

**Community Preservation Committee
Minutes of April 16, 2013**

Members present: Chairperson Helen Dunlap, Brian Bond, Jesse Forcier, Harvey Gagnon, John Hassan, Ken Lania, George Malonis, and Linda Kawa. Also present was Samantha Carver recording secretary, Mr. Edwards was on vacation. The meeting was held at 1660 Lakeview Avenue in Historic Building, Dracut, MA.

Absent: Louise Tremblay

The Chairperson opened the meeting at 7:00 p.m. Ms. Dunlap stated they are going to continue on with their Town Meeting articles and follow up with the recreation requests. Mr. Malonis stated that the Committee had had questions on the track request from the School Department and he asked Mr. Andy Graham to be present for this meeting. Mr. Graham brought the track coach with him Jason Houston and Assistant Coach Ted Shepard. Mr. Graham stated that he had checked with the athletic folks at the High School to get a better determination of what is needed at the track. He explained that the comprehensive plan would be to shave down and resurface the track and work on all other fields adjacent to the track and add permanent bathrooms. He would also like to add bleachers on the Frederick Street side at some point. The Committee asked if all youth groups would be able to use these bathrooms. Mr. Graham stated they would. Mr. Graham stated that currently all schools and the general public use the track area. He stated that even in the winter if there is no snow on the track he has requests to put the lights on so people can walk it. Mr. Graham stated this track was patched fifteen years ago but it is very tired and needs updating. Mr. Graham stated he will write the specifications to go out to bid and do as much of the construction in house to save costs if he is granted an amount of money to update this area. Track Coach Houston stated that this track is out of date compared to surrounding towns and is not in accordance with the federation rules and specifications. He stated the track and long jump areas need to be updated. He said they would be able to host invitational tournaments. If they add bathroom facilities, they could also have an area for storage to store the pole vault mats. They have equipment that needs to be kept out of the weather.

Mr. Graham stated that he has done a lot of the drainage and parking already on the school site in house. He stated he is looking at a figure not to exceed \$500,000 to accomplish some of the items mentioned. Mr. Malonis suggested putting a placeholder on for Town Meeting until Mr. Graham can get them more definitive amounts for bathrooms. Ms. Kawa asked about the lighting in this area and asked if it were sufficient. Coach Houston stated it is okay around the track but is not sufficient for the throwing area.

Mr. Bond made a motion to approve an amount up to \$500,000 for updating the track area, adding bathrooms with a storage area at the School Complex. Ms. Kawa seconded the motion. The motion carried unanimously.

Recreation List of Needs

Mr. Mike Parent was present and reported that since the last CPC meeting they had another Recreation Meeting. He was asked to come back with some information for the Committee. Mr. Parent stated he had further information on Carrick Field, Dadak Property and Veteran's Park draining.

Mr. Bond stated that Mr. Lania was asked to do a conceptual drawing of Carrick Field. Mr. Lania showed the Committee a layout drawing showing increased parking, a utility field, a tot

lot, a basketball or tennis court, and a redesigned baseball diamond. Mr. Lania stated that this is a conceptual plan and he used what he had on the GIS system from the Town. He is estimating that an eight foot retaining wall would need to be erected to achieve a clean parking area from the field. He stated this retaining wall would be costly in the range of \$100,000 to construct and that the increased parking would be approximately \$250,000. Mr. Lania estimated that the redesign of this field would be in the range approximately \$2 million dollars.

There was a discussion on doing just the engineering costs and Mr. Lania stated if you get a field design company that specifically designs fields you would be better off. Mr. Lania thought this engineering would cost in the range of \$100,000. Mr. Hassan asked about wetlands. Mr. Malonis stated that they are not looking to add anything else to the park they are redesigning what all ready exists.

Mr. Bond made a motion to authorize expenditure up to \$100,000 for the re-design of Carrick Field. Ms. Kawa seconded the motion. The motion carried unanimously.

Development of Dadak Field

Mr. Lania had drawn a conceptual plan for a proposed layout a field and parking for Dadak field. Mr. Lania was trying to determine the viability of a regulation football field on Lot A using a plan he got from the Conservation Department. He has shown a 360/160 field. There was a discussion on the topography of the land and that there is a six to eight foot drop to the parking area. Mr. Lania noted that of this six acre parcel he is only utilizing four acres and possibly more could be put on this parcel. Mr. Lania is showing approximately 125 parking spaces. A question was asked whether a bathroom building with storage could be added here and Mr. Lania stated there seemed to be sufficient space to put a building in between the field and the parking area.

Mr. Brian Martin representing Pop Warner stated his concern is that this field is not going to take care of all their needs for Pop Warner. They need a storage building and they need to have lights for practices in the fall. There was a discussion that Pop Warner doesn't have a home and that they need to have a place where all the kids in the organization can practice. It was noted that there are 300 Dracut youths in the program. Mr. Bond stated that he recalled when he was on Planning Board Dadak Estates was approved with the understanding that there would be a field for Pop Warner to practice on this donated land. Mr. Hassan stated that the Town cannot turn over a field to a private organization. Mr. Malonis stated that it could not be designated to Pop Warner however it can be utilized by them. This field is a start in the right direction to develop a multi-purpose field to meet the needs of the sports programs.

