



# TOWN OF YARMOUTH

1146 ROUTE 28, SOUTH YARMOUTH, MASSACHUSETTS 02664-2445  
Telephone (508) 398-2231, ext. 1271, Fax (508) 398-2365

SELECT BOARD  
Tracy Post, Chair  
Dorcas McGurrin  
Mark Forest  
Joyce Flynn  
Elizabeth Argo

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TOWN ADMINISTRATOR  
Robert L. Whritenour, Jr.

ASSISTANT  
TOWN ADMINISTRATOR  
Amy M. Frigulietti

## PUBLIC MEETING

Per Massachusetts General Law.: All town and school boards, committees, commissions, and authorities shall post a notice of every meeting at least 48 hours prior to such meeting, excluding Saturdays, Sundays, and legal holidays. Notice shall contain a listing of topics/agenda that the chair reasonably anticipates will be discussed at the meeting.

### SELECT BOARD REGULAR MEETING

APRIL 28, 2026 ~ 5:00 P.M.

DENNIS-YARMOUTH INTERMEDIATE SCHOOL  
CONFERENCE ROOM 1 (B103)  
286 STATION AVENUE  
SOUTH YARMOUTH, MA

Please enter through the  
Kenneth T. Jenks Performing Arts Center Entrance

Meeting Agenda (all times are approximate)

- 5:00 p.m. Discussion on Annual Town Meeting Articles
- 6:00 p.m. Recess for Annual Town Meeting
- TBD Adjourn at Conclusion of Annual Town Meeting

**AGENDA**

**ITEMS**

**TOWN OF YARMOUTH  
WARRANT  
and  
RECOMMENDATIONS  
of the  
FINANCE COMMITTEE  
For the Annual Town Meeting**



**April 28, 2026  
6:00 p.m.**

**D-Y INTERMEDIATE SCHOOL  
STATION AVENUE  
SOUTH YARMOUTH**

**PLEASE BRING THIS REPORT TO TOWN  
MEETING**

# FINANCE COMMITTEE REPORT

## **Town of Yarmouth Finance Committee Fiscal Year 2027 Annual Town Meeting Report Richard Simon, Chair**

### **Authority**

The Finance Committee derives its powers from the Annotated Laws of Massachusetts, Chapter 39, § 16; Chapter 40, § 6; Chapter 41, §§ 59 and 60; and Chapter 70, § 6. The Select Board and the Finance Committee separately review and report on all articles that appropriate funds at any town meeting. In this Report, the Committee supports the positions it recommends the Town Meeting take on each Warrant Article that affects appropriated funds.

The Finance Committee does not set policy, goals, or priorities. This is the purview of the Select Board. It does not implement these policies and priorities but relies on the Town Administrator and his capable leadership team to make such decisions. Finally, neither the Select Board nor Finance Committee approves the budget; that power belongs to the Town Meeting. The Finance Committee does spend more than two months thoroughly reviewing the Town Administrator's proposed budget to advise Town Meeting members accordingly.

Our meetings are open to the public, either in-person or online. Meetings are on Wednesdays at 6:00 p.m.; monthly meetings are the norm, except during the budgeting process (January and February) meetings are weekly. Video recordings and minutes of past meetings are available on the Town website for public review.

### **Overview: FY2027 Operating and Capital Budgets**

The proposed FY2027 budget includes a recommended override of Proposition 2 ½ a total of \$2,161,542 to fund regional school assessments above the Select Board's 2.5% guideline.

This override would:

- Increase the tax rate by approximately \$0.19 (+2.72%)
- Add approximately \$135 annually to the average single-family tax bill (based on a \$710,000 valuation)

The Finance Committee is recommending support of this override as seen in Article #8 (Dennis Yarmouth Regional School District - DYRSD) and Article #9 (Cape Cod Tech - CCT). The Finance Committee is not recommending support for Article #15 (Library Construction).

Please refer to the Recommended Budget and the Capital Improvement Plan for specific details. When preparing this budget, the Town assumed that total revenues would be \$116,544,685 (excluding the override) including state aid (\$1,951,918), non-property tax local receipts (\$17,764,206, excluding water), and other available funds (\$4,595,799). The property tax, therefore, must raise \$83,181,186, a 2.6% increase from FY2026.

The Town Meeting is also asked to appropriate \$9,111,440 for capital expenditure. Yarmouth will borrow where it is feasible to spread repayment over the economic lives of these various projects. The Golf (\$400,000), Septage (\$2,800,000), and Water (\$809,000) Divisions will fully repay any debt incurred from revenues raised within these enterprises. Ambulance receipts will repay capital expenditures (\$1,299,000) incurred by the Fire Department and the Community Preservation Fund will pay for historic preservation and recreation projects drawing on funds reserved from an existing surcharge on property taxes. Free cash (\$2,722,440) will fund capital purchased by various Departments; this includes annual payments for six new police cruisers to replace vehicles no longer under warrantee and beyond their useful life.

## **Rationale for Supporting Warrant Articles Appropriating Funds including Article #8 and Its Related \$1,481,348 Override and Article #9 and Its Related \$680,194 Override**

The Committee's recommendation is guided by three core considerations:

1. Financial Stability
2. Workforce Sustainability
3. Infrastructure Investment

The FY2027 budget maintains core services, addresses contractual and market-driven compensation increases, and supports critical infrastructure needs. The Town's overall financial position remains stable.

Therefore, the Committee urges support of each Warrant Article that appropriates funds including Article 8 (DYRSD) and its related \$1,481,348 override and Article #9 (CCT) and its related \$680,194 override. Factors that contributed to the need for an override include 1) changes in school enrollment patterns (e.g. Yarmouth 30% of CCT 9<sup>th</sup> Grade enrollment vs. 19% average), 2) shifting school funding patterns to more local, and 3) cost indices for labor, health insurance, bus transportation and building operations rising faster than Proposition 2 ½.

The substance of the Finance Committee's argument to recommend Warrant Articles appropriating funds falls into three overarching categories: financial stability, workforce development, and infrastructure development.

Financially stable municipalities generate revenues sufficient to pay for services our town's students require, and residents want while also maintaining reserves to manage economic uncertainty. Prepared communities can soften the blow of unanticipated revenue losses or expense increases, avoiding the need to cut services or raise taxes.

Workforce development is another of these overarching issues. The variety of services Yarmouth provides demands committed, skilled employees: Recruiting, training, then retaining such employees has challenged Cape Cod for at least five years. The costs of living here, especially housing, absorb more wages and other compensation than do off-Cape communities.

Finally, providing these services also takes natural resources, infrastructure, and other "tools." Like our workforce, Yarmouth must develop and maintain these resources to adequately serve its residents.

### **Rational for Supporting Warrant Article #8 and Its Related \$1,481,348 Override Dennis-Yarmouth Regional School District (DYRSD) Budget**

Unlike towns which have a significant proportion of economy-sensitive non-tax levy revenues and little state aid, school districts are almost entirely reliant on state aid (below 2.5% annual growth) and tax levy receipts (capped at 2.5%).

With Yarmouth representing about 70% of the DYRSD enrollment, it is estimated increased FY2027 'foundation' enrollment (Charter + Choice) combined the impact of lower formula-driven state aid and reimbursements accounts for approximately 40% of the override.

The DYRSD School Committee supported a significant reduction in non-classroom positions and some classroom positions to offset much but not all of the increased costs of wage COLA, health insurance premiums (8%), transportation (5+%), and building operations (5+%). In addition, the district will use approximately \$1.4 million of their \$3.2 million Excess and Deficiency ('rainy day surplus') funds for one-time investments in a new reading curriculum for elementary grades, transitioning from Apple to Chrome hardware at the high school and other major district building repair projects.

### **Rational for Supporting Warrant Article #9 and Its Related \$680,194 Override Cape Cod Technical Regional High School (CCT) Budget**

In the last year of merit-based enrollment, Yarmouth students were awarded 30% of CCT 9<sup>th</sup> Grade openings (57/190) vs. a 19% average. This unprecedented surge in the acceptance rate will increase Yarmouth's proportion of both the operating and debt service until this cohort is graduated in four years. Starting next year, a state mandated proportional lottery enrollment methodology will limit the number of Yarmouth's new CCT students to 37 which should be reflected by a return to the current proportion of assessment in FY2031.

**Rational for Not Supporting Warrant Article #15 – Library Construction**

The proposed library construction project that has been decades in the making has secured a state (MBLC) grant (\$13.4 million) that would reimburse about 38% of the estimated \$35.4 million to construct and outfit a new community library on the Select Board's chosen "town-common" site to the east of the existing MacArthur School opposite Town Hall. The estimated excluded debt service and ongoing building operations costs were projected to add about \$2.0 million per year to the town's budget starting in FY2030. This would equate to an estimated \$0.17 increase to the tax rate or approximately \$120 to the average single family home tax bill (\$710,000 assessed value) at current levels.

The Committee's decision not to support this article reflects prioritization concerns. Specifically, the Committee believes that more immediate and critical investments – such as wastewater infrastructure and addressing deficiencies at M.E. Small Elementary School – should take precedence.

**Conclusion**

The Committee recognizes that these recommendations involve difficult trade-offs. Supporting the override while not supporting the library project reflects a focus on maintaining essential services, meeting educational obligations, and prioritizing critical infrastructure needs. We look forward to addressing concerns at our Annual Town Meeting so voters are well informed as they consider the warrant articles and upcoming ballot questions - Responding to our shared responsibility to educate our children well, to save lives, to provide clean drinking water, to dispose of our waste responsibly and to be prepared for major disasters is a financial balancing act. Support for the plans put forward by the Town and schools as presented will allow them to move forward with certainty.

**Acknowledgement**

Finally, the Finance Committee wishes to acknowledge the Finance Director for her substantial contributions to the professionalization of our deliberations and processes. She has accomplished this specifically by her presence and interactions at our meetings and by significantly revising the format of the Recommended Budget and publishing the Town's audited Annual Comprehensive Financial Reports.

**The Yarmouth Finance Committee:**

Richard Simon, Chair  
George Perkins, Vice Chair  
Rafael Gutierrez, Clerk

John Anderson  
Robert Harding  
Alyssa Mullin  
Nathan Ladley

## HOW DO I MAKE A MOTION?

## TABLE OF BASIC POINTS OF MOTIONS

Rank	Type of Motion	2nd Req'd	May Debate	May Amend	Vote Req'd	May Recon.	May Interrupt
	Main Motions						
None	Main Motion	Yes	Yes	Yes	Varies	Yes	No
Same	Reconsider or Rescind	Yes	Same	No	Majority	No	No
None	Take from the Table	Yes	No	No	Majority	No	No
None	Advance an Article	Yes	Yes	Yes	Majority	Yes	No
	Privileged Motions						
1	Dissolve or adjourn sine die	Yes	No	No	Majority	No	No
2	Adjourn to a fixed time or recess	Yes	Yes	Yes	Majority	No	No
3	Point of no quorum	No	No	No	None	No	No
4	Fix the time to (or at) which to adjourn	Yes	Yes	Yes	Majority	Yes	No
5	Question of privilege	No	No	No	None	No	Yes
	Subsidiary Motions						
6	Lay on the table	Yes	No	No	2/3	Yes	No
7	The previous question	Yes	No	No	2/3	No	No
8	Limit or extend debate	Yes	No	No	2/3	No	No
9	Postpone to a time certain	Yes	Yes	Yes	Majority	Yes	No
10	Commit or refer	Yes	Yes	Yes	Majority	Yes	No
11	Amend (or substitute)	Yes	Yes	Yes	Majority	Yes	No
12	Postpone indefinitely	Yes	Yes	No	Majority	Yes	No
	Incidental Motions						
Same	Point of Order	No	No	No	None	No	Yes
Same	Appeal	Yes	Yes	No	Majority	Yes	No
Same	Division of a question	Yes	Yes	Yes	Majority	No	No
Same	Separate consideration	Yes	Yes	Yes	Majority	No	No
Same	Fix the method of voting	Yes	Yes	Yes	Majority	Yes	No
Same	Nominations to committees	No	No	No	Plurality	No	No
Same	Withdraw or modify a motion	No	No	No	Majority	No	No
Same	Suspension of rules	Yes	No	No	2/3*	No	No

\* UNANIMOUS IF RULE PROTECTS MINORITIES; OUT OF ORDER IF RULE PROTECTS ABSENTEES

SOURCE: TOWN MEETING TIME, 3RD EDITION

**COMMON TOWN FINANCE TERMS**

<b>APPROPRIATION</b>	An authorization granted by Town Meeting to expend money and incur obligations for specific public purposes.
<b>AVAILABLE FUNDS</b>	Balances remaining in various funds that are available for expenditure. Examples include Water Department special revenue account reserves, Fire Department ambulance account, and Free Cash.
<b>ENTERPRISE FUND</b>	A separate account for municipal services for which a fee is charged in exchange for goods or services. It allows a community to demonstrate the portion of total costs of a service that is recovered through user fees. This is a multi-year fund for which any end-of-year surplus is retained in the Enterprise Fund.
<b>OFFSET ACCOUNT</b>	An account set up to restrict fees collected by a particular department for expenditure by that department. Any surplus funds remaining at the end of the fiscal year are returned to the General Fund.
<b>FISCAL YEAR</b>	The Town’s fiscal year begins July 1st and ends on June 30th.
<b>FREE CASH</b>	Remaining, unrestricted funds from operations of the previous fiscal year including actual receipts in excess of estimates and unspent amounts in budget line-items.
<b>OVERLAY RESERVE</b>	An account set up to pay for real estate exemptions and abatements.
<b>RAISE &amp; APPROPRIATE</b>	A phrase used to identify a funding source for an expenditure which refers to money generated by the tax levy or other anticipated local receipts.
<b>RESERVE FUND</b>	An account appropriated within the operating budget to provide for unforeseen expenditures <i>during the fiscal year</i> . Expenditures of funds deposited to this account require approval of the Finance Committee. Funds remaining at the end of the fiscal year are returned to the General Fund.
<b>STABILIZATION FUND</b>	A multi-year fund established as a “rainy day” account to address extraordinary or unforeseen future expenditures during the current <i>or future fiscal years</i> . This account can also be used to accumulate funds for capital expenditures in a future year.

