

**Community Preservation Committee
Minutes
June 21, 2016**

Present:

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

Absent: Linda Kawa, Don Plummer, and John Hassan

Also in attendance; Betsy Ware, Community Developer

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

Minutes:

Tabled until the next meeting for lack of a quorum from the last meetings.

Community Input:

None

Open Space:

133 Phineas St:

Ms. Ware explained to the board the Skandalis family is on the Agenda for the next Planning Board Meeting. They are looking into rezoning the land from R1 to R3. Chairperson Helen Dunlap explained that the committee should probably wait and see what happens before we do a site visit.

Yapp Farm CR:

Ms. Ware explained that she had emailed the draft copy of the Conservation Restriction to the Farm Bureau months ago and she is still waiting to hear back from them. She will try to contact them again and get an answer. She will update the board at the next meeting.

Proprietors Rd/ Fox Parcel:

Chairperson Helen Dunlap explained, she has had no response from the family after reaching out a couple of times.

Recreation:

George Malonis explained that the Monahan Bathrooms should be open soon. They are just waiting on the parking spaces to be marked.

Ms. Ware stated, that it would not be the original tank, they would take measurements of the old one, and then put up a replica, made out of nonmetallic fiber glass.

Louise Tremblay, explained, this would give us the income and the tower. It's a win. Helen asked if this is something that would be coming up soon, Ms. Ware explained, yes it would be the Fall Town Meeting.

Mark Pease asked if there was any special zoning. Ms. Ware stated it will still have to go through the zoning process, a really stringent RFP process because it's municipal property, and before the Board of Selectmen and all local permitting.

Debra DeWitt stated this is a great way of getting revenue for the project, the Town will get more cell service and the tower will be there.

The BBFC is having a meeting with Peter and his wife next Tuesday night, Ms. Ware will update the committee at the next meeting.

MHC Grant

Ms. Ware stated she is in the process of finalizing the documents to send to them for the survey work. Ms. Ware explained she has to send them a whole series of documents before they will allow her to put out for a RFP, they are not doing the survey forms, we are hiring a consultant.

Ms. Ware stated she has her consulting list done, the scope of work done, the general description and contract done, along with the general contact from council. Ms. Ware explained she met with The Historical Commission and stated that she presented them a list of parcels that she narrowed down to about 136 properties and she has to get it down to about 88 properties.

Ms. Ware explained the priority properties are agricultural properties, particularly, the extended farm houses and barns, the properties that are relatively intact per the Larsen Fisher study. There are some municipal buildings and churches that are included.

Helen asked if 324 Broadway was included in that, Ms. Ware stated yes, but the building will probably be gone by then. The consultant probably won't be hired until August.

Affordable Housing

Draft agreement with DHA for Greenmont Ave Project:

Ms. Ware explained that the MOU included some language, on overseeing how funds are being used and that it had to comply with fair housing. Ms. Ware's main concern was the financial end of it, Ms. Ware explained the state can really slow you up if you don't have family housing.

Ms. Ware stated that she has talked to the Town Manager, Jim Duggan, and the Assistant Town Manager, Ann Vandal, and gave them a copy of a MOU. They explained to her that they can oversee the finances just fine without a MOU. Ms. Ware explained that she is also being told from the Housing Coordinators that there should be some kind of an agreement with the CPC on how funds are being used. Ms. Ware explained she is kind of caught in the middle. Her concern and understanding from the draft performer is that there is a need of about Two and a Half Million

Louise Tremblay made a motion to adjourn the meeting at 8:35 pm, seconded by Debra DeWitt, the motion passed unanimously.

COMMUNITY PRESERVATION COMMITTEE

Helen Day

Louise Tremblay

[Signature]

Debra DeWitt

Wendy H. Peon

Harvey Wagner
