

Beaver Brook Farm
Visioning Committee
Minutes April 23, 2015

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

Absent: Andrew Graham, May Paquette

The Chairman opened the meeting at 6:04 p.m. He welcome Lori Cahill, the Conservation Agent to the meeting. The Committee discussed 761 Mammoth Road, the Richardson Property with Ms. Cahill. She stated that wetland areas are protected and you need to stay 100 feet away however if it is a passive area like this with no disturbances then there is a 25' buffer. The discussed the bridge over Beaverbrook on the Richardson Land and the Committee stated that the bridge was still in decent shape structurally. The road going to the bridge needed work. Ms. Cahill stated they would need to come before the Conservation Committee. Mr. Shaw noted that some of the retaining walls needed to be patched as well.

Ms. Cahill went onto explain that depending on what type of bridge it is it may require the Army Corp of Engineers to be involved.

There was a discussion on another bridge that is more downstream that may have to be rebuilt. Ms. Cahill stated you would definitely have to go to Conservation Commission and it may require the Department of Environmental Protection to get involved because of the 200' buffer due to the Rivers Act Protection. Ms. Cahill also noted that this map is an aerial shot and you would have to flag the actual wetlands.

There was a discussion on the dam that is downstream and whose responsibility it is to maintain the dam. Ms. Cahill will look into this with the Engineering Department.

Mr. Neofotistos reviewed the sewer easement on the Richardson Land and read the easement out loud to the Committee.

Mr. Shaw had had a conversation with Mr. Charbonneau who would consider preserving his land however Mr. Neofotistos stated it was not the purview of this Committee but maybe the Community Preservation Members want to bring that back to their Committee.

There was a discussion on the buildings on the Beaver Brook Farm parcel and whether there was any historic significance to these buildings. There was a discussion on the dairy barn and how it would be nice to preserve the footprint. There was a discussion on what to do with these structures. There was a discussion on hiring a caretaker if the Town acquires this parcel to maintain it and watch over it until the Town comes up with a plan. The Committee discussed asking Mr. Richardson what his plans were for moving and whether he'd want to be the caretaker for a year.

There was discussion on presenting this to Town Meeting and making sure they are clear on the numbers and come up with a plan to get the community behind planning for this property if they acquire it.

It was suggested that the Committee look at other Towns for planning the property or have a discussion with Dracut Land Trust on ideas.

Mr. Shaw will have a conversation with Mr. Richardson to see what his plans are for staying for the next meeting. Mr. Neofotistos discussed having an exercise on questions that may be posed on Town Meeting that the Committee may have to have answers for. There was a discussion on the administrative fee fund of the Community Preservation account and whether they could hire a planning consultant with those fees.

The Committee would like to invite Glen Edwards to the next meeting.

Adjourn

Ms. Dewitt Ahern made a motion to adjourn the meeting at 7:30 p.m. Mr. Shaw seconded the motion. The motion carried unanimously.

Beaver Brook Visioning Committee



Absent: Andrew Graham



