

**Community Preservation Committee
Minutes of September 4, 2012**

Members present: Chairperson Helen Dunlap, Jesse Forcier, Harvey Gagnon, Linda Kawa, John Hassan, Louise Tremblay, Ken Lania and George Malonis (7:10pm). Also present was Glen Edwards, Assistant Town Manager and Samantha Carver recording secretary. The meeting was held at 1660 Lakeview Avenue in the Historic Hall Dracut, MA.

Ms. Dunlap opened the meeting at 7:00 p.m.

Fox Parcels

Ms. Dunlap stated that she emailed Chris Lapointe of Trust for Public Lands and he stated that because the negotiations are confidential he could not go into detail with her however he did meet with the family on the 324 Broadway property.

17 County Road

Ms. Dunlap stated she called Stuart Saginor of the CPC Coalition to discuss CPA partnering with a private organization to use CPA funds on a project. Mr. Saginor stressed that CPA regulates the initial purchase and then the final restrictions on property but as long as we can fulfill those requirements at each end we can do just about anything in between. Mr. Saginor also discussed the ability to use CPA funds on a building such as the church on Tyngsboro Road that has been discussed and you cannot use funds inside the building, only outside recreation which possibly might include a kiosk or an ice cream stand.

Mr. Saginor also talked about the CPA working with NOAH - Neighborhoods of Affordable Housing to get some insight on how they move affordable housing projects forward. This organization has been used successfully in other CPA affordable housing projects in Massachusetts.

Mr. Lania stated they need a game plan in order to move forward this project forward. He stated he didn't think it would hurt the CPA to put a placeholder on for November while they wait for the appraisal on 17 County Road. Discussions ensued that there are a lot of unknowns on this project and that they would need to have a total plan for this area. They should get neighborhood input on whether they would like to see the CPA funds used to improve this area. There was a discussion on the other house in the area that would need to be acquired also to accomplish the plan. There was a discussion of handing out a survey at Town Meeting with questions about this project to see if they could get input from the residents. Mr. Lania was asked to work on the questions. There was a discussion on who would maintain the area if it gets developed.

It was decided that there would be no placeholder for this project until after the appraisal is acquired.

The Committee would like to see if they could get a representative from NOAH to a meeting for a discussion on procedure.

Mr. Malonis suggested that maybe they could run this project through the Selectmen to see what type of issues and support they could offer. Mr. Gagnon stated that he thought this project would be a good asset for the Town however he did not think we could sell it at Town Meeting without the total plan.

467 Pleasant Street

An appraisal has been ordered however it has not been received as of yet.

Minutes

Mr. Hassan made a motion to approve the minutes of August 7, 2012 as presented. Mr. Bond seconded the motion. The motion carried with 8 votes in favor; 1 abstained.

Video Project Update

Mr. Bond stated the video project is progressing and they will begin editing.

New Business

Ms. Tremblay stated that they had a Historic Society meeting and Jill Fisher made her presentation to the Committee. Ms. Fisher would like to come to the CPC's October 2, 2012 meeting to make her presentation to the Committee to show them what the historic survey consists of.

Mr. Edwards mentioned the email the Committee received regarding a yearly report that is due and he stated that he has done his portion of the report which is a CP1 form. He was unaware if the other two sections which are done by the Town Accountant were completed. He will check with the Town Accountant to be sure.

Executive Session

Mr. Hassan made a motion to enter into Executive Session at 8:01 p.m. for the purpose to consider the purchase of real property. Mr. Forcier seconded the motion. By roll call vote: Mr. Hassan, yes, Ms. Tremblay, yes, Ms. Kawa, yes, Mr. Gagnon, yes, Mr. Bond, yes, Mr. Malonis, yes, Mr. Lania, yes, Mr. Forcier, yes and Ms. Dunlap, yes.

Mr. Bond made a motion to come out of executive session at 8:22 p.m. Mr. Hassan seconded the motion. By roll call vote: Mr. Bond yes, Mr. Hassan, yes, Mr. Lania, yes, Mr. Malonis, yes, Mr. Gagnon, yes, Ms. Kawa, yes, Ms. Tremblay, yes and Mr. Forcier, yes.

The Chairperson announced that while in executive session two motions were made and to votes were taken.

The next meeting for the Community Preservation Committee is September 18, 2012.

Mr. Hassan made a motion to adjourn the meeting at 8:25 p.m. Mr. Malonis seconded the motion. The motion carried unanimously.

Community Preservation Committee

Helen Dunlop
Harvey Kaplan
Jess Koray
Rinda Kawa
Louise A. Tremblay

David Malonis
Paul Hassan