

**Community Preservation Committee  
Minutes  
January 5, 2016**

**Present:**

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

Absent: Debra DeWitt

Also In attendance; Betsy Ware, the Director of Community Development

Chairperson Helen Dunlap called the meeting to order at 7:03 pm

**Minutes:**

John Hassan made a motion to accept the minutes from the December 15, 2015 meeting. George Malonis seconded the motion. The motion passed.

**Open Space:**

**Yapp Farm: 650 Marsh Hill Rd:**

Chairperson Helen Dunlap, explained that she talked to Pat Dawson who told her they closed on the property on December 27<sup>th</sup>, and the money was transferred electronically on December 31<sup>st</sup>. Helen explained that the land is officially ours. Helen also explained to John Hassan that he could put the CPA sign up.

Helen explained that Betsy Ware, the community developer, has drawn up a draft copy of the Conservation Restriction. Ms. Ware stated that since the CPC is the committee that granted the funds for this land, she believes that the board should get all the players together to talk about it. Ms. Ware stated she believes that the CPC has a vision of what you want this to be, she suggested that the CPC should have a joint meeting with the Open Space Committee to go over the making of the trails and clearing of them, and also the Agricultural Committee to see if the language is correct for active agricultural land.

Chairperson Helen Dunlap explained that this is entirely new, it's being done for the first time, and it's sort of virgin territory, because it has never been done in Town before. Helen agrees with Betsy, since we have worked on the property all along we should be involved in drafting it. Have a meeting with the other committees, including the farm bureau. Helen asked Betsy if she would invite the other boards, Betsy stated she would.

Chairperson Helen Dunlap also stated that the farm bureau is very excited to work with us on protecting this property. They want to enlarge this part of their services in Massachusetts for farmers. They want this to be a successful interaction.

Chairperson Helen Dunlap passed out the Conservation Restriction draft to the members to go over. John Hassan suggested to Helen that we should send out a draft copy to the other boards that will be invited. Helen stated we will, once we have our suggestions gathered in. Helen asked the board to send their suggestions to Betsy before the next meeting so we can go over it at the next meeting.

**Alden & Esther Fox Farm: 52 Avis Ave:**

Chairperson Helen Dunlap stated she talked to Gail Fox, Gail explained that she is anxious and wants to know what is happening. Helen explained to the board the word from the APR people is that the NRCS after all, is not reviewing the appraisal. There was a glitch back when in signing the P & S it wasn't done right or on time, a certain deadline way back when. Chris Chisom, the APR Person, is trying to get the APR board to agree to review it themselves if they can. That meeting is taking place sometime this week, she will let Helen know what happened.

Helen explained that there is a possibility if they can approve that appraisal, Chris can give the Fox family some numbers. If the family agrees on that amount, there is no guarantee that the number is going to be greater than the original amount of the appraisal before.

The APR people then would calculate the ten percent that the Town would pay, then we could take that to June Town Meeting and get that approved with the understanding that the APR people, when they get around to it through all their steps, would pay the rest. Helen explained, it sounds a bit dicey but the big point is none of the money would be getting to the Fox family until the APR approval is finished, and that could be a year.

Linda Kawa stated we might have a little more info before November, but not enough to have it fly at Town Meeting.

Louise Tremblay stated that she does not want to take it to Town Meeting until it's complete, until the last step is done. Get assurance from Chris Chisom and the APR people that it is good, they just need to be patient as long as the appraisal comes to the amount that the Foxes will agree on.

**Lachut Farm**  
**114 Broadway Rd**  
**No new update**

**324 Broadway Rd:**  
No new update

**Recreation**  
No new update

**Affordable Housing**

Linda Kawa explained she was notified that there was a request for a demo permit from 150 Greenmont Ave. She had no further information on it yet.

### **Historical:**

Ms. Ware explained that there are two grants available from the Mass Historic Commission right now, one is for survey work, which is identified in the 2012-2013 Historic Survey Plan as being survey work needs to be done. Ms. Ware explained she talked to Dave Paquin from the Historic Commission and they put together a pre application submission that was due in November.

Ms. Ware stated that they were just notified that they are a finalist for the next round. That round would be \$15,000.00 of Mass Historical funds and \$15,000.00 of the Towns funds, some of her salary could come from CPC for the project, basically as a match.

Ms. Ware explained she is in the process of putting together the next and final round which is due in February. Ms. Ware explained she thinks the Town has a very good chance of getting the \$15,000.00 from Mass Historical for this grant. Ms. Ware explained she is meeting with the Historical Commission at their next meeting.

Chairperson Helen Dunlap stated we don't have to make a decision yet but if this does come through, we should be aware that they will be requesting \$15,000.00 from our Historical funding. Ms. Ware stated yes, \$10,000.00 to \$15,000.00.

Ms. Ware explained she will look into the other grant that is available.

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

Ms. Ware explained that the vision committee has hired a preservation consultant to review the property, and the buildings. Hopefully he will be in on the 22nd of January with a team to do an assessment of the buildings with primary focus on the main building and the squash barn. He would also like to get in the house to see if it is sound, especially in the attic and the basement.

The contract has been signed so hopefully things will be moving quickly. Don Plummer stated that the Richardson Family is set to move out in September of 2016, so there is a ticking time clock with that.

Don also added that all town boards were all invited to a walk of the property but it was a very limited turnout for that. Hopefully the board's ideas will start sifting in soon.

Mr. Plummer also said he will reach out to the boy scouts to see if they wanted to have some Eagle projects or camp outs to see if they want to start to clear the perimeter trails as part of their projects.

### **Conservation Restrictions on CPA funded projects:**

Chairperson Helen Dunlap explained that board will concentrate on the Yapp Restriction first and then move on to the others (Harmony Hall, Dillon-McAnespie, 509/515 Hildreth St., Monahan extension, Beaver Brook Farm, & Richardson Farm on Greenmont & Bridge).

### **CPC Application Form:**

Betsy Ware, the Community Developer, passed out a draft copy of the new form. Chairperson Helen Dunlap explained to the board that she would like them to look it over and send their suggestions to Ms. Ware for the next meeting.

**2016 Needs & Possibilities Plan:**

Tabled until the next meeting

**Old Business:**

Ms. Ware passed out the plans for the Monahan Girls Bathrooms that she received from the Town's engineer's department. Ms. Ware explained that she looked into the plans after some discussion at the last meeting about the parking situation. It turns out there is parking for 28 vehicles on the plan. It would most likely be for handicapped parking.

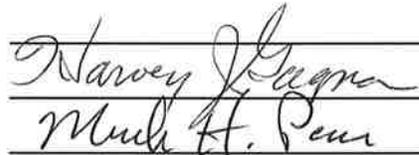
**Next Meeting:**

January 19, 2016

John Hassan made a motion to adjourn the meeting at 8:45 pm, seconded by Mark Pease, the motion passed unanimously.

**COMMUNITY PRESERVATION COMMITTEE**

  
\_\_\_\_\_  
Linda Kauer  
\_\_\_\_\_  
Louise Pennington  
\_\_\_\_\_

  
\_\_\_\_\_  
Mark H. Pease  
\_\_\_\_\_  
\_\_\_\_\_