## Warrant Article List

<b>Article Number</b>	<b>Title</b>	<b>Vote Required</b>	<b>Sponsor</b>
1	Budget Adjustments		Select Board
2	Municipal Budget		Select Board
3	Golf Enterprise Budget		Select Board
4	Water Division Budget		Select Board
5	Septage Enterprise Budget		Select Board
6	Wastewater Enterprise Budget		Select Board
7	Cable Television Communications Budget		Select Board
8	Dennis-Yarmouth Regional School District Budget		DYRSD
9	Cape Cod Regional Technical High School District Budget		CCRTHSD
10	Golf Capital Expense		Select Board
11	Water Division Capital Expense		Select Board
12	Police Cruiser Financing		Select Board
13	Fire Department Capital Expense		Select Board
14	Capital Expense Various Departments		Select Board
15	Library Construction	2/3 Majority Required	Select Board
16	Wastewater Facilities National Grid Easements	2/3 Majority Required	Select Board
17	Septage Equalization Tank Rehabilitation	2/3 Majority Required	Select Board
18	Phase 1 Sewer Collection System Funding		Select Board
19	Bayberry Hills Engineering Discharge		Select Board
20	Collective Bargaining Wage Adjustments		Select Board
21	Mattacheese Building Maintenance Costs		Select Board
22	Transfer and Sale of Surplus Property		Select Board
23	Appropriate Tourism Revenue Preservation Fund		Select Board
24	CPA Estimated Revenue		CPC
25	CPA Affordable Housing Projects		CPC
26	CPA Recreation Projects		CPC
27	CPA Open Space Projects		CPC
28	CPA Historical Preservation Projects		CPC
29	Zoning Article – VOCD Setbacks on Route 28	2/3 Majority Required	Planning Board

**ANNUAL TOWN MEETING WARRANT  
COMMONWEALTH OF MASSACHUSETTS  
APRIL 28<sup>TH</sup>, 2026**

Barnstable, ss.

To the Constable of the Town of Yarmouth in the County of Barnstable, Greetings, In the name of the Commonwealth of Massachusetts, you are hereby directed to notify and warn the inhabitants of said Town qualified to vote in Town affairs to meet in the Dennis-Yarmouth Intermediate School Building at 286 Station Avenue in said Town, Tuesday, the 28<sup>th</sup> day of April 2026 at six o'clock (6:00 p.m.) in the evening, then and there to act on the following articles.

**ARTICLE #1: Budget Adjustments:** To see if the Town will vote to transfer and appropriate a sum of money to provide additional funds for the FY 2026 operating budget, or to take any other action relative thereto.

<u>Department</u>	<u>Request</u>	<u>Amount</u>	<u>Source</u>
DPW	Snow and Ice	\$2 million	Free Cash

**EXPLANATION:** *The purpose of this article is to fund any budget shortages for the current year.*

Select Board Recommends (5-0)  
 Finance Committee Recommendation will be made from the Floor (Select Board)

**ARTICLE #2: Municipal Budget:** To see what sums of money the Town will vote to raise or transfer from available funds and appropriate such funds to defray the charges, expenses, salary, and payroll obligations of the Town, including debt and interest for the ensuing year, to provide for a reserve fund, and to fix the salaries and compensation for all elected officials of the Town, or act on anything relative thereto:

<b>Code</b>		<b>Actual FY2025</b>	<b>Budget FY2026</b>	<b>Request FY2027</b>	<b>FinCom FY2027</b>
<b>ELECTED/GENERAL GOVERNMENT</b>					
E-1	<b>MODERATOR</b>	500	500	500	500
	<b>SELECTMEN</b>				
E-2	Wages (5 PT)	14,267	15,000	15,000	15,000
E-3	Expense	49,367	51,000	51,000	51,000
	<b>TOWN ADMINISTRATOR</b>				
GG-1	Wages (7 FTE + PT)	783,818	876,456	961,658	961,658
GG-2	Expense	51,220	103,500	103,500	103,500
GG-3	Employee increment	0	50,000	50,000	50,000
GG-4	Emergency management expense	0	5,000	5,000	5,000
GG-5	Unemployment compensation	35,361	50,000	50,000	50,000
GG-6	Energy	531,372	623,976	625,000	625,000
GG-7	Legal	105,945	136,000	136,000	136,000
GG-8	Bargaining legal	3,472	30,000	30,000	30,000
GG-9	Training	12,196	25,000	25,000	25,000
GG-10	Medicare	406,947	390,000	390,000	390,000
GG-11	Health insurance	2,969,872	3,259,513	3,517,456	3,517,456
GG-12	Pension	5,540,938	5,777,733	6,051,282	6,051,282
GG-13	General insurance	1,068,972	1,402,056	1,326,840	1,326,840
	<b>FINANCE COMMITTEE</b>				
GG-14	Wages	0	0	0	0
GG-15	Reserve	0	100,000	100,000	100,000
	<b>CENTRAL PURCHASING</b>				
GG-16	Purchasing	91,242	150,500	140,500	140,500
	<b>TOTAL WAGES</b>	<b>798,585</b>	<b>891,956</b>	<b>977,158</b>	<b>977,158</b>
	<b>TOTAL EXPENSES</b>	<b>10,866,904</b>	<b>12,154,278</b>	<b>12,601,578</b>	<b>12,601,578</b>
	<b>TOTAL ELECTED / GEN. GOVT.</b>	<b>11,665,489</b>	<b>13,046,234</b>	<b>13,578,736</b>	<b>13,578,736</b>

<b>Code</b>	<b>Actual FY2025</b>	<b>Budget FY2026</b>	<b>Request FY2027</b>	<b>FinCom FY2027</b>
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**MUNICIPAL FINANCE**

**TOWN ACCOUNTANT**

MF-1	Wages (5 FTE)	502,536	518,901	554,133	554,133
MF-2	Expense	50,575	54,010	82,000	82,000

**ASSESSORS**

MF-3	Wages (5 FTE + Seasonal)	354,348	378,227	395,035	395,035
MF-4	Expense	96,040	115,964	137,270	122,900

**COLLECTOR/TREASURER**

MF-5	Wages (5 FTE)	448,663	500,234	429,346	429,346
MF-6	Expense	56,505	79,910	79,910	79,910

**TOWN CLERK**

MF-7	Wages (6 FTE)	299,713	305,756	385,648	383,148
MF-8	Expense	17,533	27,540	28,040	26,940

**ELECTION & REGISTRATION**

MF-9	Wages (Seasonal)	86,901	90,000	92,250	90,000
MF-10	Expense	95,378	103,050	103,050	103,050

**TOTAL WAGES**

1,692,161	1,793,118	1,856,412	1,851,662
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**TOTAL EXPENSES**

316,031	380,474	430,270	414,800
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**TOTAL MUNICIPAL FINANCE**

2,008,192	2,173,592	2,286,682	2,266,462
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**COMMUNITY DEVELOPMENT**

CD-1	Wages (9 FTE)	530,302	589,585	617,661	617,661
CD-2	Expense	17,639	20,318	32,543	30,818

**TOTAL WAGES**

530,302	589,585	617,661	617,661
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**TOTAL EXPENSES**

17,639	20,318	32,543	30,818
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**TOTAL COMMUNITY DEVELOPMENT**

547,941	609,903	650,204	648,479
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<b>Code</b>		<b>Actual FY2025</b>	<b>Budget FY2026</b>	<b>Request FY2027</b>	<b>FinCom FY2027</b>
<b>COMMUNITY SERVICES</b>					
<b>GENERAL LIBRARY</b>					
CS-1	Wages (10.87 FTE)	726,233	765,678	781,267	781,267
CS-2	Expenses	283,681	314,325	331,380	331,380
<b>NATURAL RESOURCES</b>					
CS-3	Wages (11 FTE + Seasonal)	718,407	766,703	780,929	780,929
CS-4	Expense	158,776	144,917	144,917	144,917
<b>SENIOR SERVICES</b>					
CS-5	Wages (7.73 FTE)	403,290	438,344	456,570	456,570
CS-6	Expense	96,034	99,509	99,509	99,509
<b>RECREATION</b>					
CS-7	Wages (3 FTE + Seasonal)	482,478	586,687	609,736	609,736
CS-8	Expense	34,750	37,500	37,500	37,500
<b>TOTAL WAGES</b>		<b>2,330,408</b>	<b>2,557,412</b>	<b>2,628,502</b>	<b>2,628,502</b>
<b>TOTAL EXPENSES</b>		<b>573,241</b>	<b>596,251</b>	<b>613,306</b>	<b>613,306</b>
<b>TOTAL COMMUNITY SERVICES</b>		<b>2,903,649</b>	<b>3,153,663</b>	<b>3,241,808</b>	<b>3,241,808</b>
<b>PUBLIC SAFETY</b>					
<b>POLICE</b>					
PS-1	Wages (76 FTE + reserves + PT+OT)	8,241,109	8,988,490	9,192,963	9,134,385
PS-2	Training (OT)	151,231	140,400	140,400	140,400
PS-3	Proactive anti-crime team (OT)	40,835	140,400	140,400	140,400
PS-4	Expense	273,287	306,504	350,854	329,054
<b>FIRE</b>					
PS-5	Wages (84 FTE + call FF+OT)	8,277,147	9,606,053	10,583,199	10,083,198
PS-6	Training (OT)	126,139	137,068	150,000	150,000
PS-7	Expense	720,360	666,332	720,945	705,945
<b>TOTAL WAGES</b>		<b>16,836,461</b>	<b>19,012,411</b>	<b>20,206,962</b>	<b>19,648,383</b>
<b>TOTAL EXPENSES</b>		<b>993,647</b>	<b>972,836</b>	<b>1,071,799</b>	<b>1,034,999</b>
<b>TOTAL PUBLIC SAFETY</b>		<b>17,830,108</b>	<b>19,985,247</b>	<b>21,278,761</b>	<b>20,683,382</b>

<b>Code</b>		<b>Actual FY2025</b>	<b>Budget FY2026</b>	<b>Request FY2027</b>	<b>FinCom FY2027</b>
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**MUNICIPAL INSPECTIONS**

**BUILDING INSPECTOR**

MI-1	Wages (8 FTE + PT)	686,051	726,812	754,998	754,998
MI-2	Expense	31,179	32,386	33,280	33,280

**BOARD OF HEALTH**

MI-3	Wages (7 FTE + PT)	532,226	625,235	659,593	659,593
MI-4	Expense	12,169	19,300	20,700	18,700
MI-5	Human Services	62,739	60,000	60,000	60,000
MI-6	Veterans – expenses	190,422	190,000	198,971	198,971

<b>TOTAL WAGES</b>		<b>1,218,277</b>	<b>1,352,047</b>	<b>1,414,591</b>	<b>1,414,591</b>
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<b>TOTAL EXPENSES</b>		<b>296,509</b>	<b>301,686</b>	<b>312,951</b>	<b>310,951</b>
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<b>TOTAL MUNICIPAL INSPECTIONS</b>		<b>1,514,786</b>	<b>1,653,733</b>	<b>1,727,542</b>	<b>1,725,542</b>
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**MUNICIPAL OPERATIONS**

**INFORMATION TECHNOLOGY**

MO-1	Wages (5 FTE )	461,300	540,939	472,498	472,498
MO-2	Expense	815,650	796,300	873,842	780,295

