

**Community Preservation Committee  
Minutes  
September 6, 2016**

**Present:**

Chairperson Helen Dunlap, Mark Pease, Debra DeWitt, Harvey Gagnon, George Malonis Louise Tremblay, Linda Kawa, Don Plummer, and recording Secretary, Marylee Enos. The meeting was held at Dracut Town Hall, 62 Arlington St. Dracut, MA.

**Absent:** John Hassan

Also In attendance; Betsy Ware, Director of Community Development and Dana Taplin

Chairperson Helen Dunlap called the meeting to order at 7:00 pm

**Community Input:**

**None**

**Minutes:**

Mark Pease made a motion approve the minutes from the May, 17<sup>th</sup>. 2016 meeting. George Malonis, seconded the motion. The motion passed.

Debra DeWitt made a motion to approve the minutes from the June 6<sup>th</sup>, 2016 meeting. Don Plummer seconded the motion, the motion passed.

Louise Tremblay made a motion to approve the minutes from the June 21, 2016 meeting. George Malonis seconded the motion, the motion passed.

**Open Space:**

**133 Phineas St:**

Chairperson Helen Dunlap, explained that this property is probably going to be out of CPC hands. Tom Paquette is working with the family to save the house.

**Yapp Farm:**

Ms. Ware explained that she had emailed the Farm Bureau the Conservation Restriction a while ago and she is still waiting to hear back, Ms. Ware explained she thinks with the summer vacations they are being slow in getting back to her.

Chairperson, Helen Dunlap explained she would like to get this done by the end of the year, so the other restrictions can get started.

### **52 Avis Ave:**

Chairperson, Helen Dunlap explained that the board needs to draw up an Article for Town Meeting that shows the offer agreement from the APR and the amount the Town would put in for the purchase of the Open Space development rights for 52 A Avis Ave.

Louise Tremblay explained we need to have a public hearing on this before Town Meeting. Helen Dunlap suggested the board has the Public Hearing at the October 4, 2016 CPC Meeting. Chairperson, Helen Dunlap also explained she thought it would be a good idea to have a flyer for Town Meeting that explains what is happening with this Article for the public.

Don Plummer explained, this would be great to show where this project was two years ago and where it is today. To show we are receiving a half a million dollars from the state for this project.

Mark Pease stated it's a good news story, we need to show the advantages of the Town purchasing it.

Ms. Ware explained she will draw up a draft copy of a flyer for Town Meeting and make it as clear as possible. Ms. Ware stated she will send the flyer to the board for their suggestions.

### **Historical:**

#### **Town Hall Annex:**

Betsy Ware, explained that the Town Manager wants to defer this project until the spring.

#### **Beaver Brook Farm:**

Ms. Ware explained that the Town Manager and Peter Richardson just signed an extension on the lease for them to stay in the house until the end of April, 2017.

Chairperson, Helen Dunlap explained that there will be a public hearing that the Beaver Brook Farm Committee will be having on the Master Plan and the uses and public input on the uses for the Beaver Brook Farm.

It is scheduled on October 13, 2016. Helen encouraged the board members to attend if possible.

#### **324 Broadway Public Hearing:**

Chairperson, Helen Dunlap explained that Tom Paquette, who was interested in restoring and moving the house, has been told by Mike Wakeen, the project manager, that they are not interested in working with him. Mr. Paquette explained to Helen he will not be moving forward on this.

Ms. Ware, the Director of Community Development explained to the board she went with Pauline Rousseau to take some video and still shots of the house to keep on record.

## **Recreation:**

### **Dadak Field Haying option:**

Dana Taplin, a local farmer, spoke on this, explaining he is unaware of anything there that could be hayed. It has been cleared and stumped. It is now just brush, it is no way close to a hayfield. In his opinion the costs would outweigh the benefit of having this lot hayed. It would be very expensive to get the land up to agricultural standards.

Louise Tremblay explained, the CPC does not own this land. They did come before the board once, for a study under the recreation, but the money was turned back in when recreation decided to go another way with it.

Louise explained it is now Town owned land.

Don Plummer asked Ms. Ware if she could talk to Pop Warner or the Open Space Committee and see if they have any plans to move forward with this project. To see if there is some kind of action item with a follow up plan so this does not revert to growing wild.

Ms. Ware stated she will talk to the Town Manager about this. Ms. Ware also stated she will explore to see if she can get a RFP to see what can get done with the land.

## **Affordable Housing**

Debra DeWitt explained to the board there is a Joint Sub Committee and Informational Meeting on the Greenmont Property on the 19<sup>th</sup> of September at 4 PM at DHA 971 Mammoth. The meeting will explain what is happening and how things are moving forward. Chairperson, Helen Dunlap recommended that any board members attend, if possible, it's an important meeting.

## **Procedural Issues:**

### **CPC Implementation Plan:**

**No new update**

### **CPC Follow Up Plan:**

Ms. Ware explained to the members that were not present at the last meeting, she had passed out a draft, ( that was mailed to them also) that basically is looking into a new approach after Town Meetings on CPC projects.

