

**Community Preservation Committee
Minutes of October 2, 2012**

Members present: Chairperson Helen Dunlap, Jesse Forcier, Brian Bond, Harvey Gagnon, John Hassan, Louise Tremblay and Linda Kawa. Also present was Glen Edwards, Assistant Town Manager and Samantha Carver recording secretary. The meeting was held at 1660 Lakeview Avenue in the Historic Hall Dracut, MA.

Absent: George Malonis, Ken Lania

The Chairperson opened the meeting at 7:00 p.m. She stated that they will take Jill Fisher of Larson Fisher out of order as she was slated as item number two on the agenda. Ms. Fisher needs to drive back to New York tonight. The Committee was in agreement to move this to item one.

Ms. Fisher began her presentation to the Committee on the historical survey. She stated that this research was a reconnaissance survey to see what Dracut has. She stated that currently there are no properties on the historic register for Dracut. She stated that they look at properties that are at least fifty years old or older so anything from before 1965. No deed research was done because that would be part of an intensive survey. In this survey however they have noted historical information and characteristics of the properties. They have developed a chart noting these characters on each property. Ms. Fisher stated that all of this final presentation when it is completed in November will be in .pdf form and can be put up on the Town's website. Ms. Fisher showed a map of four potential historic districts for the Town which the town's Engineering Department assisted them on. She also cautioned that not only buildings should be taken into account for historical value but also stone walls which were part of the designed landscapes in the past. She stated that there are a lot of rural working landscapes in Dracut and there is definitely a connection between historic and rural preservation running throughout the town.

Ms. Fisher also noted in her presentation the presence of WWII era subdivisions throughout the west side of Dracut. These types of subdivisions are historic as well as maintain an affordable aspect to the Town. Most of the historic areas are on the west, navy yard and center part of Dracut and not too much out in east Dracut.

The last part of Ms. Fisher's presentation was goal setting for the Town. She listed five goals that the Town could set for itself and with the help of the owners of these historic properties they could continue their preservation of the historic values in Dracut.

Ms. Fisher also noted that they are working on finalizing the survey will wrap up soon. They will hold a public meeting to present the whole survey on November 29, 2012 at 7:00 p.m. at Harmony Hall. She noted also that they will have a class at the M.G. Parker Library the next morning to show people how to research their property and steps they can take on their own to document their historic residence.

Minutes

Mr. Hassan made a motion to approve the minutes of September 4, 2012 as presented. Mr. Bond seconded the motion. The motion carried unanimously.

Mr. Bond made a motion to approve the minutes of September 18, 2012 as presented. Ms. Tremblay seconded the motion. The motion carried unanimously.

On the executive session minutes regarding the Lachut property it was noted that the committee members present were not noted on the minutes. The secretary will correct this and bring it for approval at the next available meeting.

Executive Session

Mr. Bond made a motion to enter into executive session at 7:35 p.m. to consider the purchase of real property. Mr. Hassan seconded the motion. By roll call vote: Mr. Gagnon, yes, Mr. Forcier, yes, Mr. Hassan, yes, Mr. Bond, yes, Ms. Tremblay, yes, Ms. Kawa, yes and Ms. Dunlap, yes.

Mr. Bond made a motion to come out of executive session at 7:50 p.m. Mr. Forcier seconded the motion. By roll call vote: Mr. Gagnon, yes, Mr. Forcier, yes, Mr. Hassan, yes, Mr. Bond, yes, Ms. Kawa, yes, Ms. Tremblay, yes, and Ms. Dunlap.

The Chairwoman announced that while in executive session no motions were made and no votes taken.

467 Pleasant Street

Mr. Hassan made a motion to approve the invoice to pay Dennis Connors for the appraisal done on 467 Pleasant Street. Mr. Bond seconded the motion. The motion carried unanimously.

Discussion on the property was that Attorney Hall has made the family an offer for the property and he is still awaiting a response. Mr. Edwards will call Attorney Hall tomorrow and ask him give the family a deadline for an answer by Thursday so that they can pull the article off the town meeting warrant if it is not going forward.

144 Greenmont Avenue/1530 Bridge Street

Mr. Edwards reported that there was a miscommunication with Mr. Connors on doing the appraisals for both Greenmont Avenue and the Bridge Street property. Mr. Edwards has asked that Mr. Connors do the updated appraisal for Bridge Street so it may take a week or so. There was a brief discussion on the public meeting to be held on acquiring this property on October

16th. Mr. Bond reported that Mr. Lania has updated his concept plan and showed the committee the plan which shows sixty units. Mr. Hassan had some concerns with not knowing the full extent of the wetlands. He mentioned wetland replication not being shown on the plan and cautioned Mr. Bond that they may want to show a possibility of sixty units rather than being definitive on the sixty units.

Adjourn

Mr. Bond made a motion to adjourn the meeting at 8:30 p.m. Ms. Kawa seconded the motion. The motion carried unanimously.

Community Preservation Committee

Linda Kawa
Harvey Bayron
Larise Tremblay
John Hassan

Helen L. Donlop
Sam Hill
Jesse Fu
Absent: George Malonis

Absent: Ken Lania