

**Community Preservation Committee
Minutes of May 3, 2016
2nd Floor Conference Room, Town Hall**

Present: Helen Dunlap, Chairperson, John Hassan, Harvey Gagnon, Mark Pease, Debra DeWitt, Betsy Ware, Community Development Director and Recording Secretary Shannon Rowe

Absent: Louise Tremblay, Linda Kawa, Don Plummer and George Malonis

The Chairman called the meeting to order at 7:05 p.m.

Community Input

No one signed in under Community Input.

Minutes

The minutes were tabled until the next meeting

Open Space

* Yapp Farm CR – Mrs. Dunlap stated that she contacted Pat Dawson and Dana Taplin regarding the haying and Mr. Taplin stated that he is not spreading on the Town's property. Mrs. Dunlap discussed the interim agreement between the Town Manager and Mr. Taplin. Ms. Ware stated that the interim agreement is for three mowing's until the end of October and an RFP will be put out for the following spring. Mrs. Dunlap discussed the possibility of the Agricultural Commission taking over the rental of the property. Ms. Ware stated that the Town Manager is allowing the Open Space Committee to start trails on the property. Ms. Ware stated that Steve Hall is still very interested. Mr. Hassan stated that the Department of Public Works will put signs at the Yapp Farm and Saja Farm. Mrs. Dunlap stated she is finishing this off and will send the information to the Farm Bureau for their review.

* 485 Methuen Road – Mrs. Dunlap stated that the real estate agent for the property is Butch Bergeron and it is land locked with mostly wetlands. Mrs. Dunlap stated that the property is 21 acres with no access at this point. Mrs. Dunlap stated that they are asking \$300,000 with two acres being in Pelham, NH. Mrs. Dunlap discussed the owner possibly donating the land for a tax break and stated that she would invite the owner to attend a future meeting.

* 52A Avis Avenue – Mrs. Dunlap stated that this is a continued work in progress.

* 133 Phineas Street – Ms. Alison McKiernan, Ms. Valerie Valhakis, Ms. Cathy Mpelkas, Ms. Vanessa Valhakis and Ms. Portia Skandalis appeared before the Committee to discuss the property they own at 133 Phineas Street. Ms. Skandalis presented and discussed the conceptual plan dated August 5, 2012 prepared by Aho Surveying showing a cul-de-sac with three lots. Ms. Skandalis stated that the property abuts Beaver Brook.

(Community Preservation Committee Meeting Minutes of May 3, 2016)

Mr. Pease discussed the possibility of five to six lots with R1 zoning. Mrs. Dunlap asked what the owners have for ideas for the property. Ms. Skandalis stated that they are here to listen and get ideas from the Committee. Ms. Skandalis stated that there is a lot of sentimental value and would like the property used in the best way possible. Ms. Skandalis discussed possible trails, kayaking and reaping some benefits for the land as well. Mrs. Dunlap stated that it would be ideal to develop part of the land and keep part of the land as open space. Mrs. Dunlap explained that if the Committee were to purchase the land the Committee can only pay the appraised value. The Committee discussed if the owners wanted to rezone the property it would need to be done through Town Meeting. Ms. Ware explained the Town Meeting process and stated that she would provide them with the Committee's application form. Mr. Pease discussed open space subdivisions and homeowner's associations. Ms. Ware discussed cluster developments with family development and families farming the property. The Committee discussed how the process works, Town Meeting, appraisals of the property, etc. The Committee discussed options for the property and once the owner's decide what they would like to do they can come back to the Committee with their application. The Committee also discussed having a future site visit of the property.

Recreation

Ms. Ware stated that the Open Space and Recreation Plan needs to be updated as the Plan is no longer valid. Ms. Ware stated that NMCOG does not have the time to get it together for upcoming grants but they will provide information needed and Ms. Ware will try to put the Plan together. Ms. Ware stated that they do have the recent demographics information from the Economic Development Plan.

Ms. Ware discussed the Park grant coming up in July and stated that she would have to submit a "draft" Plan with the grant.

Historical

* Grange – Mrs. Dunlap stated that they are still waiting for a meeting with the Grange, Church and Ms. Ware. Mr. Gagnon stated that the Grange still wants the Church to have the building but the Town would like to keep it open. Ms. Ware discussed the existing bathrooms and ADA Compliances needed to keep the building open. Ms. Ware discussed future possibilities with the kitchen. Ms. Ware stated that she would speak to Lori Cahill, Recreation Director, regarding any possible use for the Recreation Department.

* 324 Broadway House – Mrs. Dunlap stated that she has spoken with Ryan Guthrie at the Broken Wheel Farm and he was thrilled with the idea of maybe moving the home to his property. Mrs. Dunlap discussed the expenses and difficulties of moving the house and stated that the roof, chimneys, etc. would need to be removed for the move. Mrs. Dunlap discussed the added clause to the Town Meeting Warrant Article and stated that she has spoken with Attorney Hall to decide the validity of the Warrant Article.

(Community Preservation Committee Meeting Minutes of May 3, 2016)

Affordable Housing

* MOU with DHA re: Greenmont Ave Property – Ms. Ware stated that she has spoken with the Town Manager and Finance Director and is asking Mary Karabatsos, Dracut Housing Authority Director, for a sequence of funds. Ms. Ware stated that there should be a Memorandum of Understanding on how the money is to be spent. Mrs. Dunlap stated that the Committee would postpone this discussion to the May 17, 2016 meeting.

Town Meeting (June 6) Articles

Mrs. Dunlap stated that the Committee has three Warrant Articles. Ms. Ware discussed the Historical Article. Mrs. Dunlap stated that Ellis Neofotistos would speak on the increase in money for the field house at the Dracut High School and Mrs. Dunlap discussed the Warrant Article for 324 Broadway Road.

Old Business

No old business was discussed.

New Business

Mrs. Dunlap discussed the exploratory discussion at the Board of Selectmen's meeting regarding the Fox property located near the golf course. Mrs. Dunlap stated that the applicant wants to incorporate the Fox property into the Special Permit for the golf course.

Next Meeting

The next meeting is scheduled for May 17, 2016

Motion made by Mr. Hassan to adjourn the meeting. Motion seconded by Mrs. DeWitt. Motion passed unanimously.

The meeting adjourned at 9:08 p.m.

COMMUNITY PRESERVATION COMMITTEE











