

**Community Preservation Committee
Minutes
December 15, 2015**

Present:

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

Absent: Debra DeWitt, Louise Tremblay, Don Plummer and Harvey Gagnon
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, Linda Kawa seconded the motion. The motion passed.

Open Space:

Yapp Farm: 650 Marsh Hill Rd:

Chairperson Helen Dunlap stated that the Yapp property is still waiting to close.
Community Developer, Betsy Ware explained this is still waiting on the Attorney General's
approval from the November Town Meeting.

Ms. Ware also explained that she has talked to the Farm Bureau about this property and they are
interested in holding the Conservation restriction on this.

Betsy handed out a standard document that she received from the Farm Bureau; she is working on
customizing this document for a fit for the Yapp Restriction. Betsy stated she has run into a cou-
ple of snags, one is funding for a survey, and was one ever done on this property.

Chairperson Helen Dunlap explained that we don't usually do surveys. Mr. Malonis explained
there in a recorded plan, and at that time a survey should have been done.

Betsy stated the Farm Bureau references a survey plan, Helen asked if that is a formal survey, and
stated that those are usually expensive. Betsy explained it would probably be two to three
thousand dollars.

Helen explained that usually when they subdivide off, in this instance when Pat and Al
sub-divided off that six acres, that had to be surveyed to cut off. So the exact boundaries show
what was cut off. Ms. Ware explained that she looked online to see if there was an old plan of the
property but she could not find anything. The Farm Bureau document does show that a survey is
needed.

One of the things that were being discussed for this property was to be delineating one area for
recreational purposes and one area for agricultural purposes. Even if we have a bubble diagram as
opposed to a survey, we should have something that indicates those uses.

Ms. Ware stated at the next meeting she will try to delineate that, and in the mean time she will try to get a survey.

114 Broadway Rd:

Chairperson Helen Dunlap stated that Ms. Ware was made aware of the Lachut Property on 114 Broadway Rd. Ms. Ware explained that Mr. Lachut is 94 years old and that he has moved out of the property, and now the property has fallen into disrepair.

Ms. Ware explained the Town Manger's penalty program for maintenance of property's kicked in and they were being penalized for a while. Ms. Ware explained that she heard of the property from the board of health agent who showed her a lot of pictures of the property.

Ms. Ware stated the house could use some love, but it's a Greek Revival House. Mark Pease asked if the house was condemned, Ms. Ware stated it has not been condemned. The Heath Agent stated the children have stepped in to help clean it up. Helen asked what condition the barn is in. Ms. Ware stated it's in pretty good shape. Mr. Hassan explained that they have been before the board before. Ms. Ware explained that she will keep the board updated.

Alden & Esther Fox Farm: 52 Avis Ave:

No new update

Recreation

No new update

Affordable Housing

Ms. Ware stated that a restriction has to be put on the Affordable Housing Project; she is in the process of a restriction for the property. Ms. Ware explained that she will draft a letter up before money is spent for the Dracut Housing Authority. It will state that we are working on a restriction for this property and it should state that all the units have to be affordable.

Historical:

324 Broadway Rd

Update at the next meeting

CPC Application Form:

Ms. Ware has put together a form that she passed out to the board. Helen explained that she would still like to keep the form as simple as it can be to the applicant. The Open Space Form right now is a good, simple document

Helen explained the only one that is available now is the one online. Helen asked Betsy to consider the possibilities and revise the application form and the process.

Betsy put together a form which is an application along with information and possible uses of CPC Funds, this is all outlined.

Ms. Ware stated she would like to see more restrictions on the form. She suggested that an environmental review should be added to make sure no underground storage tanks or other environmental issues are unknown before an acquisition from the CPC.

Chairperson Helen Dunlap explained she has some suggestions for the form, and that she would like to meet with Ms. Ware and go over them together to get a drafted copy to bring to the board at the next meeting.

Mr. Malonis stated to Betsy that she might want to add the book and page along with the map and lot.

Mark Pease stated he likes the wording of the document.

2016 Needs & Possibilities Plan:

Chairperson Helen Dunlap explained that the board should start thinking of the projects that could be coming up for 2016.

Helen explained she is making a list of possible projects for 2016, some of them are:

52 A Avis Ave

134 Greenmont Ave (possibility)

324 Broadway

150 Greenmont

114 Braodway Rd

Historical – more funding for Beaver Brook

Mr. Malonis added possible funding for a Turf Field at the High School

Next Meeting:

January 5, 2016

John Hassan made a motion to adjourn the meeting at 8:05 pm, seconded by George Malonis, the motion passed unanimously.

COMMUNITY PRESERVATION COMMITTEE