Ms. Ware explained that after talking to Helen, her impression is that the CPC's understanding is that after Town Meeting, the project just moves forward. Ms. Ware stated this is the first time she has dealt with working with the CPC, but she is basically being told from various conferences, various meetings and from CPC people she has talked with, that really, the CPC should be following up, getting reports, signing the bills, etc.

Ms. Ware explained that when CPC funds are being used, maybe it would be easier if they could come to this board for signing of the bills.

Mr. Malonis explained, his thoughts are that you would be creating a bureaucratic nightmare for us to get involved with this. In his perspective, he agrees we should have some visibility as to what is going on. As far as the nitty gritty, and from a time stand point, we should rely on the Towns process on that.

Mr. Plummer explained maybe it would be good to get an annual report of charges against CPC. Mr. Malonis agreed, yes, even quarterly, he stated would be good. Chairperson Helen Dunlap stated, yes, that is a good idea.

Ms. Ware stated she will check with Ann Vandal to see if she can get the board the quarterly reports.

Ms. Ware also stated, she wants to make sure at Town Meetings, there is a clear delineation of what is happening as to what funds are being used. How the development rights are being bought. To make sure everything is clearly written out in the handout. Ms. Ware stated she will practice this with the Avis Ave property that is going to be on for this Town Meeting.

#### **Town Meeting Preparation:**

Chairperson, Helen Dunlap explained that the Town Meeting Warrant closes, September 23.

Ms. Dunlap stated she will be at the Selectmen meeting to go over the CPC Articles.

Ms. Dunlap asked the board if anyone else could also attend if possible, she would be grateful for the help.

#### **New Business:**

Don Plummer, explained while he was looking at the ending balances on the Community Preservation report, he explained it looks like the CPC is on track to reach a Million Dollars in the Historical category of the budget.

Mr. Plummer explained, we are at \$ 962,000 right now.

With the focus on the Beaver Brook house, and the idea we might end up stepping on some of the historical renovations that come up with renovating in the review of old buildings, is it a completely crazy idea. Given that we purchased that whole parcel with open space funds, whether we should do some type of internal restructuring of the financing from our committee, to maybe allocate the portion of the house, or such portions as may they may be appropriate for preservation activities to fund those out of the historical budget.

George Malonis explained, if you're going to be funding improvement's he would think that could come out of the historical allocation. Chairperson, Helen Dunlap agreed.

If there is any type of historical work that has to be done on that house, that could come out of the historical, but with that, you are going to need funds over and above what's already been allocated.

Mr. Pease explained, it would be a separate appropriation from Town Meeting.

Mr. Malonis explained, based on the recreation experience on buildings new bathrooms, he can't imagine how much a historical renovation will cost. The only benefit would be you won't perhaps have to do a set of engineering plans that would cost, as an example, \$40,000 for a 20 by 20 building with the bathrooms for the recreation project.

Chairperson, Helen Dunlap stated, that is why Ms. Ware is advocating to actually selling to somebody who can afford it.

Ms. Ware explained part of the problem with the Town owning that property is, you are looking at getting very specialized people, dealing with prevailing wage rates, and it's going to cost a fortune.

Mr. Malonis explained, what we are finding out with all these projects and having the concept of having the Town own all these farms, and everything sounds great.

The practical application going forward, we are better off buying the rights.

Ms. Ware stated that what other Towns have done is they created nonprofit arms, then the nonprofit, is working with the local groups.

You would still have the BBFC and the CPC, but then you have this nonprofit group. There may be a fair amount of overlap, but now, the nonprofit that you created, now oversees and manages the property and then owns the property with a restriction.

Mr. Malonis stated, he thinks it makes a lot of sense because, he explained, it's tough to manage from the Towns perspective. There is too many things going on.

Mr. Plummer explained, that when we went to Town Meeting and asked for CPC funds to buy this project, (for all CPC uses, Ms. Ware added) one hundred percent of these funds came out of Open Space. Maybe we should have taken some money out of Historical Preservation, especially if those buildings are going to be treated in a historically significant way.

Would that hopefully open us up to be able to acquire more development rights, not farms?

Chairperson, Helen Dunlap stated that before Town Meeting, Helen asked Ann Vandal how we should do this. Ann told Helen she is going to do this all Open Space, because the CPC didn't have what percentages that were going to be used.

Mr. Malonis explained, the question is can we go back retroactively, and reallocate the funds. He wasn't sure if we could do that, but it might be an option.

Chairperson, Helen Dunlap explained this could also work well with the Town Hall Annex.

### **Old Business:**

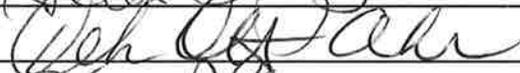
Chairperson, Helen Dunlap stated that the Community Preservation Report has fallen into Betsy's hands. Ms. Dunlap stated to let Ms. Ware let her know if she needs help with that, she knows they want it more detailed.

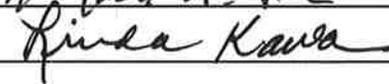
**Next Meeting:**

September 20th, 2016

Linda Kawa made a motion to adjourn the meeting at 8:30 pm, seconded by Marc Pease, the Motion passed unanimously.

**COMMUNITY PRESERVATION COMMITTEE**

  
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