

**Community Preservation Committee  
Minutes  
April 13, 2015**

**Present:**

Chairperson Helen Dunlap, Mark Pease, Harvey Gagnon, Debra DeWitt, Louise Tremblay, George Malonis, Linda Kawa, John Hassan, Don Plummer and Recording Secretary, Marylee Enos. The meeting was held at the Town Hall, 62 Arlington St, Dracut, MA.

Also in attendance were, Town Manager James Duggan, Assistant Town Manager and Finance Director, Ann Vandal, Assistant Town Manager/ Town Planner, Glen Edwards and Selectmen Joseph DiRocco

Chairperson Helen Dunlap called the meeting to order 5:05 p.m.

**CPC Funds: Procedure following Town Meeting:**

Town Manager James Duggan came to the meeting tonight to speak on how the procedure of funding should work after Town Meeting.

Mr. Duggan explained that this is an issue that the Assistant Town Manager has brought to the attention of the CPC in the past, as an intent or a desire of certain projects that come to fruition for the CPC. Sometimes there will be a necessity to have an adjustment on the percentages that are distributed. Right now the way it is structured, it is Seventy-Five percent Open Space, Ten percent Affordable Housing, Ten percent Historical and Five percent Administrative.

Mr. Duggan stated there has been so much support with this board in regards to moving forward with the Senior Housing focus of the community, and the support has been overwhelming from the CPC, starting with the clear use of those funds of Nine-Hundred and Fifty Thousand Dollars for the purchase of Greenmont Ave, for the potential development of Senior Housing, and also the feasibility analysis. Mr. Duggan explained that with that feasibility study they are trying to determine, because they do have to Town Properties, one Town owned and one owned by the Dracut Housing Authority. These two properties are the focus of next week's meetings and in order to move forward

Mr. Duggan stated that what is before the board right now is a request, as he explains, in order for the expenditure of funds for the creation of the Senior Housing there has to be a shift, which would reflect these numbers. The Seventy-Five Percent Open Space would be adjusted down to Fifty Percent and the Affordable Housing would be increased up to Thirty-Five Percent.

This will decrease over time the Town Manager explained. This will have to be something that gets recognized and examined as we go forward. Mr. Duggan explained because you need to have a funding source for your debt, as we go forward and the debt goes down we will be able to make that adjustment back into an area where you want to continue to concentrate on.

Mr. Duggan stated that he will be asking the Deputy Director from Housing and Economical Development, that he has a meeting with on Wednesday, to add her support to this innovative for the Senior Housing. Mr. Duggan will be asking her for Four Million Dollars. Mr. Duggan stated that the CPC has done an amazing job coming forward with the support they have given.

Mr. Duggan stated he thinks it's important for the partnership to grow to include the state in order for us to be able to have the necessary units, at least the amount we need at this point before moving on.

Chairperson Helen Dunlap stated this makes her a little nervous because of the Open Space person she is, and with the Open Space part going down to Fifty Percent and Affordable Housing part going up it makes her nervous, but at the same time she knows the CPC has already made a commitment to Affordable Housing already by their actions. Helen stated that this seems to be plan that is doing just what CPC is supposed to be doing now, which is really reach out now for alternate funding sources in an aggressive way.

Debra Dewitt stated that it is a very admirable what CPC is doing with the Open Space and the farming and it's very important to maintain our Open Spaces. Debra stated that right now she thinks the greatest need for the Town is accommodating the Senior Housing. Debra stated that right now she has numbers from the Housing Director that shows that in the next Fifteen, to twenty years the largest increase of the elderly population will grow to Ninety-One percent.

Debra explained she's not saying to ignore the Open Space and the Agriculture but for the time being, we should take care of something that's more immediate. Which is Senior Housing that the elderly can afford

John Hassan made a motion that the CPC backs the warrant article for up to Three Million Dollars (\$3,000,000) for discussion purposes. George Malonis seconded the motion.

Mr. Malonis stated personally he thinks it would be a much more sellable project if you put the continence on the state funding to match it. Then that will give the state some incentive to get to that level.

Mark Pease stated we are being asked for Three Million Dollars but we don't have anything to go on right now or to look at.

Mr. Duggan explained to Mark, he would never ask the CPC or the Townspeople to vote on something without having a clear concise presentation to go on, Mr. Duggan stated that the Timing right now is very important to go with the original intent of this project At Town Meeting he will have the clear concise presentation of what the costs are going to be, what the schematic drawings are going to be, and the location is going to be.

Mr. Pease asked if this information will be available at the Public Hearing at the April 21<sup>st</sup> meeting. Mr. Duggan stated the two consultants will be there to make their presentations and he made it clear to them he will need a firm number and a recommendation of where in their professional opinion is going to go by the latest May 15th. Mr. Duggan explained they have Three

Articles drafted and ready to go, and whatever article they go with, he will pull the others. Don Plummer stated he doesn't see the urgency of this project to happen for the June Town Meeting. Mr. Plummer asked Helen if she is prepared to speak on this if some of the community states we gave you that money for farms and Open Space.

Helen stated yes, she understands with how other projects can be used with CPC funding, like Affordable Housing. The Town Manager also stated he would get up with Helen and explain this.

The motion passed, with Don Plummer opposing.

### **Affordable Housing**

#### **Request for funds from DHA:**

Assistant Town Manager, Glen Edwards explained to the committee that Town Council drew up an Article just to expand on the Original Article with no additional funds to be used. It's just a housekeeping issue, with the original One-Hundred Thousand Dollars request from Dracut Housing Authority. To be clear about what the Woman's Institute could do, so they could consult and have the monies show the Woman's Institute could talk to the architect's. Mr. Edwards explained that the Town Accountant wanted to make sure it read that way so she could pay the bill.

John Hassan made a motion to back the warrant article, George Malonis seconded the motion. The motion passed unanimously.

### **6:05pm**

At this time the meeting went into Executive Session to discuss an appraisal of 761 Mammoth Road for negotiating purposes.

The meeting resumed at 6:35 pm

### **Recreation:**

**No update**

### **Historical:**

**No Update**

### **Old Business:**

**No update**

### **New Business:**

Helen stated that the Public Hearing will be advertised for the April 21<sup>st</sup> meeting.

Helen stated that she has been in contact with the Yapp family about Open Space and they will be at our next meeting.

John Hassan made a motion to adjourn the meeting at 6:50 pm, Mark Pease seconded the motion. The motion passed unanimously.

**COMMUNITY PRESERVATION COMMITTEE**

*Helen Dwyer*  
*Louise Tinsley*  
*Dele O'S*  
*John Dwyer*  
*Harvey J. Dwyer*

*Mark H. Pease*  
*Linda Kava*  
*[Signature]*