

**Community Preservation Committee  
Minutes  
October 18, 2016**

**Present:**

Chairperson Helen Dunlap, Mark Pease, Louise Tremblay, Harvey Gagnon, John Hassan, George Malonis and recording Secretary, Marylee Enos. The meeting was held at Dracut Town Hall, 62 Arlington St. Dracut, MA.

**Absent:** Don Plummer, Linda Kawa

Also in attendance: Betsy Ware, Community Development Director

Also present: Wayne Fox, Roberta Hoffman, Dana Taplin, Jeffrey Richardson and Candace Dumond, and Town Manager, James Duggan.

Chairperson Helen Dunlap called the meeting to order at 7:05 pm

**Minutes:**

Louise Tremblay made a motion to approve the October 4, 2016 minutes, John Hassan, seconded the motion. The motion passed.

John Hassan made a motion to approve the September 20, 2016 minutes, seconded by Mark Pease, the motion passed.

**Open Space:**

**52 A Avis Ave:**

Chairperson Helen Dunlap, stated she is continuing the public hearing from the last meeting on 52 A Avis Ave. Helen explained she has made some changes from the suggestions at the last meeting for the press release. She will also include the value of what twenty-one new homes would cost with calculations.

Ms. Dunlap explained that the Selectmen voted for the article four to one. Tammy Dristilliaros was not in favor of the article. Louise Tremblay explained that Tammy's thought was the Foxes can still sell the property with the restriction on it and get additional funding for it.

Ms. Dunlap explained that the CPC would have the first right of refusal if that were to ever happen, also the Foxes could not get more than the agricultural price, which is \$63,000.00 (Sixty-Three-Thousand Dollars).

Wayne Fox wants to make sure the public knows this is not double entity, it's not a two sided opportunity. Wayne stated to make sure the flyer and the press release has this broken down with the three values. Also to have it in clear, bold print.

George Malonis explained we just need to keep consistent with the other farm properties that were preserved and how they can also sell. They will hold the farm rights just like Saja and Farmer Dave. Mr. Malonis explained to not press the sale that is going to get people worked up.

Town Manager, James Duggan asked Mr. Malonis to put this in better perspective, and to show in the event, the Fox family were not as patient and cooperative through this process, and didn't go this route, they could have turned around and sold this for \$1.2 Million (1 Million Two-Hundred Thousand Dollars). More than what they have agreed to take on it.

It is important Mr. Duggan explained, in his opinion, that people understand that they could have gone the privatized route and just sold it and you would see construction. The town doesn't see it as, oh that's revenue to the town. Mr. Duggan stated, in the position that he is in as Town Manager, he sees it as how is he going to deliver those services to the town. To deliver those services that would outweigh any services coming in. Mr. Duggan stated he would not want all those houses.

Mr. Malonis explained that it always helps from a presentation stand point to show that the family has some skin in their game in terms of foregone profits. Mr. Duggan explained that he does not know what the exact value is, but that needs to be a very firm number that we can show, that if the family didn't go this route they could of sold the property for \$1.9 million (1 Million Nine-Hundred Thousand Dollars) tomorrow.

Louise Tremblay stated also we should show the number of houses that could have been put on that land. Mr. Duggan explained, and to also show how that would have taxed our services with the police department, fire department, the DPW and the school system.

Ms. Dunlap stated that the APR appraisal figure came in at 1.525 million (One Million, Five-Hundred and Twenty-Five Thousand), so we could have even gone up to a higher value, so they were automatically taking that hit. Mr. Duggan asked Helen, when the appraisal was done, was it taken in consideration for open space? Ms. Dunlap stated no, it was highest and best use with twenty- one houses.

Mr. Duggan stated, basically then, the family is leaving almost, \$300,000 (Three-hundred thousand dollars) on the table. Mr. Duggan stated that should absolutely be explained, you want to express that, here's the opportunity.