Mr. John Zimini was in the audience and is a Selectman currently and recalled having conversations at the Selectmen's meetings regarding the Dadak parcel and recalled discussing the needs of Pop Warner to try and create a field for their use. He stated he was in support of trying to accommodate their need.

Mr. Malonis made a motion to allocate up to \$100,000 for the design of a multi-purpose field to also be used for football on the Dadak field located at the end of Diana Lane. Mr. Forcier seconded the motion. Mr. Bond stated for discussion that he would be in support of the project if a member of Pop Warner, along with a representative from the Recreation Commission, has a seat on the development and design for the specifications of this field. The motion carried unanimously.

Mr. Parent had a conversation with Mr. Buxton on the needs for drainage at Veteran's Park. It was estimated that it would cost approximately \$150,000 and that the work could be shared by the Public Works Department and efforts from the Recreation groups.

Mr. Bond made a motion to approve an expenditure of up to \$150,000 to improve drainage at Veteran's Memorial Park. Ms. Kawa seconded the motion. The motion carried unanimously.

Mr. Bond requested taking item number three Mary Karabatsos out of order. Mr. Bond made a motion to this effect. Mr. Malonis seconded the motion. The motion carried unanimously.

Ms. Mary Karabatsos of the Dracut Housing Authority was present to request additional funding for Dracut Housing to hire a firm to conduct a feasibility study on the Richardson Parcel that was just purchased with CPC funds. The amount being requested was \$20,000. This feasibility study will determine what can be put on the site and provide a market analysis. Once they have this in place it will assist them in obtaining funding. The Committee asked Ms. Karabatsos what her other options were if they do not fund this. She stated she could apply for CEDAC or MHP funds which is a competitive process. She stated that she was directed to apply to CPA first to see if she could obtain the funds because the other options are competitive bid.

Mr. Bond stated that he asked Mary to come back to CPC to see if they could keep the "ball moving" on this project while it was fresh in every one's mind. There was some discussion on the articles that were passed for this property in November and the extra funding added to the article whether this funding could be used. The overall discussion was that it was believed that funding had to do with the closing costs and/or demolition of the house on Bridge Street. They are requesting these funds separately.

Mr. Forcier made a motion to authorize the sum of \$20,000 for a feasibility study to be conducted on 144 Greenmont Avenue parcel for affordable housing. Mr. Lania seconded the motion for discussion. Mr. Lania agreed with the concept to keep this project moving forward. The motion carried unanimously.

509 & 515 Hildreth Street

Ms. Dunlap reported that Town Counsel Jim Hall has settled the litigation on the Hildreth Street properties. The Committee reviewed an article that was penned by Attorney Hall for the June Town Meeting which included the settlement of \$47,500 for the Hildreth Street properties.

Mr. Hassan made a motion to approve the article written by Attorney Hall for \$47,500 as settlement for the Hildreth Street parcels. Mr. Bond seconded for discussion. Mr. Bond asked if this figure was for both parcels. It was determined it was. The motion carried unanimously.

Town Meeting Discussion

The Committee discussed the article that is being put on the June Town Meeting to revoke the CPC. Ms. Dunlap stated she has spoken with the CPC Coalition and also had a discussion with Selectman George Malliaros. Ms. Dunlap stated to the Committee that they should consider being ready to reduce the percentage of the CPC rather than staying with the full 2% to try and

stay alive. The Committee was not in agreement on lowering the percentage. There was a discussion on how the bonds would get paid off if the CPC was revoked. Mr. Forcier stated he on his own had some bumper stickers made up to support CPC and discussed how they could individually get the word out in the community to keep the support strong for CPC.

Fox Parcel

Ms. Dunlap spoke briefly of the positive email she recently received from Richard Fox who is still interested in working with the Town, not T.P.L., to preserve their farmhouse parcel on Broadway Road. Ms. Dunlap will draft a letter to the family for the Committee's review on how they can continue to work with the family on the parcel to try and move toward a positive agreement.

Minutes

Mr. Bond made one comment on the minutes of April 2, 2013 for correction. Mr. Hassan made a motion to approve the minutes of April 2, 2013 as corrected. Mr. Bond seconded the motion. The motion carried unanimously.

Mr. Hassan made a motion to approve the minutes of October 16, 2012 as presented. Mr. Bond seconded the motion. The motion carried unanimously.

Burgess Parcel

Mr. Malonis reported that he had a meeting with Attorney Negro, the Town Manager and Assistant Town Manager relative to the Burgess Parcel on Arlington Street. Mr. Malonis explained the Committee's discussion on this parcel to Attorney Negro and suggested he go back to the family and relay same. Mr. Malonis thought it was a productive and positive meeting.

1530 Bridge Street

Mr. Bond wanted to once again request information on the demolition of the house at 1530 Bridge Street from Mr. Edwards to find out where that stands.

Adjourn

Mr. Bond made a motion to adjourn the meeting at 8:50 p.m. Ms. Kawa seconded the motion. The motion carried unanimously.

COMMUNITY PRESERVATION COMMITTEE

	
	
	
	