

Beaver Brook Farm
Visioning Committee
Minutes April 9, 2015

Present for the Committee were: Warren Shaw, Ellis Neofotistos, May Paquette, Dave Paquin, Andy Graham, Debra Ahern, and Don Plummer. Also present were: Town Manager James A. Duggan and recording secretary Samantha Carver. The meeting was held at the Town Hall in the 2nd floor conference room.

Town Manager Duggan began the discussion on the why the Committee was being formed. He stated that the Community Preservation Committee was looking to preserve 761 Mammoth Road known as the Beaver Brook Farm property. They have received the results of an appraisal back and they are having a peer view of the appraisal done to verify the number. This property is the 2nd oldest house in Dracut and it abuts the High School property. The Committee also discussed that this property abuts the Charbonneau land as well. This is part of the many acres the Richardson family owned. This is a scenic piece of land as you drive into Dracut from Lowell and would be an incredible asset to the Town.

Mr. Duggan would like to have a vision of what this property could be utilized for before any attempt is made at Town Meeting to secure funding to purchase the property. If the property is acquired he would like to bring in an outside consultant who has planning and development experience to help utilize the property to its full extent.

Mr. Neofotistos asked about a timetable for the Committee. Mr. Duggan stated by June 2015 Town Meeting. His goal is to have some ideas thought out in a systematic and methodical way. Ms. Paquette asked about other funding sources for this project. Mr. Duggan stated that hopefully the outside consultant could assist them in that as well. Mr. Graham stated that it would be nice to utilize some of this property to expand the fields for the School. The Committee discussed the bridges on the land. The Committee believed that one of these bridges may belong to the condominium development off Mammoth Road.

Nominations for Chair

Mr. Graham nominated Mr. Neofotistos as Chair of the Committee. Mr. Shaw seconded the motion. No other nominations were made. The motion moved to a vote being unanimous.

Mr. Plummer provided the Committee with a handout of some of his ideas for the property. These are just his reflections and were in no particular order.

Mr. Neofotistos would like to obtain a full size map of the property for the Committee to take a look at and get familiar with and then schedule a site walk of the property. There was a discussion on possible easements on the property. This parcel is approximately 23 to 26 acres. Mr. Neofotistos will check with Mr. Hamel in the Engineering Department for a map. The Committee decided to meet every week on Thursdays and they will review the map of the property and then have a site visit the following Saturday.

The Committee determined that they would meet every Thursday night from now until Town Meeting to discuss this project. They would refer to this project as the Beaver Brook Farm property not to confuse it with other Richardson owned properties.

Mr. Shaw will reach out to Mr. Charbonneau about walking this property. Mr. Neofotistos will reach out to Peter Richardson regarding walking his property.

The Committee adjourned the meeting at 7:00 p.m.

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