

**Community Preservation Committee
Minutes of January 15, 2013**

Members present: Chairperson Helen Dunlap, Harvey Gagnon, John Hassan, Brian Bond, Jesse Forcier, Louise Tremblay, Linda Kawa and George Malonis. 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: Ken Lania

The Chairperson called the meeting to order at 7:01 p.m. The first item on the agenda was the yearly re-organization of the Committee.

Ms. Kawa made a motion to retain the current Chairperson with Ms. Dunlap and Vice Chairperson with Ms. Tremblay. Mr. Bond seconded the motion for discussion. Mr. Bond stated that Ms. Dunlap has been doing a great job as Chair and felt that she should continue. There was agreement by the Committee. There were no other nominations cited. Mr. Forcier made a motion to close the nominations. Ms. Tremblay seconded the motion. The motion carried. The motion to retain the current Chairperson as Helen Dunlap and Vice Chairperson as Louise Tremblay moved to a vote with all members present voting in favor.

The Committee discussed the list of projects being looked at for the Capital Plan. The following projects will be put into the Capital Plan:

- 324 Broadway Road and Proprietors Way
- 114 Broadway Road
- 467 Pleasant Street
- Grange Hall
- Parker Road Property – Kopac
- Potential Farm Land Parcels to be considered
- Recreational Priority Needs List

33 Douglas Road

Mr. Edwards stated that the Town had received a letter from Ms. Maria Fritzsche wanting to offer the back piece of her property for sale to the Community Preservation Committee. She owns a home on a parcel that is 2.53 acres. There was a discussion about subdividing the lot and essentially creating a landlocked parcel. Ms. Dunlap would still like to view the property and it will be put on next agenda. The Committee would like Mr. Edwards to send a letter to Ms. Fritzsche thanking her for her interest.

144 Greenmont Avenue/1530 Bridge Street – Richardson

The Board of Selectmen voted to obtain this parcel at their last meeting January 8th. Mr. Edwards reported that the closing on this parcel is Thursday and it will be deeded to Dracut Housing. Mr. Bond stated that Dracut Housing is considering renting out 1530 Bridge Street if it's feasible until development of the housing project can take place.

509 & 515 Hildreth Street

Staff reported that Attorney Hall stated the properties are now owned by the Town. He is awaiting opposing Counsel to file an appeal in the Courts to try to obtain the assessed value for the properties. Attorney Hall did state to the Town that they can move forward with demolishing the buildings and that the court action if any would not stop the development of this parcel.

Mr. Edwards stated the next step will be to develop an RFP to hire a professional for the design and development of the parcel to enhance Hovey Park.

324 Broadway Road

A discussion by the Committee ensued as to whether any movement on this property has taken place. Ms. Dunlap stated they really should try to come up with a new idea to preserve this farmhouse. Mr. Malonis stated that it may be possible with the new changes to the CPC regulations to offer CPC's services to preserve the house and partner with the family to rehab the home and put a restriction on it that it can never be demolished. There was some discussion on giving the property owner money to rehab their home and then letting them sell it and make a profit. Mr. Malonis stated they had considered doing a similar thing with the Grange building when the Church was going to own it. He stated there would probably be less opposition on this project because in the former you would be dealing with issues regarding Church and State. He stated that they could add a restriction on the property going forward so that it can never be demolished. Mr. Malonis stated that this is an alternative the CPC should explore if they are interested in preserving the historical nature of this property.

Mr. Malonis made a motion to send a letter to the Fox family advising them of this possible option to work with them in preserving this property. Mr. Tremblay seconded the motion for discussion. Ms. Tremblay stated that the letter should go to each individual in the Fox family so that they are all made aware of this option. The motion moved to a vote with all voting in favor.

CPC Needs & Possibilities Plan

The Committee reviewed a priority list received from Recreation. There were several items not on the list and Mr. Malonis stated that this is a preliminary list and will be in touch with Pop Warner and others to work further on the requests.

CPC Annual Report

The Committee reviewed a draft of the 2012 Annual Report. The Committee will submit any changes to the Chair or secretary for ratification at next meeting.

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Invoice

Mr. Hassan made a motion to approve the invoice from Community Preservation Coalition for calendar year 2013 membership dues in the amount of \$2,500. Mr. Malonis seconded the motion. The motion carried.

Abutter Notification

It was discussed by the Committee whether to send out abutter notification when the CPC is considering a project. It was determined that although it is not a requirement, that as a courtesy the abutters would be notified on CPC projects when the public information meeting is going to be held so that the CPC can gather any input or concern from the residents on the project being considered.

CPC Video

Mr. Bond reported that they have had some video and audio issues with the footage that they've already shot. They will continue to work on the video to try and get something together before June Town Meeting.

Minutes

The Committee reviewed minutes from October 30, 2012. Mr. Bond had several additions to the minutes that he would like to see added on specific points that were made regarding the affordable housing project being proposed on the Richardson parcel at 144 Greenmont Avenue. The Committee went over some of the points by Mr. Bond. Mr. Bond will forward his edits to staff and they will be sent to all members for review. The minutes will be ratified at next meeting.

Ms. Kawa made a motion to approve the minutes of December 4, 2012 as presented. Mr. Bond seconded the motion. The motion carried with six members voting in favor, two members abstained. Mr. Hassan and Mr. Malonis were not present for the December 4th meeting.

Adjourn

Ms. Kawa made a motion to adjourn the meeting at 8:21 p.m. Mr. Bond seconded the motion. The motion carried unanimously.

COMMUNITY PRESERVATION COMMITTEE



Louise Tomblay

Harvey J. Wagner



Bruce Paul



Absent: Ken Lania _____