<b>TOTAL WAGES</b>		<b>461,300</b>	<b>540,939</b>	<b>472,498</b>	<b>472,498</b>
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<b>TOTAL EXPENSES</b>		<b>815,650</b>	<b>796,300</b>	<b>873,842</b>	<b>780,295</b>
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<b>TOTAL MUNICIPAL OPERATIONS</b>		<b>1,276,950</b>	<b>1,337,239</b>	<b>1,346,340</b>	<b>1,252,793</b>
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<b>Code</b>		<b>Actual FY2025</b>	<b>Budget FY2026</b>	<b>Request FY2027</b>	<b>FinCom FY2027</b>
<b>PUBLIC WORKS</b>					
<b>ADMINISTRATION/ENGINEERING</b>					
PW-1	Wages (8 FTE)	811,021	833,188	955,230	955,230
PW-2	Expenses	470,108	662,237	662,237	662,237
<b>HIGHWAY</b>					
PW-3	Wages (14 FTE)	794,169	1,000,018	1,081,114	1,002,789
PW-4	Expense	205,702	211,728	211,728	211,728
PW-5	Tree expense	49,820	50,000	50,000	50,000
PW-6	Greenhead fly	2,700	3,027	3,103	3,103
<b>SNOW &amp; ICE</b>					
PW-7	Wages (overtime)	64,425	41,000	41,000	41,000
PW-8	Expense	143,625	156,100	156,100	156,100
<b>FACILITIES</b>					
PW-9	Wages (3 FTE)	177,186	221,800	323,659	300,689
PW-10	Expense	200,557	227,341	277,341	247,341
<b>SANITATION</b>					
PW-11	Wages (10 FTE)	600,621	604,463	707,469	697,469
PW-12	Expense	3,673,414	3,697,120	3,692,292	3,684,169
<b>PARKS</b>					
PW-13	Wages (6 FTE + Seasonal)	521,347	594,529	613,498	613,498
PW-14	Expense	189,754	209,103	259,103	243,856
<b>CEMETERY</b>					
PW-15	Wages (1 FTE + Seasonal)	124,343	128,484	132,044	132,044
PW-16	Expense	19,798	37,574	37,574	37,574
<b>TOTAL WAGES</b>		<b>3,093,112</b>	<b>3,423,482</b>	<b>3,854,014</b>	<b>3,742,719</b>
<b>TOTAL EXPENSES</b>		<b>4,955,478</b>	<b>5,254,230</b>	<b>5,349,478</b>	<b>5,296,108</b>
<b>TOTAL PUBLIC WORKS</b>		<b>8,048,590</b>	<b>8,677,712</b>	<b>9,203,492</b>	<b>9,038,827</b>

Code		Actual FY2025	Budget FY2026	Request FY2027	FinCom FY2027
<b>DEBT SERVICE</b>					
DS-1	Regular Debt	419,801	482,191	1,126,125	1,126,125
DS-2	Exempt Debt	1,152,820	1,091,851	808,657	808,657
<b>TOTAL</b>		<b>1,572,621</b>	<b>1,574,042</b>	<b>1,934,782</b>	<b>1,934,782</b>
<b>Town</b>		<b>Actual FY2025</b>	<b>Budget FY2026</b>	<b>Request FY2027</b>	<b>FinCom FY2027</b>
<b>GRAND TOTAL WAGES (all Depts.)</b>		<b>26,960,606</b>	<b>30,160,950</b>	<b>32,027,798</b>	<b>31,353,174</b>
<b>GRAND TOTAL EXPENSES (all Depts.)</b>		<b>20,407,720</b>	<b>22,050,415</b>	<b>23,220,549</b>	<b>23,017,637</b>
<b>GRAND TOTAL Article 2</b>		<b>47,368,326</b>	<b>52,211,365</b>	<b>55,248,347</b>	<b>54,370,811</b>

**EXPLANATION:** *This article funds the Town’s operating budget, which covers employee salaries, benefits, and other Town operating expenses. At the direction of the Select Board, this budget is balanced, affordable, within the parameters of Proposition 2½, and provides the best possible services and facilities to the Town. The Finance Committee has reviewed this budget in detail.*

Select Board Recommends (5-0)

Finance Committee Recommends (4-0)

(Select Board)

**ARTICLE #3: Golf Enterprise Budget:** To see what sums of money the Town will vote to raise, appropriate, or transfer from available funds to fund the operating budget of the Golf Enterprise, or to take any other action relative thereto:

Group-Department Line Item	Actual FY2025	Budget FY2026	Request FY2027	FinCom FY2027
<b>GOLF</b>				
Wages (16 FTE + Seasonal)	1,745,199	1,993,076	2,150,955	2,150,955
Expense	3,084,951	3,147,924	3,787,014	3,787,014
Costs Appropriated in the General Fund	300,000	400,000	500,000	500,000
<b>Total Golf Enterprise Operating Budget</b>	<b>5,130,150</b>	<b>5,541,000</b>	<b>6,437,969</b>	<b>6,437,969</b>

Funded from Golf Enterprise Revenues	6,370,611	5,141,000	5,937,969	5,937,969
Funded from General Fund – Free Cash	0	0	0	0
Funded from Retained Earnings*	0	400,000	500,000	500,000
Total Golf Enterprise Funding	6,370,611	5,541,000	6,437,969	6,437,969

\* *Golf Enterprise reserves/retained earnings is \$2,980,521(two million nine hundred eighty thousand five hundred twenty-one dollars) as of 11/17/2025.*

**EXPLANATION:** *This article is the operating budget for the Golf Division and funds employee salaries, benefits, and other golf operating expenses. This year’s budget is funded entirely by golf fees and other revenue generated by the Golf Division.*

Select Board Recommends (5-0)

Finance Committee Recommends (5-0)

(Select Board)

**ARTICLE #4: Water Division Budget:** To see what sums of money the Town will vote to raise, appropriate, or transfer from available funds to fund the operating budget of the Water Division for the purpose set forth in the Acts of 1928, Chapter 146, or under Massachusetts General Laws, Chapter 41, Section 69B, or to take any other action thereto:

Group-Department Line Item	Actual FY2025	Budget FY2026	Request FY2027	FinCom FY2027
<b>WATER</b>				
Wages (21 FTE)	1,577,044	1,775,960	1,909,213	1,909,213
Expense	2,843,790	3,426,177	4,928,696	4,928,696
Costs Appropriated in the General Fund	549,546	583,307	618,797	618,797
Total Water Department Operating Budget	4,970,380	5,785,444	7,456,706	7,456,706
Funded from Water Department Revenues	6,713,055	5,785,444	6,837,909	6,837,909
Funded from Water Surplus	0	0	618,797	618,797
Total Water Department Funding	6,713,055	5,785,444	7,456,706	7,456,706

\* *Water Special Revenue Fund reserves is \$3,059,030 (three million fifty-nine thousand thirty dollars) as of 07/01/2025.*

**EXPLANATION:** *This article is the operating budget for the Water Division, which funds employee salaries, benefits, and other water operating expenses. The Water Division operates as a distinct special revenue fund, much like the Golf and Septage Operations, and is fully funded by water fees.*

Select Board Recommends (5-0)

Finance Committee Recommends (4-0)

(Select Board)

**ARTICLE #5: Septage Enterprise Budget:** To see what sums of money the Town will vote to raise, appropriate or transfer from available funds to fund the operating budget of the Septage Enterprise, or to take any other action relative thereto:

Group-Department Line Item	Actual FY2025	Budget FY2026	Request FY2027	FinCom FY2027
<b>SEPTAGE ENTERPRISE</b>				
Wages	0	0	0	0
Expense	2,548,115	2,863,600	3,088,600	3,088,600
Costs Appropriated in the General Fund	311,641	335,079	341,002	341,002
Total Septage Enterprise Operating Budget	2,859,756	3,198,679	3,429,602	3,429,602
Funded from Septage Enterprise Revenues	2,986,578	2,900,000	2,900,000	2,900,000
Funded from Septage Retained Earnings*	0	298,679	529,602	529,602
Total Septage Enterprise Funding	2,986,578	3,198,679	3,429,602	3,429,602

*\*Septage Enterprise retained earnings is \$3,277,063 (three million two hundred seventy-seven thousand sixty-three dollars) as of 07/01/2025.*

**EXPLANATION:** *This is the operating budget for the Septage Treatment Plant which is an enterprise fund. The costs are fully covered by fees charged to contractors that dispose of septic waste at the plant. This enterprise fund, like Golf and Water, is fully supported by fee revenue.*

Select Board Recommends (5-0)

Finance Committee Recommends (4-0)

(Select Board)

**ARTICLE #6: Wastewater Enterprise Budget:** To see what sums of money the Town will vote to raise, appropriate or transfer from available funds to fund the operating budget of the Wastewater Enterprise, or to take any other action relative thereto:

Group-Department Line Item	Actual FY2025	Budget FY2026	Request FY2027	FinCom FY2027
<b>WASTEWATER</b>				
Wages (3 FTE)	53,208	94,440	267,964	267,964
Expense	460,611	709,925	1,180,349	1,180,349
Costs Appropriated in the General Fund	0	0	0	0
Total Wastewater Enterprise Operating Budget	513,819	804,365	1,448,313	1,448,313
Funded from Wastewater Stabilization Fund	0	0	1,448,313	1,448,313
Funded from Wastewater Retained Earnings*	513,819	804,365	0	0
Total Wastewater Enterprise Funding	513,819	804,365	1,448,313	1,448,313

*\*Wastewater Enterprise reserves/retained earnings is \$412,187 (four hundred twelve thousand one hundred eighty-seven dollars) as of 07/01/2025.*

**EXPLANATION:** *This article is the operating budget for the Wastewater Division and funds employee salaries, benefits, and other wastewater operating expenses. This year’s budget is funded entirely by the Wastewater Stabilization Fund.*

Select Board Recommends (5-0)

Finance Committee Recommends (5-0)

(Select Board)

**ARTICLE #7: Cable Television Communications Budget:** To see what sums of money the Town will vote to raise, appropriate or transfer from available funds to fund the operating budget of the Cable Television Communications Division, or to take any other action relative thereto:

Group-Department Line Item	Actual FY2025	Budget FY2026	Request FY2027	FinCom FY2027
<b>CABLE</b>				
Wages (2 FTE)	106,432	172,848	166,432	166,432
Expense	436,423	468,570	565,224	565,224
Costs Appropriated in the General Fund	0	0	0	0
Total Cable Operating Budget	542,855	641,418	731,656	731,656
Funded from Cable Receipts Reserved for Approp.	829,043	641,418	731,656	731,656
Funded from Cable Fund Surplus	0	0		
Total Cable Funding	829,043	641,418	731,656	731,656

*\*Cable Special Revenue Fund reserves is \$1,129,180 (one million one hundred twenty-nine thousand one hundred eighty dollars) as of 02/07/2026.*

**EXPLANATION:** *This is the operating budget for the Cable Television Communication Special Revenue Fund. This division oversees cable television programming for the Town government and directs all Town communications. The costs are fully supported by funds available in the Cable Special Revenue Fund.*

Select Board Recommends (5-0)

Finance Committee Recommends (5-0)

(Select Board)

**ARTICLE #8: Dennis-Yarmouth Regional School District Budget:** To see if the Town will vote to raise or transfer from available funds and appropriate a sum of money to fund the Dennis-Yarmouth Regional School District budget for FY 2027, and to see whether such sum shall be raised by taxation, transferred from available funds, and/or be subject to an override of Proposition 2½ under M.G.L., c. 59, s. 21C(g), or to take any action related thereto:

Actual FY 2025	Budget FY 2026	Operating Budget FY 2027	Capital Budget FY 2027	Certified FY 2027
\$ 43,756,567	\$ 44,865,765	\$ 45,020,623	\$ 2,337,555	\$ 47,358,178

**EXPLANATION:** *This article funds the Town’s share of the Dennis-Yarmouth Regional School District. The FY 2027 Assessment is based upon the regional agreement.*

Select Board Recommends (4-0-1 abstention)  
 Finance Committee Recommends (6-1) (Dennis-Yarmouth Regional School District)

**ARTICLE #9: Cape Cod Regional Technical High School District Budget:** To see if the Town will vote to raise and transfer from available funds and appropriate a sum of money to fund the Cape Cod Regional Technical High School District budget for FY 2027, and to see whether such sum shall be raised by taxation, transferred from available funds, and/or be subject to an override of Proposition 2½ under M.G.L., c.59, s. 21C(g), or to take any other action relative thereto:

Actual FY 2025	Budget FY 2026	Operating Budget FY 2027	Capital Budget FY 2027	Certified FY 2027
\$ 3,912,494	\$ 3,832,480	\$ 3,437,185	\$ 1,309,701	\$ 4,746,886

**EXPLANATION:** *This article funds the Town’s share of the Cape Cod Regional Technical High School District. The debt for the new school is now included in the assessment.*

Select Board Recommends (5-0)  
 Finance Committee Recommends (4-0) (Cape Cod Regional Technical School District)

**ARTICLE #10: Golf Capital Expense:** To see what sums of money the Town will vote to raise, from the Golf Retained Earnings Account, and appropriate to purchase and equip the following goods and services, or to take any other action relative thereto:

<b>Golf Capital</b>	
<b>Source: Golf Enterprise Fund</b>	
Item	Cost
Bass River Parking Lot Expansion	\$ 250,000.00
Golf Course Accessories	\$ 50,000.00
Golf Course Sprayer	\$ 75,000.00
Golf Course Topdresser	\$ 25,000.00
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	\$ 400,000.00

