

**Dracut Historical Commission Meeting Minutes
Wednesday, September 21, 2016**

Present: Dave Paquin, Chairman
Bob Kohanski, Asst. Chairman
Harvey Gagnon
Louise Tremblay- Absent
Linda Kawa
Marc Gosselin- Absent

D. Paquin
Robert W. Kohanski
Harvey Gagnon

Minutes:

Chairman Paquin called the meeting to order at 7:00pm, at the Historic Building, 1660 Lakeview Ave.

Linda Kawa made a motion to accept the minutes of the June 15, 2016 meeting, Robert Kohanski seconded the motion. The motion passed.

Linda Kawa made a motion to approve the minutes from the August 17th, 2016 meeting, seconded by Harvey Gagnon. The motion passed.

Community Input:

None

Betsy Ware: Historical Survey:

Ms. Ware was unable to attend the meeting tonight but did send a handout for the board.

1. The handout stated that the contract between the town and John Clemson is getting signatures. We should have a signed contract by the end of the week.
2. I have securing working maps for the consultant, who will be using them for tracking locations of properties.
3. The first phase of the work is due October 21, 2016, so much of the October 19th, Commission meeting will be

meeting with the consultants to review the first phase of the work and make decisions to move forward.

4. Ms. Ware wanted the board to know that her understanding from the developer is that the house at 324 Broadway Rd will be coming down next week. That being stated, he has not yet to pull a building permit.

Chairman Dave Paquin explained to the board there has also been no demo permit taken out for 324 Broadway Rd.

Mr. Paquin did state that he asked Dan McLaughlin, the building inspector to let him know if anyone comes in to take one out on 324 Broadway Rd. Mr. Paquin wants to make sure that they take out a demo permit and it gets signed off by this board.

Linda Kawa asked what comes first, the building permit or the demo permit. Mr. Paquin explained it doesn't matter which one comes first.

Ms. Kawa explained, they cannot take the building down until this board signs off on it. Mr. Paquin agreed, but did state really it's a formality, but you're right. They cannot get a demo permit unless they have all the necessary paper work.

Mr. Paquin explained if they, perhaps are scheduled to do it next Monday, we will all probably get emergency phone calls Monday or Tuesday to sign off on it.

Mr. Gagnon explained to the board, he feels that they have no respect for the Historical significance of this house. Ms. Kawa agreed with Mr. Gagnon, stating they have no respect for any historical property or anything of historic value what so ever.

Mr. Gagnon explained that this house is one of the biggest historical significant buildings in the community, this is why he is

so adamant about the fact that these people did not take that seriously.

Mr. Gagnon explained whoever the person requesting the demo permit, should come in with their application and explain to the board why they stated that they have been communicating with us for a whole year, when they haven't been to a meeting once. Mr. Paquin asked where they stated this,

Mr. Gagnon stated in the newspaper. Ms. Kawa stated they had a big article about the property. Mr. Gagnon explained he went to a planning board meeting, where they told Mr. Gagnon. It is his house and he can do whatever he wants with it.

Mr. Paquin explained, he would be a little concerned that we are going to ask them to something we have rarely made anyone else do to get a demo permit. Mr. Gagnon stated, maybe we set a new precedence. This is an example of what things can happen.

Mr. Paquin asked Mr. Gagnon, if they come in and talk to us, and you make your point with them, what is going to change.

Ms. Kawa explained that if they don't come in, nobody says that we have to sign that right away. We can wait until our next meeting to sign it. Mr. Paquin stated, I believe we have ninety days to sign it. Ms. Kawa explained that we need a simple majority to sign the demo permit.

Mr. Paquin stated, let's see how it plays out, he believes that they will be asking for a demo permit next week.

Betsy Ware

Beaver Brook Farm:

Ms. Ware also sent an update on this property, stating in her handout that the Beaver Brook Farm Committee is asking Town Meeting for permission to lease town owned land and buildings as they see necessary. Ms. Ware also attached a copy of a draft warrant article. This is attached with the minutes.

Ms. Ware also included a draft warrant article she has drawn up for the lease of town owned farmland to area farmers. This is also attached with the minutes.

Beaver Brook Farm:

Mr. Paquin explained that the BBFC is still hoping to put up a replica of the water tower for a cell tower if the article for leasing gets approved at Town Meeting.

Ms. Kawa asked how many wireless communications vendors would be able to occupy the water tower. Mr. Paquin stated four. T Mobil is the one interested so far and there is interest in Comcast in the future..

Mr. Paquin also explained if the article goes through for leasing the house. The BBFC is looking into several people who have expressed an interest in leasing the house. Such as, UMass Lowell, for visiting professors, or chancellor residences. DATV is also looking for a new home, they went to one of the meetings to inquire also.

If we did anything, this would be a building that would have to be renovated anyways either tearing it down or having it look like the original building, with modern compliances.

Mr. Paquin stated that these buildings, the house, the water tower, the potential lease for DATV and one other vendor who has approached them for leasing the building on the property. These are buildings we wouldn't necessary need, for creating the recreational use of the property. It doesn't take up any of our plans for walking trails, or parking spaces, etc.: This would generate money, to allow for BBF to be almost self-sustaining.

Linda Kawa asked who would pay for the renovation and tear down for the leases of the buildings if this article passes. Mr. Paquin explained there are several ways to do that, one is the lessees would pay for all of it. They would

have a long term lease. Then when, there lease is up, it would have to be a long term lease, probably twenty years. The town would have the benefit of what they have done, even after they are gone.

New Business:

No new update

Treasurer's Report

Treasurer's Report was read along with the following bills which were paid by the Treasurer:

Electric -- August- \$194.24 September - \$233.78

Gas --- July \$26.07 Aug- \$22.78 Sept -\$22.07

DWDS---- July \$30.87 August \$30.87 Sept-\$30.87

Sewer --- August- \$130.00

Landscaping - June \$110.00 and July \$165.00

Linda Kawa made a motion to approve payment of these invoices. This was seconded by Harvey Gagnon, Motion passed unanimously.

Chairman Paquin explained to the board, he has a bill to pay for the newspaper advertising in the Lowell Sun, for the RFP's for the Historical grant survey work.

Linda Kawa made a motion to pay the bill to the Sun for \$574.08 (Five-Hundred and Seventy-Four Dollars and eight cents) Harvey Gagnon seconded the motion, the motion passed.

Next Meeting scheduled for Wednesday, October 19, 2016 at 7pm

Meeting adjourned at 7:50 pm on a motion of Ms. Kawa and seconded by Mr.Gagnon.

Respectfully Submitted,
Marylee Enos, Recording Secretary