

**Community Preservation Committee
Minutes of August 21, 2012**

Members present: Chairperson Helen Dunlap, Jesse Forcier, Harvey Gagnon, Linda Kawa, John Hassan and Ken Lania. Brian Bond arrived at 7:20 p.m. Also present was Samantha Carver recording secretary. The meeting was held at 1660 Lakeview Avenue in the Historic Hall Dracut, MA.

Absent: George Malonis, Louise Tremblay

17 County Road

The Chairperson called the meeting to order at 7:00 p.m. She stated they were here to discuss the property at 17 County Road and review a concept plan drawn by Ken Lania. The Committee discussed possible issues with the plan such as buffering zones with residential houses and wetland areas, working with conservation to possibly revitalize the wetland areas. Mr. Lania also noted the caveat that this plan is drawn using the Town's GIS system and lot lines are not exact. The concept plan includes the purchase of the church property and the parking area for the church.

Mr. Forcier asked what zone the church fell into. Mr. Lania was not sure. Ms. Dunlap stated that she emailed Mr. Buxton for his input on the concept plan. He stated he likes the concept plan but stated it's just that a concept plan. He stated he would support the Town's acquisition of additional property in this area.

The Committee discussed just going forward with an appraisal on the house at 17 County Road to see where it comes in and see where the homeowner is with what they are looking for. The church property would have to be a commercial appraisal and that would be more costly. If the homeowner doesn't want to budge on his price or wants more than CPC can offer due to the maximum appraised value then the plan would be mute.

Mr. Hassan made a motion to have the Town order an appraisal for 17 County Road. Mr. Lania seconded the motion for discussion. The discussion was that if the homeowner wants more than the Town can pay once the appraisal is done then they will know where they stand on this property. The motion moved to a vote and it was voted unanimously in favor.

Open Meeting Law – additional information

The secretary stated that the Town Clerk had received some additional information as to the open meeting law and is distributing it to all the Committees. A copy of which is included in this packet tonight.

467 Pleasant Street

The secretary was asked by Town Counsel to let the Committee know that Attorney Hall was contacted by the Attorney for the Estate of Regina Bell. They had a market value done on the property and Attorney Hall was given the price they would list the property for with a real estate agent however they wanted to know where the Town stands. Attorney Hall stated the price they are looking for on this property is not that far from the assessed value of this property currently. He would like direction from the Committee on this property.

After a brief discussion on the property and how it would enhance the existing park at Monahan Field the Committee made a motion.

Mr. Hassan made a motion to have the Town order an appraisal for 467 Pleasant Street. Mr. Lania seconded the motion for discussion. They discussed what the parcel would be used for. The Committee discussed enhancing features of the existing park. The motion moved to a vote. The motion carried unanimously.

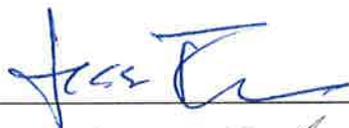
Mr. Forcier questioned whether the property at 17 County Road or the church parcel could be considered for affordable housing. Mr. Bond stated they like to obtain parcels that are on the bus line and also are within walking distance to shopping etcetera. There was a discussion on working with another entity to develop the parcel. The Committee would like to obtain further information on how the CPC can partner with another entity to purchase and develop a property. Mr. Lania stated there must be regulations through the CPA Coalition on how this is done. Ms. Dunlap will inquire.

Video Project Update

Mr. Lania stated that he has his power point presentation completed and discussed with Mr. Bond on incorporating some of it into the video project. They will take a look at this as they move forward.

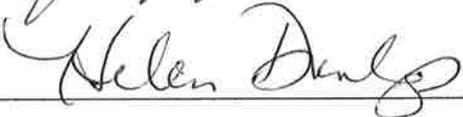
Mr. Hassan made a motion to adjourn the meeting at 8:04 p.m. Mr. Lania seconded the motion. The motion carried unanimously.

COMMUNITY PRESERVATION COMMITTEE

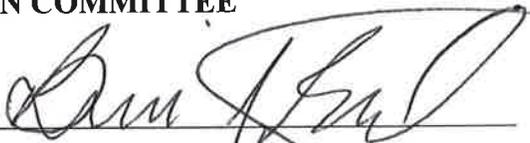








_____ Absent: Louise Tremblay 





_____ Absent: George Mallonis _____