**EXPLANATION:** *The Golf Division capital expenses are related to maintenance obligations which will provide better safety, prevent the need for more costly projects in the future, and allow for safer and more effective onsite equipment service. The total for these improvements is \$400,000 (four hundred thousand dollars) which will be funded from Retained Earnings through the Golf Enterprise account. Therefore, property tax dollars are not necessary for these investments. Golf Enterprise reserves/retained earnings is \$2,980,521 (two million nine hundred eighty thousand five hundred twenty-one dollars) as of 11/17/2025.*

Select Board Recommends (5-0)

Finance Committee Recommends (5-0)

(Select Board)

**ARTICLE #11: Water Division Capital Expense:** To see if the Town will vote to raise, appropriate, and transfer from available funds in the DPW Water Division Water Fund balance, a sum of funds for the below capital expenses of the Water Division, pursuant to the Acts of 1928, Chapter 146, or under Massachusetts General Laws, Chapter 41, Section 69B, or take any other action related thereto:

### Water Division Capital Expenses

Source: Water Special Revenue

Item	Cost
Distribution System Improvements	\$ 289,000.00
Production System Hardware	\$ 300,000.00
Replace 2007 Kabota Mini Excavator	\$ 120,000.00
Replace 2011 Ford F250 Utility Truck	\$ 100,000.00
	<u>\$ 809,000.00</u>

**EXPLANATION:** *The Water Division capital expenses are related to maintenance obligations which will provide better safety, prevent the need for more costly projects in the future, and increase effectiveness of the distribution system. The total for these improvements is \$809,000 (eight hundred nine thousand dollars) which will be funded from the available balance in the Water Special Revenue account. Therefore, property tax dollars are not necessary for these investments. The Water Special Revenue account currently has a \$3,059,030(three million fifty-nine thousand thirty dollars) reserve balance.*

Select Board Recommends (5-0)

Finance Committee Recommends (5-0)

(Select Board)

**ARTICLE #12: Police Cruiser Financing:** To see if the Town will vote to enter into a four-year municipal lease financing agreement for the purpose of acquiring six police cruisers with the payment outlined in the below table and to appropriate the sum of \$118,750 (one hundred eighteen thousand seven hundred fifty dollars) from free cash for year one of the lease program, or take any other action relative thereto:

FY Year	2027	2028	2029	2030
Payment	\$ 118,750	\$ 118,750	\$ 118,750	\$ 118,750

**EXPLANATION:** *The Yarmouth Police Department would like to enter into a four-year finance agreement with Ford Motor Company to purchase six police cruisers. This agreement will allow the department to replace multiple aging vehicles with minimal impact to capital budget funds. This will reduce costly repairs to several aging vehicles used daily for patrol and administrative functions. All vehicles scheduled for replacement are no longer under warranty. The cost includes the upfit of the vehicles.*

**2/3rd Majority Required**

Select Board Recommends (5-0)

Finance Committee Recommends (5-0)

(Select Board)

**ARTICLE #13: Fire Department Capital Expense:** To see if the Town will vote to appropriate and transfer \$1,000,000 (one million dollars) from the Capital Stabilization Fund and \$299,000 (two hundred ninety-nine thousand dollars) from Ambulance Receipts reserved for the Appropriation Account, to purchase and equip the following goods and services for Fire Department Capital expenses, or to take any other action relative thereto:

<b>Fire Department Capital</b>	
<b>Fire Receipts Reserved for Appropriation</b>	
<b>Item</b>	<b>Cost</b>
Fire Station Location Feasibility Study	\$ 50,000.00
Payment to Stabilization	\$ 89,000.00
Replace 2017 Chevy Tahoe 52	\$ 85,000.00
Replace Engine 47	\$ 1,000,000.00
SCBA Cylinder Replacement	\$ 75,000.00
	<hr/>
	\$ 1,299,000.00

**EXPLANATION:**

***Fire Station Location Feasibility Study:***

*Comprehensive feasibility study to determine the optimal location and site requirements for new fire station(s). The study will evaluate current and projected community needs, response time performance and geographical coverage to ensure that fire and emergency services are delivered effectively and efficiently. The study will incorporate the Standards of Cover Analysis that is currently underway, looking at possible alternative operational models based on projected growth.*

***SCBA Cylinder Replacement:***

*The standard service life for Self-Contained Breathing Apparatus (SCBA) cylinders as dictated by the Department of Transportation and National Fire Protection Association (NFPA) standards at 15 years. These cylinders are hydrostatically tested every five years. All the apparatus have cylinders in the riding positions, and we also need spare bottles to use at longer duration events. Bottle replacement is staggered so they do not all have to be replaced at the same time every 15 years.*

***Rolling Stock:***

*The Department has been undergoing a large effort to consolidate rolling stock and make our operational model more efficient. Service vehicles and underutilized apparatus have been repurposed and/or decommissioned, and we are in process of replacing unserviceable fire apparatus.*

Per NFPA standards, Fire Apparatus should move to reserve status at 15 years and be replaced at 20 years. Engine 47 is 20 years old and currently is out of service due to broken suspension that makes it unsafe to stay in service. This purchase will allow Engine 45 to move to reserve status as it is 16 years old.

Replacement of Command Vehicle for the Assistant Fire Chief. These vehicles have typical service life of 10 years and come complete with mobile command centers equipped with radios and other equipment specific to command functions during large scale incidents. The Ambulance Receipt Account currently has a \$3,289,664 (three million, two hundred eighty-nine thousand, six hundred sixty-four dollars) balance.

Select Board Recommends (5-0)

Finance Committee Recommends (5-0)

(Select Board)

**ARTICLE #14: Capital Expense Various Departments:** To see if the Town will vote to raise and appropriate the sum of \$1,100,000 (one million one hundred thousand dollars) and to transfer and appropriate from Free Cash the sum of \$2,622,440 (two million six hundred twenty-two thousand four hundred forty dollars) for the following amounts and purposes indicated, or to take any other action relative thereto:

<b>Capital - Various Departments</b>			
<b>Source: Free Cash and Levy for Roadway Improvements</b>			
<b>#</b>	<b>Item (in order of CIP Committee Ranking)</b>		<b>Cost</b>
1	Annual Program – PCs – Components	Information Technology	\$ 100,000.00
2	Body Worn/Cruiser Camera System	Police	\$ 49,056.00
3	Design Services for Facilities Projects	Public Works/ Facilities	\$ 120,000.00
4	Roadway Improvements	Public Works/ Highway	\$ 1,100,000.00
5	Engineering Services for Methane Flare Decommissioning	Public Works/ Sanitation	\$ 50,000.00
6	Infiltration System and Miscellaneous Drainage Improvements for Disposal Area	Public Works/ Engineering	\$ 200,000.00
7	Lewis Bay Sediment Transport Study	Community Services/ Natural Resources	\$ 50,000.00
8	Message Board Purchase	Police	\$ 51,470.00
9	Navigation Buoys	Community Services/ Natural Resources	\$ 17,000.00
10	Patrol Boat J-49 Mid Life Refit	Community Services/ Natural Resources	\$ 65,000.00
11	Ford F450 Stakebody (Unit 9) (Replacement of 2012)	Public Works/ Parks	\$ 115,000.00
12	Exmark Mower (Replacement of 2013)	Public Works/ Parks	\$ 20,000.00
13	Ford F550 or Similar (Replacement of 2014)	Public Works/ Highway	\$ 192,000.00

14	Cruisers Marked Unmarked (Replacements)	Police	\$ 406,914.00
15	Department Radar Units (Replacements)	Police	\$ 49,000.00
16	Sailboat Fleet (Replacement)	Community Services/ Recreation	\$ 54,000.00
17	Taser and Equipment (Replacement)	Police	\$ 75,000.00
18	Senior Center Parking Accessibility Improvements	Public Works/ Engineering	\$ 100,000.00
19	Sidewalk Improvements	Public Works/ Engineering	\$ 200,000.00
20	Storm Water & MS4 Compliance	Public Works/ Engineering	\$ 250,000.00
21	Town Hall Front Entrance Improvement	Public Works/ Engineering	\$ 60,000.00
22	Waste Management Vehicle Storage Building Roof Insulation	Public Works/ Sanitation	\$ 130,000.00
23	Waterway Dredge/Beach Nourishment	Community Services/ Natural Resources	\$ 268,000.00
<b>Total Appropriation Requests:</b>			<b>\$ 3,722,440.00</b>

**EXPLANATION:** *This Article funds the proposed FY 2027 Capital Improvement Program (CIP) and miscellaneous transfers from Free Cash to support Town Operations.*

Select Board Recommends (5-0)

Finance Committee Recommends (4-0)

(Select Board)

**ARTICLE #15: Library Construction:** To see if the Town will vote to raise and appropriate the sum of \$35,706,091 (thirty-five million seven hundred six thousand ninety-one dollars) for the design, bidding and construction of a Town Library to be used as a free public library under MGL, Chapter 78, and for the payment of all other costs incidental and related thereto, and that to meet this appropriation, the Town Treasurer, with the approval of the Select Board, is hereby authorized to borrow said amount under and pursuant to, Chapter 44, Section 7 of the Massachusetts General Laws, or any other enabling authority, and to issue bonds and notes of the Town therefor, and further to authorize the Select Board and/or Town Administrator to apply for, accept and expend grant funding from the Massachusetts Public Library Construction Program as well as any other Federal, State, County or other funds that may be available for this purpose and to enter into Intermunicipal or other Agreements for acceptance and expenditure of any such grants or funds which shall be used to offset the total appropriation authorized herein, provided however that any such borrowing shall be contingent upon the voters' passage of a so-called debt exclusion under G.L. c. 59, §21C, or to take any other action relative thereto.

**EXPLANATION:** *This Article authorizes the Town to construct a new Library facility located at 1175 Route 28 in South Yarmouth as recommended in the Town of Yarmouth Capital Improvement Program. The Town has participated in a library feasibility study funded by Yarmouth Town Meeting and a Massachusetts Board of Library Commissioners (MBLC), Massachusetts Public Library Construction Program (MPLCP) Planning & Design grant. After detailed study and design development, the Town submitted plans for a new library that have been accepted into the Commonwealth's Library Construction Grant program which will provide a grant award to the Town of \$13,438,478 (thirteen million four hundred thirty-eight thousand four hundred seventy-eight dollars) which is 41.77% of*

*eligible project costs and requires this appropriation to access the grant funding. **With this grant, the obligation to the Town is \$22,267,613 (twenty-two million two hundred sixty-seven thousand six hundred thirteen dollars).** This project is also eligible for an MBLC Green Library Incentive grant in the amount of \$403,154 (four hundred three thousand one hundred fifty-four dollars), which would be provided after the building is constructed. Since 1999 the Town has engaged in studies identifying deficiencies in our current library facilities in meeting the demand for services from a modern library facility. In March of 2024 the Town completed a detailed Library Building Program and Community Needs Assessment which identified specific problems including the impacts of space limitations at our current libraries which restrict program offerings and community engagement. Building limitations also impact Americans with Disability Act requirements for accessibility, staff job functions, children's programming, shelf space for the library's collection, opportunities for inclusion, and the expansion of digital resources and technology for public use.*

**2/3 Majority Required**

Select Board Recommends (3-2)

Finance Committee Recommends (1-4-2 abstentions)

(Select Board)

**ARTICLE #16: Wastewater Facilities National Grid Easements:** To see if the Town will vote to authorize the Select Board to convey natural gas service easements over, across and upon certain parcels of land located at 170 South Shore Drive and 4 Long Pond Drive in South Yarmouth, and 99 Buck Island Road, 156 Route 28, 280 Route 28, and 669 Route 28 in West Yarmouth; said easements to allow the installation and maintenance of natural gas lines and related equipment necessary for the transmission of natural gas, or to take any other action relative thereto.

**EXPLANATION:** *This article will authorize National Grid to install and maintain natural gas service lines and related equipment necessary to provide natural gas service for the new Water Resource Recovery Facility and Phase 1 Wastewater Pump Stations. Natural gas will be used to fuel backup generators at each site.*

**2/3 Majority Required**

Select Board Recommends (5-0)

Finance Committee Recommends (5-0)

(Select Board)

**ARTICLE #17: Septage Equalization Tank Rehabilitation:** To see if the Town will vote to appropriate \$2,800,000 (two million eight hundred thousand dollars) for the rehabilitation of the equalization tank at the Yarmouth Septage Facility, including all expenses incidental and related thereto, and that to meet this appropriation, the Treasurer, with the approval of the Select Board, is authorized to borrow said amount under and pursuant to General Laws Chapter 44, Section 7(1) and Section 8(14) or pursuant to any other enabling authority, and to issue bonds or notes of the Town therefor. The Select Board and/or Town Administrator are authorized to apply for, accept and expend any state aid, grants or other revenue source, that may be available for this purpose, or take any other action in relation thereto.

