

**Community Preservation Committee  
Minutes of September 18, 2012**

Members present: Chairperson Helen Dunlap, Jesse Forcier, Harvey Gagnon, John Hassan, George Malonis, Louise Tremblay (7:05pm), Ken Lania (7:20pm). 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.

Absent: Linda Kawa

Ms. Dunlap opened the meeting at 7:00 p.m. Ms. Dunlap welcomed Mary Karabatsos the Director of the Dracut Housing Authority along with Linda Cote and Kelly Symanski.

Mr. Bond began the discussion and stated the Committee wanted Ms. Karabatsos to come in because they wanted to know what financial commitments Dracut Housing had in order to proceed with this project on Greenmont Avenue. Ms. Karabatsos had a handout for the Committee which showed the Dracut demographics for housing and also had information about Section 202 which provides capital advances to finance the construction and rehabilitation of structures.

Mr. Edwards stated they are awaiting the updated appraisal from Dennis Connors and also he has two drafts of the article for Town Meeting for 1530 Bridge Street and 144 Greenmont Avenue. They will also need to set up a public meeting for this parcel. The Committee determined that October 16, 2012 at 7:00 pm would be the date and time and it will be held in Harmony Hall and Mr. Edwards will ask DATV to televise it.

Ms. Karabatsos continued that if they own the land already it makes it easier to get the funding for housing. Ms. Karabatsos was asked when she could foresee the funding happening for this project. She stated on average it takes two to three years to go through the process.

Ms. Dunlap made Ms. Karabatsos aware of another program that had been brought to her attention from the CPA Coalition. This program is called N.O.A.H. Neighborhood of Affordable Housing. It is a program for the inner city but also they work with other communities working toward affordable housing goals. Ms. Dunlap gave Ms. Karabatsos information on this program and Ms. Karabatsos stated she would research this as well. Ms. Karabatsos also mentioned having to partner with a 501C3 organization to work with the 202 Program. Mr. Malonis asked her who they would partner with. Ms. Karabatsos stated that it is usually Elder Services.

Mr. Hassan questioned Ms. Karabatsos regarding the lot on Lakeview Avenue which was given to Dracut Housing for them try and build housing on. Ms. Karabatsos stated they had an engineer look at the site and develop a concept plan. That site was too small and they could only get about twenty units on it. The 202 Program looks to fund larger projects that are at least 40 units and above.

The Committee discussed having Ms. Karabatsos line up the 501C3 partner and all the options before Town Meeting. It would be nice to have this information for the public meeting as well if questions arise. Mr. Bond feels this is a worthy project and a needed project because nothing has been done since 2001.

Mr. Lania was asked about his original concept plan which he developed for this parcel which showed approximately 48 units fitting on the site. The Committee asked if this site could accommodate more units? Mr. Lania stated that it probably could because currently his concept plan shows the units spaced out. It would depend on the size of the units and placement on the site. He stated you would need to get the site survey done first to determine exactly how many units could be accomplished.

### **Fox Parcels**

Ms. Dunlap stated she Chris Lapointe emailed that he had met with the Fox Family and will get in touch with us about some new ideas he has on the 324 Broadway Road property.

### **17 County Road**

Mr. Edwards reported that he had put a call into Brenda Beaudoin and did not receive a call back. Mr. Edwards stated no appraisal has been ordered. The secretary corrected Mr. Edwards by stating when he was on vacation Attorney Hall was at the meeting of August 21 for CPC and he was directed to order an appraisal for 17 County Road and a motion was made to that affect.

Mr. Malonis stated that in light of the Committee moving forward on 144 Greenmont Avenue he believes they should rescind the motion to move forward with an appraisal for 17 County Road and defer discussion on that project.

Mr. Malonis made a motion to retract the motion for an appraisal for 17 County Road from the August 21, 2012 meeting and defer further discussion on this property. Mr. Bond seconded the motion. The motion carried unanimously. The secretary will inform Attorney Hall of this action.

### **467 Pleasant Street**

The secretary reported that Attorney Hall phoned and reported that he will have the appraisal figure tomorrow and would like to know the consensus of the Committee as to what they would like to do on this property.

Ms. Tremblay made a motion that the Committee move forward with trying to obtain this parcel. It is also requested that the Town Manager enter into negotiations on this parcel once the appraisal is received and offer up to the appraised value for the property. Mr. Malonis seconded the motion for discussion. The discussion was that this parcel would be an asset to the Town as an addition to the adjacent park. The motion moved to a vote with all members voting in favor.

### **Minutes**

Mr. Hassan made a motion to approve the minutes of August 21, 2012 as presented. Mr. Bond seconded the motion. The motion carried unanimously.

**Video Project**

Mr. Bond reported that they interviewed Jill Fisher with additional comments by Louise Tremblay on the Historic Survey. They have begun to edit the project and have discovered that some of the audio on a few segments is not working and may have to be done again.

**CPA Conference in Chelmsford**

Ms. Dunlap asked the Committee if anyone could make it to the CPA Conference that will be held in Chelmsford in December. A notice was received from the Coalition. She handed Mr. Gagnon the information. The seminar is during the day so whomever can make it would be welcome.

**New Business**

Parker Road – Mr. Malonis is trying to touch base with the family and will get back to the committee at the next meeting.

**Adjourn**

Mr. Bond made a motion to adjourn the meeting at 7:51 p.m. Mr. Hassan seconded the motion. The motion carried unanimously.

**COMMUNITY PRESERVATION COMMITTEE**

Jesse Forcier  
Harvey Gagnon  
Louise Tremblay  
Bimput

Helen Dunlop  
Gent Hassan