

**Beaver Brook Farms  
Visioning Committee  
December 1, 2015**

**Present for the Committee:** Chairman Ellis Neofotistos, Warren Shaw, Don Plummer, Dave Paquin and May Paquette. Also present was Elizabeth Ware, Director of Community Development and Recording Secretary Samantha Carver. The meeting was held at the Town Hall in the 2<sup>nd</sup> floor administration conference room.

Absent: Andy Graham, Debra Dewitt Ahern

Ms. Helen Dunlap of the Community Preservation Committee was present for the meeting.

Jack Lyons, Michael McNamara and Phil Thibault were present from Dracut Access Television.

The Chairman opened the meeting at 6:06 p.m. Mr. Neofotistos explained that the members of Dracut Access Television had spoken with Mr. Shaw about possibly moving their operations to the Beaver Brook Farm location in the future if the planning of the project provides for such an endeavor. The members had gone to the location at 761 Mammoth Road and looked at some of the current buildings on the property now owned by the Town of Dracut. They discussed their financial situation and their ability to build something and stated they could use some of the money to renovate a building and that the location and topography would be a good fit. They also have two vehicles a van and another vehicle that could be housed at this location.

Discussion amongst the Committee Members was that they thought having a tenant at the location would be a good idea so that the property has activity at it on a regular basis. The Committee noted that they had to discuss the uses and possibilities with Town Counsel to see what is feasible at the location.

Ms. Dunlap, Chairman of the Community Preservation Committee stated that she has spoken with the folks in Boston from the CPA Coalition, specifically Kathy Roth and posed some of the ideas of doing this type of thing at this location and she stated it was somewhat of a gray area. She did emphasize that the first thing that should be done is putting a restriction on the property determining a historic restriction whether it's Mass Historic or local and conservation restrictions. Ms. Roth emphasized developing a plan for the whole property to determine all aspects of restrictions first.

The Committee discussed whether DATV had a timeline for moving. The response was not a specific one but they have outgrown their current space.

The Committee thanked the members from DATV for coming to the meeting.

Mr. Frank Gorman was present for this portion of the meeting to discuss a walk/bike path along Beaver Brook.

Mr. Gorman explained that when he was renovating the mill building off of Lakeview Avenue he had had a vision to create a walking/bike path along Beaver Brook that would go to Lowell and come out by the soccer fields at the University of Lowell. He explained that he had met with Niki Tsongas on the

project. He also found out during this process that federal highway funds can be used for developing walk paths as well.

Mr. Gorman discussed the mill building and what at the property he still owns. The mill building itself belongs to another owner but he owns property behind it, a piece of land he called the "island" because it is surrounded by Beaver Brook on one side and manmade channel of water on the other. He also owned the dam. There are about seven acres and three of them are good. He had had plans to put a solar farm on the property but that is not going to happen now.

There was a discussion on getting easements from all the property owners down to Beaver Brook and another suggestion was to go to the other side of the brook. This would avoid the Dallas Park Condominiums where he had had an issue getting an easement prior. He believes there is a right of way at the condominiums at Arbors and Meghan Lane already in place.

The Committee thanked Mr. Gorman for coming to the meeting.

The Committee discussed getting a plan in place by creating a time table, evaluating the structures on the property to determine if they are an asset or should be demolished and possibly hiring an outside consultant to help in the planning phase.

There was a discussion on getting a forty-scale GIS map of the Beaver Brook Farm property to determine the size of the buildings.

**Minutes**

Mr. Plummer made a motion to approve the minutes of November 19, 2015. Mr. Shaw seconded the motion for discussion. Mr. Neofotistos had one grammatical correction. The motion carried with all members present voting in favor.

**Next Meeting**

The Committee discussed the next meeting to be December 10, 2015 at 6:00 p.m.

**Adjourn**

Mrs. Paquette made a motion to adjourn the meeting at 7:37 p.m. Mr. Shaw seconded the motion. The motion carried unanimously.

**PERMANENT BUILDING COMMITTEE**

  
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Absent: Debra Dewitt Ahern \_\_\_\_\_

Absent: Andrew Graham \_\_\_\_\_