**EXPLANATION:** *The Septage Division proposes to repair the failing equalization tanks at the Yarmouth Septage Treatment Facility. The equalization tanks hold the raw septage before it enters the*

*treatment facility. Raw sewage creates a highly corrosive environment that has resulted in failure of the concrete roof and sidewalls of the two equalization tanks. Due to the poor condition of the tanks, all traffic, including the septage hauling trucks have been diverted so as not to put additional strain on the tanks. Extensive repairs to the tanks are necessary to avoid complete failure of the structures. \$4.4 million was allocated for this project at the 2025 Annual Town Meeting based on engineers' estimates for rehabilitation of both tanks. However, bid results indicated that the original \$4.4 million was not sufficient to proceed with rehabilitation of both tanks. Repair of the first tank is underway, but this additional funding is necessary to complete the second tank. The bond repayment is fully supported by Septage Revenues.*

### **2/3 Majority Required**

Select Board Recommends (5-0)

Finance Committee Recommends (5-0)

(Select Board)

**ARTICLE #18: Phase 1 Sewer Collection System Funding:** To see if the Town will vote to transfer the amount of \$400,000 (four hundred thousand dollars) from Article 6 of the November 2021 Town Meeting for the purpose of costs related to the construction of the sewer collection system, including all expenses incidental and related thereto.

**EXPLANATION:** *At the Annual Town Meeting of 2021 the Town appropriated and borrowed \$4.3 million for the design of the wastewater treatment facility. Currently there is a balance of \$1.9 million remaining in that account. The Town is requesting the transfer of \$400,000 (four hundred thousand dollars) for costs related to the collection system. The remaining balance will be used for engineering costs related to Bayberry Hills discharge.*

Select Board Recommends (5-0)

Finance Committee Recommends (5-0)

(Select Board)

**ARTICLE #19: Bayberry Hills Engineering Discharge:** To see if the Town will vote to raise, appropriate, and transfer from available funds in the Wastewater Stabilization Fund, the amount of \$1,500,000 (one million five hundred thousand dollars) for the analysis, engineering, and creation of final plans and specifications for wastewater effluent discharge at Bayberry Hills Golf Course, 635 West Yarmouth Road, such costs shall include all expenses incidental and related thereto; and further, to authorize the Select Board and/or Town Administrator to apply for and accept any Federal, State, County or other funds that may be available for this purpose; and to authorize the Select Board to enter into Agreements for acceptance of any such grants or funds which shall be used to offset the total appropriation authorized herein, or to take any other action relative thereto.

**EXPLANATION:** *The Town has received a Groundwater Discharge permit at 99 Buck Island Road that is approximately 30% of the necessary volume for Phase 1 of our wastewater plan. As a result, other locations were investigated including Bayberry Hills Golf Course for additional discharge capacity. It was determined that Bayberry Hills Golf Course provided the best location for additional effluent disposal. These funds will provide for final planning and design for recharge areas, irrigation ponds, piping and pumping systems associated with effluent discharge as outlined in The Hydrogeologic Scope of Work (SOW) that has been submitted to the Department of Environmental*

*Protection (DEP). It is anticipated that the construction funds for the recharge system will be requested at the April 2027 Town Meeting.*

Select Board Recommends (5-0)

Finance Committee Recommends (5-0)

(Select Board)

**ARTICLE #20: Collective Bargaining Wage Adjustments:** To see if the Town will vote to appropriate and transfer from the free cash account the sum of \$275,000 (two hundred seventy-five thousand dollars) to pay for salary and wage adjustments for FY 2027 as a result of the settlement of collective bargaining agreements and for non-union personnel, or take any other action relative thereto.

**EXPLANATION:** *This article provides funding for settled or to be settled collective bargaining agreements. The Town strives to settle contracts that are fair to the employees and allows the Town to stay within the constraints of Proposition 2½.*

Select Board Recommends (5-0)

Finance Committee Recommends (5-0)

(Select Board)

**ARTICLE #21: Mattacheese Building Maintenance Costs:** To see if the Town will vote to appropriate and transfer from free cash, the sum of \$200,000 (two hundred thousand dollars), for the purpose of providing consulting services and maintenance costs for the former Mattacheese Middle School building, including all expenses incidental and related thereto; and further authorize the Select Board and/or Town Administrator to apply for and accept any Federal, State, County or other funds that may be available for this purpose and to enter into Intermunicipal or other Agreements for acceptance of any such grants or funds which shall be used to offset the total appropriation authorized herein, or to take any other action relative thereto.

**EXPLANATION:** *The Dennis-Yarmouth School Committee turned the former Mattacheese Middle School over to the Town of Yarmouth on August 31, 2023. The Department of Public Works is seeking funds to pay for the ongoing costs for maintaining this former school building. The necessary costs include electricity, gas, HVAC maintenance, consulting services, and various building system maintenance costs.*

Select Board Recommends (5-0)

Finance Committee Recommends (5-0)

(Select Board)

**ARTICLE #22: Transfer and Sale of Surplus Property:** To see if the Town will vote, pursuant to G.L. c. 40, §15A, to transfer to the Select Board for general municipal purposes and for disposing of a parcel of property known as 14 Lake Road [Yarmouth Assessors Map 49, Parcel 103; .15 Acres], and to authorize the Select Board to convey all or portions of said property, pursuant to G.L. c. 30B, §16, on such terms and conditions as the Select Board shall determine, including with any such restrictions the Select Board may deem appropriate, which may include the reservation of easements and restrictions over, along or through the property, and to authorize the Select Board to enter into and/or execute any agreements or instruments as may be necessary for such conveyance; or take any other action relative thereto.

**EXPLANATION:** *This article authorizes the sale of a land of low value pursuant to a bid process in conjunction with the Town’s policy for the disposition of Town property. The lot is being transferred as unbuildable.*

Select Board Recommends (5-0)

Finance Committee Recommends (N/A)

(Select Board)

**ARTICLE #23: Appropriate Tourism Revenue Preservation Fund:** To see if the Town will vote to appropriate the following sums of money from the estimated annual revenues of the Tourism Revenue Preservation Fund as required by Chapter 338 of the Acts of 2006 as amended and to fund such appropriation through a transfer of \$478,283 (four hundred seventy-eight thousand two hundred eighty-three dollars) from FY2026 Rooms Tax Receipts and \$86,981 (eighty-six thousand nine hundred eighty-one dollars) from FY2026 Meals Tax Receipts, or to take any other action relative thereto:

<b>Tourism Revenue Preservation Fund</b>	
<b>Program Area</b>	<b>Amount</b>
Administration	\$ 40,000
Special Events	\$ 150,264
Marketing	\$ 205,000
Public Improvements	\$ 130,000
Economic Development Projects	\$ 40,000
<b>Total Appropriation</b>	<b>\$ 565,264</b>

**EXPLANATION:** *The Tourism Revenue Preservation Fund, established by Special Legislation, draws upon Rooms and Meals Tax receipts. Funding is overseen by the Community and Economic Development Committee and is used to stimulate the local tourism economy through physical improvements, marketing, and special projects.*

Select Board Recommends (5-0)

Finance Committee Recommends (5-0)

(Select Board)

**Article #24: CPA Estimated Revenue:** To see if the Town will vote to appropriate or reserve, from FY2027 Community Preservation Act (CPA) revenues, sums of money sufficient to satisfy annual requirements for Affordable Housing, Open Space and Historic Preservation appropriations, as well as appropriate \$112,841 (one hundred twelve thousand eight hundred forty-one dollars) from FY2027 estimated revenues for administrative expenses in accordance with Massachusetts General Laws, Chapter 44B, to be expended under the direction of the Town Administrator or to take any other action relative thereto.

**EXPLANATION:** *FY2027 CPA Revenues are estimated at \$2.25 million and are based on an estimated property tax levy of \$83.2 million. Figures include an estimated 10% match of \$205,165 (two hundred five thousand one hundred sixty-five dollars) including supplemental match distributions made for communities that have adopted the 3% surcharge.*

*As required by the Community Preservation Act, a minimum of 10% CPA revenues must be set aside for each of the following purposes: Community Housing, Historic Preservation, and Open Space. 5%*

of CPA revenues may be set aside for administration. For FY2027, the Community Preservation Committee voted to set aside 10% of CPA revenues (\$225,682 - two hundred twenty-five thousand six hundred eighty-two dollars) for each of the three purposes noted above and 5% of CPA revenues (\$112,841- one hundred twelve thousand eight hundred forty-one dollars) for administration.

Select Board Recommendation will be made from the Floor  
 Finance Committee Recommends (5-0) (Community Preservation Committee)

**ARTICLE #25: CPA Affordable Housing Projects:** To see if the Town will vote to transfer and appropriate the following sums of money from the Community Preservation Act (CPA) Funds for Affordable Housing Purposes:

Item	Appropriate To	Purpose	Appropriate from FY2027 Estimated Revenues	Appropriate from Undesignated Reserve	Total
A	Yarmouth Municipal Affordable Housing Trust	MAHT General Deposit #20	\$ 200,000		\$ 200,000
B	Yarmouth Municipal Affordable Housing Trust	Repurpose \$1,179,414 for Mixed-Use Rental Housing Development	\$0	\$0	\$0
C	Hands of Hope	Rental Assistance and Eviction Prevention	\$ 95,000		\$ 95,000
D	Habitat for Humanity	Wood Road Community Housing	\$ 240,000		\$ 240,000
E	Harwich Ecumenical Council for Housing	Housing Emergency Loan Program	\$ 260,000	\$ 100,000	\$ 360,000
<b>Total</b>			<b>\$ 795,000</b>	<b>\$ 100,000</b>	<b>\$ 895,000</b>

**EXPLANATION:**

**Project A** would appropriate \$200,000 (two hundred thousand dollars) in CPA funds to the Yarmouth Municipal Affordable Housing Trust (MAHT) created under G.L. c.44, §55C to create, preserve, and support affordable housing at or below 80% of the Area Median Income (AMI). The MAHT uses these funds to support various homeownership and rental housing efforts including acquisition and rehabilitation, as well as supporting the efforts of private developers of affordable housing.

**Project B** would repurpose previously appropriated funds in the amount of \$1,179,414 (one million one hundred seventy-nine thousand four hundred fourteen dollars) from Article 15 of the 2021 Annual Town Meeting; Article 17 of the 2012 Annual Town Meeting; and Article 21 of the 2011 Annual Town

Meeting to allow use for construction and acquisition of mixed-use rental housing in the Route 28 corridor. These funds had been approved for the Buy-Down Program which is no longer viable due to escalating home values. No new funds are being requested.

**Project C** would provide \$95,000 (ninety-five thousand dollars) in funding to Hands of Hope, a non-profit organization, with the resources to assist Yarmouth residents with funds to pay overdue rent to prevent eviction OR to pay first and last month's rent to secure long-term leases in Yarmouth.

**Project D** would provide \$240,000 (two hundred forty thousand dollars) in funding to Habitat for Humanity for development of six affordable, single-family homes for households earning at or below 80% of the area median income (AMI) on an undeveloped parcel between Wood Road and Route 28.

**Project E** would provide \$360,000 (three hundred sixty thousand dollars) in CPA funds to the Harwich Ecumenical Council for Housing to make emergency repair loans to income-eligible residents of Yarmouth. Repairs include such essential items as roofs, windows, siding, heating, plumbing, and electrical systems.

Select Board Recommendation will be made from the Floor

Finance Committee Recommends (4-0)

(Community Preservation Committee)

**ARTICLE #26: CPA Recreation Projects:** To see if the Town will vote to transfer and appropriate the following sums of money from the Community Preservation Act (CPA) Funds for Recreation Purposes:

Item	Appropriate To	Purpose	Appropriate from FY 2027 Estimated Revenues	Appropriate from Undesignated Reserve	Total
A	Yarmouth Division of Natural Resources	Packet Landing Resiliency	\$ 504,000		\$ 504,000
<b>Total</b>			<b>\$ 504,000</b>	<b>\$ 0</b>	<b>\$ 504,000</b>

**EXPLANATION:**

**Project A** would serve as the cash match to an estimated \$2 million state grant to improve coastal resiliency at Packet Landing and preserve and protect the park, which includes the Veteran's Memorial, and was developed using CPA funds in 2016.

Select Board Recommendation will be made from the Floor

Finance Committee Recommends (4-0)

(Community Preservation Committee)

**ARTICLE #27: CPA Open Space Projects:** To see if the Town will vote to transfer and appropriate the following sums of money from the Community Preservation Act (CPA) Funds for Open Space Purposes:

Item	Appropriate To	Purpose	Appropriate from FY2027 Estimated Revenues	Appropriate from Undesignated Reserve	Total
A	Friends of Bass River	Crowell Pond Restoration – Phase 2	\$ 140,000		\$ 140,000
<b>Total</b>			<b>\$ 140,000</b>	<b>\$ 0</b>	<b>\$ 140,000</b>

**EXPLANATION:**

**Project A** would provide \$140,000 (one hundred forty thousand dollars) for the design and permitting of a culvert replacement under South Shore Drive and the Smuggler’s Beach parking lot to restore tidal flushing between Crowell Pond and Bass River. This project will improve water quality, fish passage, salt marsh habitat, and recreational opportunities in Crowell Pond.

