

Community Preservation Committee
Minutes
April 7, 2015

Present:

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

Chairperson Helen Dunlap called the meeting to order 7:00p.m.

Minutes:

John Hassan made a motion to approve the March 19, 2015 minutes, and the March 26, 2015 Executive Session Minutes, Debra DeWitt seconded the motion. The motion passed unanimously

CPA FUNDS:

Chairperson Helen Dunlap explained that Mrs. Vandal was not able to come to the meeting tonight or the Town Manager, as originally planned. The Town Manger asked Helen to set up a special meeting for Monday, April 13, 2015 to go over Mrs. Vandal's agenda item as well as the Housing Authority items that were on the agenda for tonight's meeting. The board stated they could be there.

316 RICHARDSON RD:

Louise Tremblay made a motion to take 316 Richardson Rd out of place on the agenda to accommodate Ben Garrison who came to speak on the property. John Hassan seconded the motion, the motion passed unanimously.

Mr. Garrison brought a drawing of a plan that was done, as Ben explained by Ron Close. It showed the property and how it was broken down between agricultural, the conservation restriction area, and also the roads, Old Marsh Hill Rd and Richardson Rd.

Mr. Edwards explained to Ben the plan needs to have a scale put on it and it has to be stamped. Louise Tremblay explained to Ben that he needs to follow certain steps before the board can even look into an appraisal.

Mark Pease also explained to Ben that there are ten requirements that have to be done before it gets to the Planning Board.

Louise Tremblay explained to Ben that he still has to get the land surveyed, the deed has to be reviewed by Town Council to make sure it's a clear title, the plan has to be stamped, and it has to meet all the requirements of a plot plan.

Debra DeWitt stated to Ben to take the next steps to get the other matters done, and that he has a good start. Then, when those are resolved, we can look into the land more.

Don Plummer stated he wants to be clear in telling Ben what he needs to do for us to work together.

Mr. Garrison handed in the CPC Application to the Chairperson Helen Dunlap. Mr. Garrison thanked the board and stated he will keep in touch.

Open Space:
52 A Avis Ave:
7:55 p.m.

At this time, Chairperson Helen Dunlap asked to go into Executive Session for the purpose of reviewing the appraisal of 52 A Avis Ave for negotiating purposes.

The meeting resumed at 8:15pm
No Vote was taken

761 Mammoth Rd:
Richardson Property:

Assistant Town Manager Glen Edwards asked the board if they still wanted him to get the appraisal review. Helen stated yes, we need it soon for it is a timing issue. Louise Tremblay stated yes, its forty-five days. Glen explained to the board Town Council recommended Fran Sagendorf from Sagendorf, Taupier & Associates to review the Appraisal for 761 Mammoth Rd. Mr. Edwards stated it is a reasonable price for the review and there is a second price if the appraisal does have to be done over.

RECREATION:
No Update

OLD BUSINESS:

John Hassan made a motion to pay the Appraisal Bill from The Foster Company for 52 A Avis Ave, Louise Tremblay seconded the motion. The motion passed unanimously.

NEW BUSINESS:

Chairperson Helen Dunlap passed out an Open Space Conference flyer in case anyone wanted to attend the session for May 9, 2015.

Next Meeting:

April 13, and 21st

Louise Tremblay made a motion to adjourn at 8:27 p.m. Linda Kawa, seconded the motion, the motion passed unanimously

COMMUNITY PRESERVATION COMMITTEE

Helen Day

John H. Hagan

John W. Allen

John F. Hagan

Harvey Hagan

Wm. H. P. P.

Luella Kawa

