



## **Board of Selectmen** **Regular Meeting** **December 4, 2012**

The open meeting was called to order at 7:00p.m. in the Town Hall Hearing Room by Chairman Erik Tolley. Selectmen present: Curt Sears, Norman Holcomb and Tracy Post. Also Attending: Town Administrator William G. Hinchey. Selectman Jim Quirk was absent. The Board of Selectmen gave the pledge of allegiance.

### **Public Comment**

*Recreation Director Pat Armstrong announced that the Secretary of Environmental Affairs presented the Town with a PARC Grant for \$400,000 Flax Pond Phase II.*

*Vida Morris asked if both Dennis and Yarmouth should have voted on the same wording for de-regionalization. The Board informed her that once Yarmouth voted the Article down it didn't matter how Dennis voted on their article. Ms. Morris spoke about cellular tower hearings at next week's Zoning Board of Appeals meeting.*

### **Mayflower Place Continuing Care Retirement Community**

*Karen Greene briefly described the proposed developments and the necessary municipal endorsement of the location requirement from the Cape Cod Commission. Atty. Andrew Singer reviewed the plans for increased independent living facilities and a new memory care facility located at the former Mill Hill Club, roughly \$29M investment. There have been preliminary discussions regarding upgrading parking access to the Baxter Grist Mill and a possible town abandonment of Mill Pond Road which will go through the public process if decisions are made requiring so. David Kelly described the project in more detail. A full traffic study has been submitted to the Cape Cod Commission. The Board spoke in favor of the proposed improvements to the properties. Ms. Post asked about resident safety. Mr. Singer stated that the Memory Care facility is properly designed to manage resident safety and contain the residents within the property preventing exterior access. Mr. Singer discussed possible upgrades to abutting Town property the Mayflower Place may agree to.*

**MOTION:** To move that the Board of Selectmen support and sign the resolution as presented in the packet.

**Motion by:** Tracy Post

**Seconded by:** Norm Holcomb

**Yea 4 Nay 0**

### **Food Pantry**

*Curt Sears stepped down.*

*Yarmouth Food Pantry President of the Board of Directors Elena Shuck gave a brief history of how the Food Pantry was founded and where the organization is today. They are currently located in Lighthouse Landing and open 11 hours per month for food distribution and have assisted approx. 800 families since they have opened two years ago. Ms. Post asked about how food is delivered. Volunteers in regular pickup trucks deliver the food. There is no dumpster on the property; volunteers dispose of the trash for the pantry. Susan Britta spoke against the proposed location at the old Fire Station at 14 Lewis Road. She stated that it is in a residential area and asked what alternative sites were considered. Former Fire Chief Dave Aiken spoke about how St. Pius X Church does currently provide food to the needy parishioners whoever cannot take on any additional services nor incorporate the Yarmouth Food Pantry's operations. Mr. Aiken stated that the proposed location at 14 Lewis Road was a Fire Station, is in a Commercial Zone, located next to a library and an active church, within 100ft of Route 28 and not in the quiet neighborhood the abutters are stating it is. He feels it is the role of the local government to assist with feeding its hungry residents. Constance Constaline spoke in favor of the operations of the Food pantry however voiced concern with the proposed location. Steve Quinn spoke in favor of the Food Pantry*

