

**Community Preservation Committee
Minutes of December 4, 2012**

Members present: Chairperson Helen Dunlap, Brian Bond, Jesse Forcier, Harvey Gagnon, 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, John Hassan

The Chairwoman opened the meeting at 7:05 p.m. Ms. Dunlap began by thanking the members of the Committee especially Brian Bond and Ken Lania for the work done on the Richardson property and the success they had at the Town Meeting. Mary Karabatsos the Director of Dracut Housing was also mentioned in this appreciation.

144 Greenmont Avenue/1530 Bridge Street – Richardson Parcel

Mr. Edwards reported that it was suggested by Town Counsel that a 21E study be ordered for the Richardson Parcel. Mr. Bond questioned this request. Mr. Edwards stated they have these done to protect the interest of the Town. Mr. Edwards went onto say that he has contacted Mill City Environmental for this service and he was personally guaranteed by the President of that company that they would have the report before the next Selectmen's meeting. The cost for this study is \$3,400 and a purchase order has been written. Mr. Edwards also reported that he phoned Ellie Richardson regarding this and she had no issue with this being done and she offered her phone number to Mill City Environmental if they had any questions.

467 Pleasant Street – Bell Parcel

Mr. Edwards reported that he has no further update since the last one in October where we found out the family was back in dispute over the property and we are waiting to hear when this is resolved.

509 & 515 Hildreth Street Parcels

Mr. Edwards reported that Attorney Hall came to the Selectmen's meeting to discuss with the Board the next step in the eminent domain process. Attorney Hall described the Order of Taking to the Selectmen. Mr. Edwards reported that the Selectmen signed the order and Attorney Hall will move forward with the eminent domain. Ms. Dunlap questioned why she was not informed that this would be taking place being the Chairperson of the CPC and if any questions came up on it she could have possibly answered them for the Selectmen. She also thought the article stated to purchase or take by eminent domain. Mr. Edwards stated that the function of the Community Preservation Committee is to purchase the parcels. The process moving forward from obtaining the parcel is usually handled by the Town.

Fox Parcels – 324 Broadway Road

Ms. Dunlap stated she did not have any update on this parcel; Mr. Edwards did not either.

Community Preservation Projects Plan

Ms. Dunlap stated that she had spoken with the Community Preservation Coalition and discussed having a plan of action for the Community Preservation project. She was told it was a requirement of Community Preservation. However, she has since learned from speaking with Mr. Edwards and reviewing the regulations for CPC it is not. Ms. Dunlap also mentioned that she and John Hassan had attended a workshop on the weekend regarding Community Preservation and she talked with folks from different communities on how they conduct their community preservation projects. One community stated they don't advocate for the project they leave that up to the owner of the property to advocate. Another community has a very complicated application process for requesting CPA funds.

Ms. Dunlap stated in speaking with Kathy Roth the Assistant Director of the Preservation Coalition she stated that each community needs to gear their operation to their community culture.

Ms. Dunlap stated that although it is not required she feels that it still would be a good idea to develop a plan and list priorities from the Departments. There was a discussion on if a plan is developed whether they would need someone to develop it such as N.M.C.O.G.

The Committee discussed sending out a memorandum to all departments requesting they develop a list of projects and prioritize them in a similar way they do the Capital Plan project request. Ms. Dunlap stated she would write the memorandum. The secretary stated she would send Ms. Dunlap a copy of the memorandum that is done for Capital Planning as a template.

Minutes

The minutes would be reviewed and voted on at the next meeting.

Old Business

Ms. Dunlap stated that after Jill Fisher presented her historical report to the Committee she sent her an email thanking her and she wanted to put a copy of the email on record.

Grange Building

Mr. Gagnon reported that he is on the Building Committee for the Grange and he stated that they had a meeting with the Attorney who is working on the agreement for the Church and they informed the Attorney that they wanted to protect the building from being destroyed and wanted the agreement to have that stipulation in there. If the Church accepts that then they have an

agreement with the Church to take the building over. If the Church does not accept that then other arrangements will need to be made to protect this building.

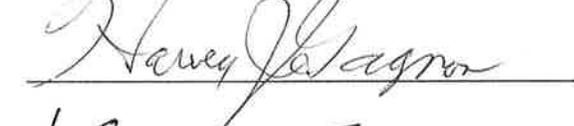
There was some discussion on what the priorities would be in preserving the building.

Adjourn

Mr. Bond made a motion to adjourn the meeting at 8:06 p.m. Ms. Tremblay seconded the motion. The motion carried unanimously.

COMMUNITY PRESERVATION COMMITTEE







____ Absent: John Hassan _____

____ Absent: George Malonis _____







____ Absent: Ken Lania _____