Select Board Recommendation will be made from the Floor  
 Finance Committee Recommends (4-0) (Community Preservation Committee)

**ARTICLE #28: CPA Historical Preservation Projects:** To see if the Town will vote to transfer and appropriate the following sums of money from the Community Preservation Act (CPA) Funds for Historical Preservation Purposes:

Item	Appropriate To	Purpose	Appropriate from FY2027 Estimated Revenues	Appropriate from Undesignated Reserve	Total
A	Yarmouth Port Library	Replace ramp, stairs, and deck	\$ 50,000		\$ 50,000
B	Historical Society of Old Yarmouth	Gatehouse Restoration	\$ 29,500		\$ 29,500
C	Historic Reserve	Future use	\$ 146,182		\$ 146,182
<b>Total</b>			<b>\$ 225,682</b>	<b>\$ 0</b>	<b>\$ 225,682</b>

**EXPLANATION:**

**Project A** would provide \$50,000 (fifty thousand dollars) to replace the existing rear deck, ramp, and stairs of the Yarmouth Port Library with more durable and low-maintenance materials to improve accessibility.

**Project B** would provide \$29,500 (twenty-nine thousand five hundred dollars) to restore, rehabilitate, and preserve the Faith S. Tufts Gatehouse on the grounds of the Historical Society of Old Yarmouth to store and preserve historical records, photographs, and other artifacts relevant to the Town of Yarmouth. The public will be able to access the building and the records.

**Project C** would set aside \$146,182 (one hundred forty-six thousand one hundred eighty-two dollars) in the Historic Reserve in order to meet the 10% required allocation of estimated CPA revenues in this category. These funds will be used for future historic preservation projects.

Select Board Recommendation will be made from the Floor  
 Finance Committee Recommends (4-0) (Community Preservation Committee)

**ARTICLE #29: Zoning Article – VOCOD Setbacks on Route 28:** To see if the Town will vote to amend various sections of the Zoning Bylaw to modify certain provisions related to the Village Centers Overlay District (VCOD), with new language shown in bold italics, as follows, or take any other action relative thereto:

1. Amend Section 414.3.3 – Special Permits, by inserting a new paragraph, as shown, and renumbering the remaining paragraphs:

***11. The relief granted in front yard setback requirements is related to land takings or permanent easements taken as part of a Massachusetts Department of Transportation (MassDOT) Route 28 corridor improvement projects.***

2. Amend Section 414.6.4 – Relief, by deleting the text “*and maximum front yard setback*” in the first sentence.

**EXPLANATION:** *This Article includes minor amendments to the Village Centers Overlay District (VCOD) bylaw to allow developers to seek relief from front yard setbacks along Route 28 via a Special Permit rather than a Variance.*

*The VCOD was designed to have buildings closer to the road to help create a village center feel. To promote this effect, VCOD Village Centers (VC) 1, 3 and 4 are subject to a maximum front yard setback from Route 28. However, streetscape improvements proposed by MassDOT to improve safety and add bicycle and pedestrian accommodations along Route 28 will require strip land takings of various widths for some properties along Route 28. This amendment allows for more flexibility for developers who have projects currently in design that may be affected by the final design of the MassDOT projects.*

**2/3 Vote Required**

Select Board Recommends (5-0)

Finance Committee Recommends (N/A)

Planning Board Recommends (6-0)

(Yarmouth Planning Board)

AND, also, in the name of the Commonwealth, you are hereby directed to serve this Warrant by posting attested copies thereof at four public places, one on the north side of Town and three on the south side, and by publication in the Cape Cod Times of notice of the availability of the warrant, and by posting said warrant to the Town's website at least seven days before the time of holding said meeting, as aforesaid.

Hereof, fail not, and make return of this Warrant with your doings thereon at the time place of said meeting. Given under our hands and the seal of the Town of Yarmouth, hereto affixed this 24<sup>th</sup> day of March 2026.

  
Tracy Post, Chair

  
Dorcas McGurrin, Vice Chair

  
Mark Forest

  
Joyce Flynn

  
Elizabeth Argo

**Town of Yarmouth Select Board**



# Yarmouth Select Board Motion Book

## Annual Town Meeting - April 28, 2026

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Tracy Post, Chair  
Dorcas McGurrin, Vice Chair  
Mark Forest  
Joyce Flynn  
Elizabeth Argo



**Robert L. Whritenour, Jr., Town Administrator**

04/23/2026

# Yarmouth Select Board - Motion Book

<b>Article 1: Budget Adjustments</b>	<b>Motion: Tracy Post</b>
<b>Article 2: Municipal Budget</b>	<b>Motion: Tracy Post</b>
<b>Article 3: Golf Enterprise Budget</b>	<b>Motion: Tracy Post</b>
<b>Article 4: Water Division Budget</b>	<b>Motion: Tracy Post</b>
<b>Article 5: Septage Enterprise Budget</b>	<b>Motion: Tracy Post</b>
<b>Article 6: Wastewater Enterprise Budget</b>	<b>Motion: Tracy Post</b>
<b>Article 7: Cable Television Communications Budget</b>	<b>Motion: Mark Forest</b>
<b>Article 8: Dennis-Yarmouth Regional School District Budget</b>	<b>Motion: DYRSD Rep/ Mark Forest</b>
<b>Article 9: Cape Cod Regional Technical High School District Budget</b>	<b>Motion: CCRTHS Rep/ Mark Forest</b>
<b>Article 10: Golf Capital Expense</b>	<b>Motion: Mark Forest</b>
<b>Article 11: Water Division Capital Expense</b>	<b>Motion: Mark Forest</b>
<b>Article 12: Police Cruiser Financing</b>	<b>Motion: Mark Forest</b>
<b>Article 13: Fire Department Capital Expense</b>	<b>Motion: Dorcas McGurrin</b>
<b>Article 14: Capital Expense Various Departments</b>	<b>Motion: Dorcas McGurrin</b>
<b>Article 15: Library Construction</b>	<b>Motion: Dorcas McGurrin</b>
<b>Article 16: Wastewater Facilities National Grid Easements</b>	<b>Motion: Dorcas McGurrin</b>
<b>Article 17: Septage Equalization Tank Rehabilitation</b>	<b>Motion: Dorcas McGurrin</b>
<b>Article 18: Phase 1 Sewer Collection System Funding</b>	<b>Motion: Dorcas McGurrin</b>
<b>Article 19: Bayberry Hills Engineering Discharge</b>	<b>Motion: Liz Argo</b>
<b>Article 20: Collective Bargaining Wage Adjustments</b>	<b>Motion: Liz Argo</b>
<b>Article 21: Mattacheese Building Maintenance Costs</b>	<b>Motion: Liz Argo</b>
<b>Article 22: Transfer and Sale of Surplus Property</b>	<b>Motion: Liz Argo</b>
<b>Article 23: Appropriate Tourism Revenue Preservation Fund</b>	<b>Motion: Liz Argo</b>

**Article 24: CPA Estimated Revenue**

**Motion: Judy Wilchynski/  
Liz Argo**

**Article 25: CPA Affordable Housing Projects**

**Motion: Lee Hamilton/  
Joyce Flynn**

**Article 26: CPA Recreation Projects**

**Motion: Debbie Clark/  
Joyce Flynn**

**Article 27: CPA Open Space Projects**

**Motion: Paul Huggins/  
Joyce Flynn**

**Article 28: CPA Historical Preservation Projects**

**Motion: David Geanacopolous/  
Joyce Flynn**

**Article 29: Zoning Article – VOCD Setbacks on Route 28**

**Motion: Joanne Crowley/  
Joyce Flynn**

## **OPENING STATEMENT**

### **CHAIR TRACY POST**

Good evening, Ladies and Gentlemen. On behalf of the Yarmouth Select Board, welcome to the 2026 Yarmouth Annual Town Meeting.

On the warrant tonight, we have twenty-nine (29) articles for your consideration, most of which are of a financial nature – the necessary items to continue our programs and services and provide for the capital needs of the Town through the end of the next fiscal year (FY2027). Some of these capital items for your consideration are quite important and impactful for our Town.

This is also a very important year for our budget and program of services. This year the Town is proposing two override votes to support the operation of our educational systems. For the Dennis-Yarmouth Regional School District, continued rising costs and less than optimal State Aid numbers have created the need to go beyond the restrictions of Proposition 2½. For the Cape Cod Regional Technical School, the spike of 31 new Yarmouth students for FY2027 drives the enrollment-based formula beyond what is possible to fund with a 2½ % increase.

Highlights of our Capital Program this year include proposed debt issues for a new Library and for the rehabilitation of our Septage facility.

All of the items on our warrant are critical to our Town operations, and cannot be completed without your active participation. Thank you all for coming to this important event and participating in our Annual Town Meeting. Your involvement in our governmental process is vital, and your time and commitment to our Town is very much appreciated.

# Article 1: Budget Adjustments

Motion by: Tracy Post

I move Article 1 as printed in the warrant.

Select Board Recommends (5-0)

The Finance Committee Recommendation will be made from the  
Floor

Notes:

(Yarmouth Select Board)

## Article 1: Explanation

**The purpose of this article is to fund any budget shortages for the current year. The supplemental funding for Snow & Ice is needed to cover the costs associated with several long duration road-treating events.**

### ***Questions:***

*Jeff Colby, Director, Department of Public Works*

# Article 2: Municipal Budget

**Motion by: Tracy Post**

I am required to read a lengthy motion for Article 2 to identify for the record the funding sources of various line items in this article. The motion will be on the screen so you may follow along.

I move the various sums under the column headed "FinCom FY27" be appropriated for their respective purposes and to fund such article with funding from taxation, local receipts and the following appropriations and transfers.

<b>Motion</b>	<b>Amount</b>	<b>Source</b>	<b>Purpose of the Funding</b>
Transfer the sum of	\$8,000	from Wetlands Protection Fund for	CD-1 Community Development Wages
Transfer the sum of	\$35,000	from Waterways Improvement funds for	CS-3 Natural Resources Wages
Transfer the sum of	\$70,000	from Ferry Tax for	CS-3 Natural Resources Wages
Transfer the sum of	\$2,000,000	from Ambulance Reserve for Appropriation for	PS-5 Fire Department Wages

<b>Motion</b>	<b>Amount</b>	<b>Source</b>	<b>Purpose of the Funding</b>
Transfer the sum of	\$275,000	From Ambulance Reserve for Appropriation for	DS-1 Debt Service
Transfer the sum of	\$100,000	from PEG Access fund for	MO-1 Information Technology Wages
Transfer the sum of	\$120,000	from Recycling fund for	PW-12 Sanitation Expenses
Transfer the sum of	\$50,000	from Gifford Cemetery fund for	PW-15 Cemetery Wages
Transfer the sum of	\$50,000	from Cemetery Perpetual Care fund for	PW-15 Cemetery Wages
Transfer the sum of	\$15,000	from Cemetery Sale of Lots funds for	PW-15 Cemetery Wages
Transfer the sum of	\$413,000	From Community Preservation Fund – Debt	DS-1 Debt Service
<b>Total</b>	<b>\$3,136,000</b>		

**And to raise and appropriate the sum of \$51,234,811 for a total appropriation of \$54,370,811 for Article 2.**

**Select Board Recommends (5-0)**

**Finance Committee Recommends (4-0)**

**Notes:**

**(Yarmouth Select Board)**

## Article 2: Explanation

**This article funds the Town's operating budget, which covers employee salaries, benefits, and other Town operating expenses. At the direction of the Select Board, this budget is balanced, affordable, within the parameters of proposition 2½, and provides the best possible services and facilities to the Town. The Finance Committee has reviewed this budget in detail.**

### ***Questions:***

*Robert Whritenour, Town Administrator  
Department Heads*

# Article 3: Golf Enterprise Budget

Motion by: Tracy Post

**I move Article 3 as recommended by the Finance Committee.**

Select Board Recommends (5-0)

Finance Committee Recommends (5-0)

**Notes:**

(Yarmouth Select Board)

## Article 3: Explanation

**This article is the operating budget for the Golf Division and funds employee salaries, benefits, and other golf operating expenses. This year's budget is funded entirely by golf fees and other revenue generated by the Golf Division.**

### ***Questions:***

*Scott Gilmore, Director, Golf Division*

*Amy Frigulietti, Assistant Town Administrator*

*Robert Whritenour, Town Administrator*

# Article 4: Water Division Budget

Motion by: Tracy Post

**I move Article 4 as recommended by the Finance Committee.**

Select Board Recommends (5-0)

Finance Committee Recommends (4-0)

**Notes:**

(Yarmouth Select Board)

## Article 4: Explanation

**This article is the operating budget for the Water Division, which funds employee salaries, benefits, and other water operating expenses. The Water Division operates as a distinct special revenue fund, much like the Golf and Septage Operations, and is fully funded by water fees.**

### ***Questions:***

*Laurie Ruzala, Water/Wastewater Superintendent*

*Jeff Colby, Director, Department of Public Works*

# Article 5: Septage Enterprise Budget

Motion by: Tracy Post

**I move Article 5 as recommended by the Finance Committee.**

Select Board Recommends (5-0)

Finance Committee Recommends (4-0)

**Notes:**

(Yarmouth Select Board)

## Article 5: Explanation

**This is the operating budget for the Septage Treatment Plant which is an enterprise fund. The costs are fully covered by fees charged to contractors that dispose of septic waste at the plant. This enterprise fund, like Golf and Water, is fully supported by fee revenue.**

### ***Questions:***

*Laurie Ruzala, Water/Wastewater Superintendent*

*Jeff Colby, Director, Department of Public Works*

*Robert Whritenour, Town Administrator*

# Article 6: Wastewater Enterprise Budget

Motion by: Tracy Post

**I move Article 6 as recommended by the Finance Committee.**

Select Board Recommends (5-0)

Finance Committee Recommends (5-0)

**Notes:**

(Yarmouth Select Board)

## Article 6: Explanation

**This article is the operating budget for the Wastewater Division and funds employee salaries, benefits, and other wastewater operating expenses. This year's budget is funded entirely by the Wastewater Stabilization Fund.**

### ***Questions:***

*Laurie Ruzala, Water and Wastewater Superintendent*

*Jeff Colby, Director, Department of Public Works*

*Robert Whritenour, Town Administrator*

# Article 7: Cable Television Communications Budget

Motion by: Mark Forest

I move Article 7 as recommended by the Finance Committee.