Ms. Ware stated that the figure is \$230,000 (Two-Hundred and Thirty Thousand Dollars). Mr. Duggan explained, yes, and this is one of the concerns that was expressed before, with the up to 1.4 or 1.5 million, it was "x" amount of dollars to be cut in half. Mr. Malonis stated the town is getting this for \$30,000 (Thirty Thousand Dollars) an acre. Ms. Dunlap stated, there was a calculation done when we were discussing this before, that said in thirty years this will pay for itself.

Wayne Fox stated that the pressure on the infrastructure alone, this benefit of preserving it outweighs it alone. Dana Taplin explained at Town Meeting, the amount of development that is already going on in Dracut and the number of lots that could have been put on this property.

At this time, Ms. Ware showed a video presentation of the Fox Farm, done by Gail Fox.

Ms. Dunlap stated the video was done very well.

Louise Tremblay made a motion to close the public hearing, Mark Pease, seconded the motion. The motion passed.

**383 Richardson Rd**

**Property (Jeffrey, Candace, Meghan Richardson):**

Ms. Dunlap explained to the board that she was contacted by Jeffrey Richardson and Candace Richardson. They have come before the board to see if the CPC would be interested in preserving a piece of land that was left to them. They are the grandchildren of Roscoe Richardson, who owned the farm on the top of Burns Hill on Marsh Hill Rd and Richardson Rd. On his passing the land was divided among the grandchildren.

Ms. Dunlap stated, as you know we have been working with Cathy Richardson and her sons, that is at a standstill. We are waiting for Debbie's children to come of age. They have already indicated in every way that they want to preserve their land also. Jeffrey and Candace and Meghan own parcels on both side of Richardson Rd. A larger parcel on the same side of Cathy's, has been divided up to with three house lots.

Now as these children are coming of age, they have the opportunity to decide the future of the land. This is approximately 5 acres of land and they are interested in preserving it through the Town of Dracut and the Community Preservation Committee. Ms. Dunlap explained, she sent them an application as they were talking about this. Jeffrey offered to mail it to Helen, but she stated why don't you just bring it to the meeting and we will make copies of it. Helen, explained, that is why we don't have copies of it and apologized. Helen asked Marylee to make copies for the members and send it out to them.

Ms. Dunlap read out loud the letter they sent with the application; We (Jeffrey Richardson, Meghan Richardson, and Candace Richardson) would like to see the 4.95 acres of land that we inherited to be preserved by the Town of Dracut. Our Aunt, Debbie Richardson, will also be donating her land (adjacent to ours) in the near future. Our land compliments hers nicely, especially since the only way to access our lot is by an easement through Debbie's property. We cannot develop on the land, nor have the capabilities for cultivation. So instead of selling the land, we would like to see it protected. We are prepared to sell the lot to the Town of Dracut with the understanding that generations from now will still be able to enjoy it. We feel that your organization has the capability and compassion in helping us accomplish that goal. We thank you for your time, and look forward to talking with you soon.

They also showed a map of the three properties, and the paperwork for the Estate of Roscoe L Richardson with the compromise agreement.

Helen stated that this is step 1, and it is not 61A land. John Hassan asked if the access is big enough for a street, Jeffrey explained yes but not a driveway.

Mr. Malonis asked which family member is going to be donating the adjacent parcel. Jeffrey explained, Debbie Moylan. Mr. Malonis explained, that looking at the map it would be nice if you could package them together. It's kind of difficult to piece meal them. It is easier from a sale standpoint. What would happen if something happened to the other parcel and then we would have this nice parcel, but sort of oddly shape parcel we were left with. Louise Tremblay stated or if she changed her mind and didn't go with us?

John Hassan explained going in with a five acre land lock parcel, you're not going to sell it to anyone. Louise Tremblay explained, it's not a sellable piece of property, not as is. Ms. Dunlap explained, we are probably pretty safe that you're not going to be able to do anything with it. If we have you wait until the other children become of age.

