

**Community Preservation Committee
Minutes of October 30, 2012**

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

Also present for this meeting were:

Selectmen's Housing Subcommittee - Joseph DiRocco, Selectman, Bob Cox, Selectman
Lori Cahill, Conservation Agent
Mary Karabatsos, Dracut Housing Director
Russ Taylor, Dracut Housing
Gerry Suprenant, Dracut Housing
Deborah Dewitt Ahearn, Dracut Housing

Ms. Dunlap opened the meeting at 7:00 p.m. and welcomed everyone. She gave a brief overview of the property that Community Preservation is looking to purchase. She explained that it is currently seventeen acres on 144 Greenmont Avenue and an acre at 1530 Bridge Street currently owned by the Richardson Family. The amount for both parcels is \$857,000. Currently the Community Preservation Committee is looking to purchase the property only. She explained that it will be an affordable housing deed restriction and that the property will be turned over to the Dracut Housing Authority to develop. Ms. Dunlap introduced Ken Lania who is a member of the Community Preservation Committee who has drawn up a housing concept plan on the seventeen acre parcel showing egress from Greenmont Avenue and Bridge Street.

Mr. Bond discussed the amenities of this parcel with regard to its location and how it is within walking distance of the parks, medical building, shopping, banking, town offices, the library and restaurants. It was also noted that it is on the LRTA busline. Mr. Lania went onto explain the concept plan which shows approximately sixty units. He stated this concept plan shows up to a maximum of sixty units depending on the wetlands crossing and a determination by D.E.P and the local Conservation Commission. Ms. Cahill stated that she believes the wetland crossing off Bridge Street would be problematic.

Mr. Lania went onto state that there are ways to do wetland crossings now without disturbing too much of the wetlands. Mr. Lania referred to a Wetland Delineation Report produced on 12/16/2009. This report is how they made the determination delineation of the wetlands and how they came up with the design. Mr. Lania referred to concrete arches that have been used on other projects that he has been involved with. This arch system would require approximately 1000 square feet of wetland disturbance. There was also discussion on if that access is not possible that they could do a five hundred foot cul-de-sac. This would take out some of the homes however the project could still be built. Mr. Lania discussed the wetlands on this property as being somewhat isolated wetlands and not being connected to a hydraulic wetland area. Mr. Lania talked about some of this property having a NHESP restriction on it however it is not in the area that would be developed. A question was asked what the cost of a wetland crossing like that is. Mr. Lania stated about \$125,000 to purchase the materials not including the labor to install.

Mr. Lania was questioned about the two concept plans that he drew and why he is able to put more houses in this time. Mr. Lania stated that the first time he drew the concept plan he had drawn the units as 32 x 28 and after discussion with Affordable Housing on the average sized affordable unit being 22 x 29, this allowed more units to be proposed. There was a discussion on the wetlands being delineated about three years ago and how they most likely haven't changed much since that time. The overall interpretation was that the plan is possible, the fifty foot setback from wetlands is being met however there are no guarantees from the D.E.P. or Conservation Commission on the wetland crossing which seems to be the biggest hurdle on the plan.

Questions were asked by Mr. DiRocco as follows: whether any other land was looked at, Mr. DiRocco asked if the Loonhill Parcel owned by Draco Homes was looked at. He also questioned the parcel owned by Mr. Abdinoor and whether that had been considered. He also questioned whether the current parcel on Greenmont was looked at by the CPC for open space. Ms. Dunlap stated it was discussed that it might be preserved to use as farmland for the New Entry Farming Program as it had been used in the past. However, at this point they would have to rethink the parcel if it were to be considered for Open Space. Mr. Bond responded to Mr. DiRocco's question about the land on Loonhill and stated he spoke with Mr. Gerry Lussier and Mr. Lussier stated he would consider selling an acre or two in the rear corner for \$300,000 to \$400,000. Dracut Housing determined this would not work. Mr. Bond also stated that the Abdinoor parcel came before the Planning Board a few years back and it needed a 1200 foot access road and the town only allows for 500 feet. Mr. DiRocco stated that it sounds like a lot of obstacles and questions on this parcel.

Ms. Karabatsos discussed the possibility of 202 Funding for the project once they have the parcel.

There was a question about how the appraised value was determined. Mr. Lania explained that a typical Appraiser will use a highest and best use concept and this concept for this parcel was based on eight one acre or more parcels being able to be built on this property. A question was asked what the acceptable per acre unit cost for CPA funded projects is acceptable.

Mr. DiRocco stated that he would have to bring this additional information back to the Board of Selectmen for a decision. He stated they will be having a meeting prior to town meeting on some of the articles.

Mr. Bond made a motion to adjourn the meeting at 5:28 p.m. Mr. Hassan seconded the motion. The motion carried unanimously.

Community Preservation Committee







____ Absent: George Malonis _____

____ Absent: Louise Tremblay _____

____ Absent: Linda Kawa _____