Select Board Recommends (5-0)

Finance Committee Recommends (5-0)

Notes:

(Yarmouth Select Board)

## Article 7: Explanation

**This is the operating budget for the Cable Television Communication Special Revenue Fund. This division oversees cable television programming for the Town government and directs all Town communications. The costs are fully supported by funds available in the Cable Special Revenue Fund.**

### ***Questions:***

*Robert Whritenour, Town Administrator*

*Paul Cioffi, Director, IT*

# Article 8: Dennis-Yarmouth Regional School District Budget

Motion by: D-Y Regional School District Representative/Mark Forest

*I move the Town raise and appropriate the amount of \$45,876,430 to fund the Dennis-Yarmouth Regional School District budget for FY 2027, and, further, to raise and appropriate an additional amount of \$1,481,348 to fund such budget with such additional amount being subject to approval of an override of Proposition 2½ under Massachusetts General Law Chapter 59, Section 21C(g) :*

*Operating Budget FY 2027*                      *\$45,020,623*

*Capital Budget FY 2027*                      *\$ 2,337,555*

*Total Certified Budget FY 2027*        *\$47,358,178*

Select Board Recommends (4-0-1 abstention)

Finance Committee Recommends (6-1)

Notes:

(Dennis-Yarmouth Regional School District)

## Article 8: Explanation

**This article funds the Town's share of the Dennis-Yarmouth Regional School District. The FY 2027 Assessment is based upon the regional agreement.**

***Questions:***

*Dr. Marc Smith, Superintendent, D-Y Regional School District*

*Robert Whritenour, Town Administrator*

# Article 9: Cape Cod Regional Technical High School District Budget

Motion by: Cape Cod Regional Technical High School  
Representative/Mark Forest

*I move the Town raise and appropriate the amount of \$4,066,692 to fund the Cape Cod Regional Technical High School budget for FY 2027, and, further, to raise and appropriate an additional amount of \$680,194 to fund such budget with such additional amount being subject to approval of an override of Proposition 2½ under Massachusetts General Law Chapter 59, Section 21C(g),:*

*Operating Budget FY 2027*                      *\$ 3,347,185*

*Capital Budget FY 2027*                      *\$ 1,309,701*

*Total Certified Budget FY 2027*        *\$ 4,746,886*

Select Board Recommends (5-0)

Finance Committee Recommends (4-0)

Notes:

(Cape Cod Regional Technical School District)

## Article 9: Explanation

**This article funds the Town's share of the Cape Cod Regional Technical High School District. The debt for the new school is now included in the assessment.**

### ***Questions:***

*Bob Sanborn, Superintendent, Cape Cod Regional Technical High School*

*Christine Greeley, Yarmouth Representative, School Committee, Cape Cod Regional Technical High School*

# Article 10: Golf Capital Expense

**Motion by: Mark Forest**

**I move Article 10 as printed in the warrant.**

**Select Board Recommends (5-0)**

**Finance Committee Recommends (5-0)**

**Notes:**

**(Yarmouth Select Board)**

## Article 10: Explanation

The Golf Division capital expenses are related to maintenance obligations which will provide better safety, prevent the need for more costly projects in the future, and allow for safer and more effective onsite equipment service. The total for these improvements is \$400,000 (four hundred thousand dollars) which will be funded from Retained Earnings through the Golf Enterprise account. Therefore, property tax dollars are not necessary for these investments. Golf Enterprise reserves/retained earnings is \$2,980,521 (two million nine hundred eighty thousand five hundred twenty-one dollars) as of 11/17/2025.

### ***Questions:***

*Scott Gilmore, Director, Golf Divison*

*Amy Frigulietti, Assistant Town Administrator*

*Robert Whritenour, Town Administrator*

# Article 11: Water Division Capital Expense

**Motion by: Mark Forest**

**I move Article 11 as printed in the warrant.**

**Select Board Recommends (5-0)**

**Finance Committee Recommends (5-0)**

**Notes:**

**(Yarmouth Select Board)**

## Article 11: Explanation

The Water Division capital expenses are related to maintenance obligations which will provide better safety, prevent the need for more costly projects in the future, and increase effectiveness of the distribution system. The total for these improvements is \$809,000 (eight hundred nine thousand dollars) which will be funded from the available balance in the Water Special Revenue account. Therefore, property tax dollars are not necessary for these investments. The Water Special Revenue account currently has a \$3,059,030 (three million fifty-nine thousand thirty dollars) reserve balance.

### Questions:

*Laurie Ruszala, Water/Wastewater Superintendent*

*Jeff Colby, Director, Department of Public Works*

# Article 12: Police Cruiser Financing

**Motion by: Mark Forest**

**I move Article 12 as printed in the warrant.**

**Select Board Recommends (5-0)**

**Finance Committee Recommends (5-0)**

**Notes:**

**(Yarmouth Select Board)**

## Article 12: Explanation

The Yarmouth Police Department would like to enter into a four-year finance agreement with Ford Motor Company to purchase six police cruisers. This agreement will allow the department to replace multiple aging vehicles with minimal impact to capital budget funds. This will reduce costly repairs to several aging vehicles used daily for patrol and administrative functions. All vehicles scheduled for replacement are no longer under warranty. The cost includes the upfit of the vehicles.

### Questions:

*Kevin Lennon, Chief, Yarmouth Police Department*

*Andrew O'Malley, Deputy Chief, Yarmouth Police Department*

# Article 13: Fire Department Capital Expense

Motion by: Dorcas McGurrin

**I move Article 13 as printed in the warrant.**

Select Board Recommends (5-0)

Finance Committee Recommends (5-0)

**Notes:**

(Yarmouth Select Board)

## **Article 13: Explanation**

### **Fire Station Location Feasibility Study:**

**Comprehensive feasibility study to determine the optimal location and site requirements for new fire station(s). The study will evaluate current and projected community needs, response time performance and geographical coverage to ensure that fire and emergency services are delivered effectively and efficiently. The study will incorporate the Standards of Cover Analysis that is currently underway, looking at possible alternative operational models based on projected growth.**

### **SCBA Cylinder Replacement:**

**The standard service life for Self-Contained Breathing Apparatus (SCBA) cylinders as dictated by the Department of Transportation and National Fire Protection Association (NFPA) standards at 15 years. These cylinders are hydrostatically tested every five years. All the apparatus have cylinders in the riding positions, and we also need spare bottles to use at longer duration events. Bottle replacement is staggered so they do not all have to be replaced at the same time every 15 years.**

### **Rolling Stock:**

**The Department has been undergoing a large effort to consolidate rolling stock and make our operational model more efficient. Service vehicles and underutilized apparatus have been repurposed and/or decommissioned, and we are in process of replacing unserviceable fire apparatus.**

**Per NFPA standards, Fire Apparatus should move to reserve status at 15 years and be replaced at 20 years. Engine 47 is 20 years old and currently is out of service due to broken suspension that makes it unsafe to stay in service. This purchase will allow Engine 45 to move to reserve status as it is 16 years old.**

**Replacement of Command Vehicle for the Assistant Fire Chief. These vehicles have typical service life of 10 years and come complete with mobile command centers equipped with radios and other equipment specific to command functions during large scale incidents. The Ambulance Receipt Account currently has a \$3,289,664 (three million, two hundred eighty-nine thousand, six hundred sixty-four dollars) balance.**

**Questions:**

*Enrique Arrascue, Chief, Yarmouth Fire Department*

*Scott Smith, Deputy Chief, Yarmouth Fire Department*

# Article 14: Capital Expense Various Departments

Motion by: Dorcas McGurrin

**I move Article 14 as printed in the warrant.**

Select Board Recommends (5-0)

Finance Committee Recommends (4-0)

**Notes:**

(Yarmouth Select Board)

## **Article 14: Explanation**

**This Article funds the proposed FY 2027 Capital Improvement Program (CIP) and miscellaneous transfers from Free Cash to support Town Operations.**

### **Questions:**

*Robert Whritenour, Town Administrator*

*Amy Frigulietti, Assistant Town Administrator*

# Article 15:

## Library Construction

**Motion by: Dorcas McGurrin**

I move that the Town appropriates \$35,706,091 (thirty-five million seven hundred six thousand ninety-one dollars) for the design, bidding and construction of a Town Library to be used as a free public library under Massachusetts General Laws, Chapter 78, and for the payment of all other costs incidental and related thereto, and that to meet this appropriation, the Town Treasurer, with the approval of the Select Board, is hereby authorized to borrow said amount under and pursuant to, Chapter 44, Section 7 of the Massachusetts General Laws, or any other enabling authority, and to issue bonds and notes of the Town therefor, and the Select Board and/or Town Administrator are authorized to apply for, accept and expend grant funding from the Massachusetts Public Library Construction Program as well as any other Federal, State, County or other funds that may be available for this purpose and to enter into Intermunicipal or other Agreements for acceptance and expenditure of any such grants or funds, which shall be used to offset the total appropriation authorized herein; provided however that any such borrowing shall be contingent upon the voters' passage of a so-called debt exclusion under General Laws Chapter 59, Section 21C.

**Select Board Recommends (3-2)**

**Finance Committee Recommends (1-4-2 abstentions)**

**Notes:**

**2/3 Majority Required**

**(Yarmouth Select Board)**

## Article 15: Explanation

This Article authorizes the Town to construct a new Library facility located at 1175 Route 28 in South Yarmouth as recommended in the Town of Yarmouth Capital Improvement Program.

The Town has participated in a library feasibility study funded by Yarmouth Town Meeting and a Massachusetts Board of Library Commissioners (MBLC), Massachusetts Public Library Construction Program (MPLCP) Planning & Design grant. After detailed study and design development, the Town submitted plans for a new library that have been accepted into the Commonwealth's Library Construction Grant program which will provide a grant award to the Town of \$13,438,478 (thirteen million four hundred thirty-eight thousand four hundred seventy-eight dollars) which is 41.77% of eligible project costs and requires this appropriation to access the grant funding. With this grant, the obligation to the Town is \$22,267,613 (twenty-two million two hundred sixty-seven thousand six hundred thirteen dollars). This project is also eligible for an MBLC Green Library Incentive grant in the amount of \$403,154 (four hundred three thousand one hundred fifty-four dollars), which would be provided after the building is constructed. Since 1999 the Town has engaged in studies identifying deficiencies in our current library facilities in meeting the demand for services from a modern library facility. In March of 2024 the Town completed a detailed Library Building Program and Community Needs Assessment which identified specific problems including the impacts of space limitations at our current libraries which restrict program offerings and community engagement. Building limitations also impact Americans with Disability Act requirements for accessibility, staff

**job functions, children's programming, shelf space for the library's collection, opportunities for inclusion, and the expansion of digital resources and technology for public use.**

**Questions:**

*Judy Tarver, Chair, Library Building Committee*

*Tom Pendleton, Vice Chair, Library Building Committee*

*David Aronson, Director of Libraries*

*Robert Whritenour, Town Administrator*

*Amy Frigulietti, Assistant Town Administrator*

*Tim Arnold, Project Manager*

*Matt Oudens, Project Architect*

# **Article 16: Wastewater Facilities National Grid Easements**

**Motion by: Dorcas McGurrin**

**I move Article 16 as printed in the warrant.**

**Select Board Recommends (5-0)**

**Planning Board Recommends (5-0)**

**Notes:**

**2/3 Majority Required**

**(Yarmouth Select Board)**

## **Article 16: Explanation**

***This article will authorize National Grid to install and maintain natural gas service lines and related equipment necessary to provide natural gas service for the new Water Resource Recovery Facility and Phase 1 Wastewater Pump Stations. Natural gas will be used to fuel backup generators at each site.***

### **Questions:**

*Laurie Ruzala, Water/Wastewater Superintendent*

*Jeff Colby, Director, Department of Public Works*

# Article 17:

## Septage Equalization Tank Rehabilitation

**Motion by: Dorcas McGurrin**

I move that the Town appropriates \$2,800,000 (two million eight hundred thousand dollars) for the rehabilitation of the equalization tank at the Yarmouth Septage Facility, including all expenses incidental and related thereto, and that to meet this appropriation, the Treasurer, with the approval of the Select Board, is authorized to borrow said amount under and pursuant to General Laws Chapter 44, Section 7(1) and/or Section 8(14) or pursuant to any other enabling authority, and to issue bonds or notes of the Town therefor. The Select Board and/or Town Administrator are authorized to apply for, accept and expend any state aid, grants or other revenue source, that may be available for this purpose.

