a themed village similar to the Bavarian village in Leavenworth, Washington or Bearskin Neck in Rockport, MA. Mr. Baron reviewed the permitting and by-law adjustments that would need to be considered. Buccaneer Bay could offer a destination for the Rail Trail, which could also link to Sandy Pond. He suggested that the idea be considered for a long-term use of Lot 2 and urged the Committee not spend resources on interim uses.

Chairman Saben noted wastewater and the recreation restriction on the lot as big hurdles. The Committee thanked Mr. Baron for his hard work.

**4. Minutes:**

a. **December 7, 2017**

**VOTE: On a motion by Jack McCormack, seconded by David Reid, the Committee voted 4-0 to approve the minutes as presented.**

**5. Upcoming Meetings:**

Tentative date for meeting with BETA week of February 12. Richard Pomery asked that public feedback be included in the presentation to the Board of Selectmen.

**6. Adjournment: VOTE: On a motion by Jack McCormack, seconded by Rich Bilski, the Committee voted unanimously (4-0) to adjourn at 6:20 PM.**

**ATTACHMENTS:**

- January 24, 2018 Agenda
- Draft Minutes of December 7, 2017
- Riverwalk Park & Boardwalk Concept Plan, dated October, 2017
- Riverwalk Park & Boardwalk Materials List, dated September 20, 2017
- Order of Magnitude and Soft Cost Estimates, dated January 17, 2018
- Riverwalk Park Estimated Average Annual Maintenance Costs, dated January 16, 2018
- Email correspondence between Tom Baron and Karen Greene, January, 2018
- Meeting Schedule, dated December 7, 2017