Mr. Malonis asked, what value you would want to sell it for. Jeffrey explained, he's not even sure what the going rate is. Jeffrey explained, it's basically because of the taxes on the property that they want to do something soon. Ms. Dunlap stated, we would have to get an appraisal on it, and because its landlocked, the value would be very small. Mr. Malonis asked what the taxes are on the property right now. Candace thought around four-hundred a quarter.

Debra DeWitt stated, realistically, to sell this to the town on landlocked property it would be tough. Especially if we have to spend money on it to get an appraisal. Mr. Malonis explained maybe we should do a site visit. The board agreed. Jeffrey also agreed, and thanked the board for their time.

Louise Tremblay explained, moving forward she would like to have the applications and time to review them before the meetings.

#### **BBFC:**

Ms. Ware explained to the board, they had their Public Hearing for the farm last week, with lots of good suggestions. The BBFC are meeting again next Thursday to discuss the contents of the meeting.

Ms. Ware stated, the Richardson's are going to stay on the farm until April of 2017. Ms. Ware stated she is in the process of getting estimates to do gutters and chimney work. John Hassan asked if there is still money left on the original article, Ms. Ware stated yes.

Debra DeWitt explained she thought the feedback was good with some good ideas from the Public.

#### **Recreation:**

##### **No Update**

#### **Affordable Housing:**

Debra DeWitt explained to the board, they had a sub-committee meeting and they are in the process of rethinking how to move forward. They have a consultant that is helping them with ideas to move forward and we are still just trying to sort through everything. There really is nothing new, but we regrouped and we are forging ahead.

**Historical:**

Ms. Ware explained to the board, she is very pleased with the group that is doing the Historical survey work for the Historical Commission. The consultant, John Clemson is meeting with the Historical Commission tomorrow night. He will be able to do 136 survey forms, thanks to the CPC and the historical grant.

Ms. Ware explained they should be out sometime in November to see what Dracut is all about.

**New Business:**

Chairperson Helen Dunlap, wanted to inform the board that Kathy Roth, from the Community Preservation Coalition is leaving. She was their longtime, Associate Director. They stated, they hope the committees understand that over the next several weeks they may take longer to get back to them during their hiring process.

Ms. Dunlap also informed the board that the HB689 bill passed.

**Old Business**

Harvey Gagnon explained to the board, at the last Historical Commission meeting, he suggested to the Chairman that they should come in with the demo permit. Mr. Gagnon stated he was really frustrated with them because of the mention in the paper that they have been working with the Historical Commission when they have not been to a meeting.

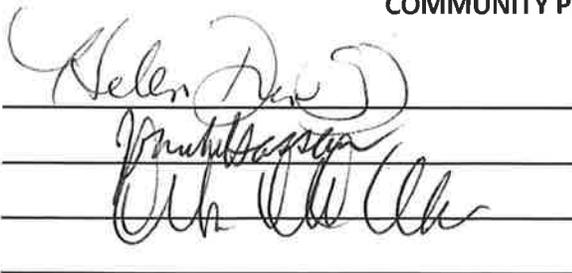
Ms. Ware explained to Mr. Gagnon, that the demo permit has been filed and been going from office to office for signatures. Ms. Ware believes it will be brought up at the Historical meeting tomorrow night.

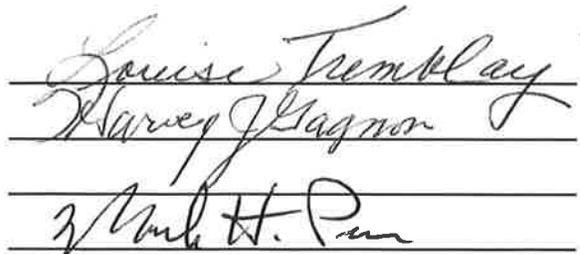
**Next Meeting:**

**November 1, 2016**

John Hassan made a motion to adjourn the meeting at 8:40 pm, seconded by Harvey Gagnon, the Motion passed unanimously.

**COMMUNITY PRESERVATION COMMITTEE**

  
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