and the proposed location. Barry Clayman, member of the Food Pantry, spoke about how the Pantry received \$20,000 to relocate; on average 20-25 families come on a single day to receive food distribution. Bob Monaldo stated that is not against the food pantry however he is against the location and how it was chosen and if it is going to affect the tax payers. Mr. Hinchey spoke about state law to go through the RFP process. The Board of Selectmen was approached by Town Staff years ago in a public meeting proposing 14 Lewis Road as a possible site for the Yarmouth Food Pantry, which the Board approved. The staff did examine other possible uses but the Food Pantry needs have met all the criteria the Board was looking for. Norm Holcomb asked if traffic study was done. Mr. Hinchey stated that a traffic study was not done however there will be considerably less than what was in years past as a Fire Station and a DPW workshop. Mr. Holcomb asked about rental market value. Mr. Hinchey described that the location is not or the highest value for commercial use however the market value of the location is more opportune over long term maintenance. Mr. Holcomb stated that because the location is in the B2 Commercial Zone it could potentially generate higher amounts of traffic if leased out to retail shop whereas the Food Pantry would contribute minimum traffic increase. Ms. Post disclosed that she is involved with the School Food Pantry however it is not affiliated with the Yarmouth Food Pantry in any way. Ms. Post said that the board has been extremely transparent in all of their dialogs regarding this property and the Food Pantry in public meetings as well as Town Meeting. Ms. Post stated that she fully supports with moving forward with an RFP for a food pantry use at that location. Mr. Tolley spoke about the Town Meeting vote, which Mr. Peter Johnson-Staub elaborated on the two separate town meeting votes taken. Ms. Post reminded the Board that the Food Pantry has been on the goals for last two years. Ms. Susan Britta read a letter from the Town to the Food Pantry dated July 2012 where it appears the Town had made the decision to lease the location specifically to the Food Pantry. Mr. Hinchey reviewed the previous discussion regarding the policy set by the Board of Selectmen and votes at Town Meeting that gave the staff direction the towards the recommended usage for the building. The staff is ready to issue the RFP per the board of selectmen policy if the Board decides that is direction they want to continue with.

**MOTION:** To move that the Board of Selectmen direct the staff to move ahead with the RFP process.

**Motion by:** Norm Holcomb      **Seconded by:** Tracy Post      Yea 4    Nay 0

Curt Sears returned to the Board.

## Tourism Preservation Fund Update

Represented by Karen Greene and Peter Q. Smith. Mr. Smith gave a brief history on the Preservation Fund and highlights of how those funds were used towards a Social Media Coordinator, public improvements and marketing/promotional events. The Board asked questions regarding marketing capabilities and targeted areas as well as website options.

## Board of Selectmen

### 1. Mill Pond Village Affordable Rental Request (cont. from 11/26 mtg)

Karen Greene described the rental request for a period of 24-months, which will have to meet state affordable rental guidelines.

**MOTION:** To move that the Board of Selectmen approve the affordable rental request and in the future to be handled on a case-to-case basis.

**Motion by:** Curt Sears      **Seconded by:** Norm Holcomb      Yea 4    Nay 0

### 2. Approval of Minutes

**MOTION:** To move that the Board of Selectmen approve the minutes of October 30<sup>th</sup>.

**Motion by:** Norm Holcomb      **Seconded by:** Curt Sears      Yea 3    Nay 0    Abstain 1

### 3. Individual Items

Norm Holcomb asked about what the Town's options are for, through Zoning, regarding Medical Marijuana for medicinal purposes. The Board discussed options other Towns were discussing, and if they wanted to bring it forward as an Agenda Item.

Curt Sears thanked Jack Howard for his service to the Energy Committee.

## Town Administrator's Items

### 1. Consent Agenda

#### ▪ Donations

##### 1. Libraries

▪ Patricia Kowal	\$50.00
▪ Marcia Lucenta	\$50.00
▪ David Ansel	\$50.00
▪ Ann & James Nash	\$50.00
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	<b>\$200.00</b>

##### 2. Parks & Recreation

▪ Karen Olander	\$200.00
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	<b>\$200.00</b>

##### 3. DPW – Streetlight Renewal

▪ Joseph Maclelland	\$80.00
▪ Cynthia Tye	\$80.00
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	<b>\$160.00</b>

**TOTAL \$560.00**

**MOTION:** To move that the Board of Selectmen approve the Consent Agenda.

**Motion by:** Curt Sears

**Seconded by:** Norm Holcomb

Yea 4 Nay 0

## Adjourn

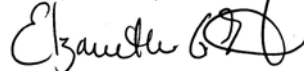
**MOTION:** To move that the Board of Selectmen adjourn the meeting at 9:44pm

**Motion by:** Curt Sears

**Seconded by:** Tracy Post

Yea 4 Nay 0

Respectfully submitted,



Elizabeth G. Hartsgrove