**Select Board Recommends (5-0)**

**Finance Committee Recommends (5-0)**

**Notes:**

**2/3 Majority Required**

**(Yarmouth Select Board)**

## Article 17: Explanation

The Septage Division proposes to repair the failing equalization tanks at the Yarmouth Septage Treatment Facility. The equalization tanks hold the raw septage before it enters the treatment facility. Raw sewage creates a highly corrosive environment that has resulted in failure of the concrete roof and sidewalls of the two equalization tanks. Due to the poor condition of the tanks, all traffic, including the septage hauling trucks have been diverted so as not to put additional strain on the tanks. Extensive repairs to the tanks are necessary to avoid complete failure of the structures. \$4.4 million was allocated for this project at the 2025 Annual Town Meeting based on engineers' estimates for rehabilitation of both tanks. However, bid results indicated that the original \$4.4 million was not sufficient to proceed with rehabilitation of both tanks. Repair of the first tank is underway, but this additional funding is necessary to complete the second tank. The bond repayment is fully supported by Septage Revenues.

### Questions:

*Laurie Ruzala, Water/Wastewater Superintendent*

*Jeff Colby, Director, Department of Public Works*

# Article 18: Phase 1 Sewer Collection System Funding

Motion by: Dorcas McGurrin

I move Article 18 as printed in the warrant.

Select Board Recommends (5-0)

Finance Committee Recommends (5-0)

Notes:

(Yarmouth Select Board)

## Article 18: Explanation

At the Annual Town Meeting of 2021 the Town appropriated and borrowed \$4.3 million for the design of the wastewater treatment facility. Currently there is a balance of \$1.9 million remaining in that account. The Town is requesting the transfer of \$400,000 (four hundred thousand dollars) for costs related to the collection system. The remaining balance will be used for engineering costs related to Bayberry Hills discharge.

### Questions:

*Laurie Ruszala, Water/Wastewater Superintendent*

*Jeff Colby, Director, Department of Public Works*

# Article 19: Bayberry Hills Engineering Discharge

**Motion by: Liz Argo**

**I move Article 19 as printed in the warrant.**

**Select Board Recommends (5-0)**

**Finance Committee Recommends (5-0)**

**Notes:**

**(Yarmouth Select Board)**

## Article 19: Explanation

The Town has received a Groundwater Discharge permit at 99 Buck Island Road that is approximately 30% of the necessary volume for Phase 1 of our wastewater plan. As a result, other locations were investigated including Bayberry Hills Golf Course for additional discharge capacity. It was determined that Bayberry Hills Golf Course provided the best location for additional effluent disposal. These funds will provide for final planning and design for recharge areas, irrigation ponds, piping and pumping systems associated with effluent discharge as outlined in The Hydrogeologic Scope of Work (SOW) that has been submitted to the Department of Environmental Protection (DEP). It is anticipated that the construction funds for the recharge system will be requested at the April 2027 Town Meeting.

### Questions:

*Laurie Ruzala, Water/Wastewater Superintendent*

*Jeff Colby, Director, Department of Public Works*

*Scott Gilmore, Director, Golf Division*

# Article 20: Collective Bargaining Wage Adjustments

Motion by: Liz Argo

**I move Article 20 as printed in the warrant.**

Select Board Recommends (5-0)

Finance Committee Recommends (5-0)

**Notes:**

(Yarmouth Select Board)

## Article 20: Explanation

**This article provides funding for settled or to be settled collective bargaining agreements. The Town strives to settle contracts that are fair to the employees and allows the Town to stay within the constraints of Proposition 2½.**

### **Questions:**

*Robert Whritenour, Town Administrator*

# Article 21: Mattacheese Building Maintenance Costs

Motion by: Liz Argo

I move Article 21 as printed in the warrant.

Select Board Recommends (5-0)

Finance Committee Recommends (5-0)

Notes:

(Yarmouth Select Board)

## Article 21: Explanation

The Dennis-Yarmouth School Committee turned the former Mattacheese Middle School over to the Town of Yarmouth on August 31, 2023. The Department of Public Works is seeking funds to pay for the ongoing costs for maintaining this former school building. The necessary costs include electricity, gas, HVAC maintenance, consulting services, and various building system maintenance costs.

### Questions:

*Jeff Colby, Director, Department of Public Works*

*Robert Whritenour, Town Administrator*

# Article 22: Transfer and Sale of Surplus Property

Motion by: Liz Argo

I move Article 22 as printed in the warrant.

Select Board Recommends (5-0)

Finance Committee Recommends (N/A)

Notes:

(Yarmouth Select Board)

## Article 22: Explanation

**This article authorizes the sale of a land of low value pursuant to a bid process in conjunction with the Town's policy for the disposition of Town property. The lot is being transferred as unbuildable.**

### **Questions:**

*Robert Whritenour, Town Administrator*

*Jennifer Mullen, Finance Director*

# **Article 23: Appropriate Tourism Revenue Preservation Fund**

**Motion by: Liz Argo**

**I move Article 23 as printed in the warrant.**

**Select Board Recommends (5-0)**

**Finance Committee Recommends (5-0)**

**Notes:**

**(Yarmouth Select Board)**

## Article 23: Explanation

**The Tourism Revenue Preservation Fund, established by Special Legislation, draws upon Rooms and Meals Tax receipts. Funding is overseen by the Community and Economic Development Committee and is used to stimulate the local tourism economy through physical improvements, marketing, and special projects.**

### **Questions:**

*Meggan Eldredge, Director, Community Development*

*Robert Whritenour, Town Administrator*

# Article 24: CPA Estimated Revenue

Motion by: Judy Wilchynski, Chair, CPC/Liz Argo

**I move Article 24 as printed in the warrant.**

Select Board Recommends (5-0)

Finance Committee Recommends (5-0)

**Notes:**

**(Community Preservation Committee)**

## Article 24: Explanation

**FY2027 CPA Revenues are estimated at \$2.25 million and are based on an estimated property tax levy of \$83.2 million. Figures include an estimated 10% match of \$205,165 (two hundred five thousand one hundred sixty-five dollars) including supplemental match distributions made for communities that have adopted the 3% surcharge.**

**As required by the Community Preservation Act, a minimum of 10% CPA revenues must be set aside for each of the following purposes: Community Housing, Historic Preservation, and Open Space. 5% of CPA revenues may be set aside for administration. For FY2027, the Community Preservation Committee voted to set aside 10% of CPA revenues (\$225,682 - two hundred twenty-five thousand six hundred eighty-two dollars) for each of the three purposes noted above and 5% of CPA revenues (\$112,841- one hundred twelve thousand eight hundred forty-one dollars) for administration.**

### **Questions:**

*Jennifer Mullen, Finance Director*

# Article 25:

## CPA Affordable Housing Projects

**Motion by: Lee Hamilton, Community Housing Committee Representative/Joyce Flynn**

**I move Article 25 as printed in the warrant.**

**Select Board Recommends (5-0)**

**Finance Committee Recommends (4-0)**

**Notes:**

**(Community Preservation Committee)**

## Article 25: Explanation

**Project A** would appropriate \$200,000 (two hundred thousand dollars) in CPA funds to the Yarmouth Municipal Affordable Housing Trust (MAHT) created under G.L. c.44, §55C to create, preserve, and support affordable housing at or below 80% of the Area Median Income (AMI). The MAHT uses these funds to support various homeownership and rental housing efforts including acquisition and rehabilitation, as well as supporting the efforts of private developers of affordable housing.

**Project B** would repurpose previously appropriated funds in the amount of \$1,179,414 (one million one hundred seventy-nine thousand four hundred fourteen dollars) from Article 15 of the 2021 Annual Town Meeting; Article 17 of the 2012 Annual Town Meeting; and Article 21 of the 2011 Annual Town Meeting to allow use for construction and acquisition of mixed-use rental housing in the Route 28 corridor. These funds had been approved for the Buy-Down Program which is no longer viable due to escalating home values. No new funds are being requested.

**Project C** would provide \$95,000 (ninety-five thousand dollars) in funding to Hands of Hope, a non-profit organization, with the resources to assist Yarmouth residents with funds to pay overdue rent to prevent eviction OR to pay first and last month's rent to secure long-term leases in Yarmouth.

**Project D** would provide \$240,000 (two hundred forty thousand dollars) in funding to Habitat for Humanity for development of six

**affordable, single-family homes for households earning at or below 80% of the area median income (AMI) on an undeveloped parcel between Wood Road and Route 28.**

**Project E would provide \$360,000 (three hundred sixty thousand dollars) in CPA funds to the Harwich Ecumenical Council for Housing to make emergency repair loans to income-eligible residents of Yarmouth. Repairs include such essential items as roofs, windows, siding, heating, plumbing, and electrical systems.**

**Questions:**

*Project A: Bob Lawton, Affordable Housing Trust*

*Project B: Bob Lawton, Affordable Housing Trust*

*Project C: Catherine Driscoll, Hands of Hope*

*Project D: Noreen Browne, Habitat for Humanity*

*Project E: Kim Bourgea, Harwich Ecumenical Council for Housing*

# Article 26: CPA Recreation Projects

Motion by: Debbie Clark/Joyce Flynn

**I move Article 26 as printed in the warrant.**

Select Board Recommends (5-0)

Finance Committee Recommends (4-0)

**Notes:**

**(Community Preservation Committee)**

## Article 26: Explanation

**Project A** would serve as the cash match to an estimated \$2 million state grant to improve coastal resiliency at Packet Landing and preserve and protect the park, which includes the Veteran's Memorial, and was developed using CPA funds in 2016.

### **Questions:**

*Project A: Dave Condon, Director, Division of Natural Resources*

# Article 27:

## CPA Open Space Projects

Motion by: Paul Huggins, Conservation Commission  
Representative/Joyce Flynn

**I move Article 27 as printed in the warrant.**

Select Board Recommends (4-0-1 abstention)

Finance Committee Recommends (4-0)

**Notes:**

**(Community Preservation Committee)**

## Article 27: Explanation

**Project A would provide \$140,000 (one hundred forty thousand dollars) for the design and permitting of a culvert replacement under South Shore Drive and the Smuggler's Beach parking lot to restore tidal flushing between Crowell Pond and Bass River. This project will improve water quality, fish passage, salt marsh habitat, and recreational opportunities in Crowell Pond.**

### **Questions:**

*Rick Bishop, Friends of Bass River*

# Article 28:

## CPA Historical Preservation Projects

Motion by: David Geanacopolous, Historical Commission Representative/Joyce Flynn

**I move Article 28 as printed in the warrant.**

Select Board Recommends (4-0-1 abstention)

Finance Committee Recommends (4-0)

**Notes:**

**(Community Preservation Committee)**

## Article 28: Explanation

**Project A** would provide \$50,000 (fifty thousand dollars) to replace the existing rear deck, ramp, and stairs of the Yarmouth Port Library with more durable and low-maintenance materials to improve accessibility.

**Project B** would provide \$29,500 (twenty-nine thousand five hundred dollars) to restore, rehabilitate, and preserve the Faith S. Tufts Gatehouse on the grounds of the Historical Society of Old Yarmouth to store and preserve historical records, photographs, and other artifacts relevant to the Town of Yarmouth. The public will be able to access the building and the records.

**Project C** would set aside \$146,182 (one hundred forty-six thousand one hundred eighty-two dollars) in the Historic Reserve in order to meet the 10% required allocation of estimated CPA revenues in this category. These funds will be used for future historic preservation projects.

### **Questions:**

*Project A: Bill Rubidge, Yarmouth Port Library*

*Project B: Bob Kelley, Historical Society of Old Yarmouth*

*Project C: Judy Wilchynski, Chair, CPC*

*Jennifer Mullen, Finance Director*

# Article 29: Zoning Article – VOCD Setbacks on Route 28

Motion by: Joanne Crowley/Joyce Flynn

I move Article 29 as printed in the warrant.

Select Board Recommends (5-0)

Finance Committee Recommends (N/A)

Planning Board Recommends (6-0)

Notes:

**2/3 Majority Required**

(Yarmouth Planning Board)

## Article 29: Explanation

**This Article includes minor amendments to the Village Centers Overlay District (VCOD) bylaw to allow developers to seek relief from front yard setbacks along Route 28 via a Special Permit rather than a Variance.**

**The VCOD was designed to have buildings closer to the road to help create a village center feel. To promote this effect, VCOD Village Centers (VC) 1, 3 and 4 are subject to a maximum front yard setback from Route 28. However, streetscape improvements proposed by MassDOT to improve safety and add bicycle and pedestrian accommodations along Route 28 will require strip land takings of various widths for some properties along Route 28. This amendment allows for more flexibility for developers who have projects currently in design that may be affected by the final design of the MassDOT projects.**

**I will now turn it over to Town Planner Kathy Williams for a brief illustrative presentation.**

### **Questions:**

*Joanne Crowley, Chair, Planning Board*

*Kathy Williams, Yarmouth Town Planner*