

**Community Preservation Committee
Minutes
December 1, 2015**

Present:

Chairperson Helen Dunlap, Mark Pease, Harvey Gagnon, John Hassan, Linda Kawa, Don Plummer, Louise Tremblay and Recording Secretary, Marylee Enos. The meeting was held at Dracut Town Hall, 62 Arlington St. Dracut, MA.

Absent: Debra DeWitt, George Malonis

Also In attendance; Betsy Ware, the Director of Community Development

Chairperson Helen Dunlap called the meeting to order at 7:03 pm

Minutes:

John Hassan made a motion to accept the minutes, with a correction to include Linda Kawa who was present at that meeting. Mark Pease seconded the motion. The motion passed.

Open Space:

Yapp Farm: 650 Marsh Hill Rd:

Chairperson Helen Dunlap, explained that while she has been working this Property she has been reading over a lot of material on Conservation Restrictions, both for the properties the board is dealing with, and also because of issues with the Beaver Brook Farm that have come up. Helen explained that she has been made aware of aspects she wasn't aware of before. Helen has been told that every inch of property that is purchased with CPA funds, must be covered with some sort of Conservation Restriction, whether it's Historical or Open Space, etc. The whole transaction, the purchase with CPA funds, is not complete until the Restrictions are written, approved by the appropriate boards in Boston, then, once they are approved and filed in the Registry of Deeds, along with the Deed, then it would be complete.

Helen stated she looked back on some of the older properties, and she couldn't find any restrictions. Helen called Town Council to see if she was looking in the wrong place. Helen explained that she asked Town Council and the Community Developer, Betsy Ware to see if they could look into these for her.

Mark Pease stated that when he worked with CPC in the Town of Tyngsboro, none of that was done with the land they bought. He said they just bought the properties, similar as we did with the Yapp Farm. There was never any massive deed restrictions filed.

Helen explained we have been paying the coalition in Boston for getting their advice, and really have not used the resource until now.

Linda Kawa asked if we did not buy the properties for Open Space. Helen explained that we still have to have something written on the land. Linda asked if we can do it after the fact. Helen stated yes, it just wouldn't be complete until its written.

Mark Pease stated we are probably getting wrapped around the axel on this. And that we probably have to clean some of these things up, but it should be fairly simple to do.

Helen explained Conservation Restrictions can be anything from an addendum to the deed, to a huge complicated document. It all depends on what you are trying to accomplish with the deed.

Community developer, Betsy Ware explained that she will research all the CPC Properties.

Alden & Esther Fox Farm: 52 Avis Ave:

Chairperson Helen Dunlap explained that Alden Fox passed away in October. Gail Fox has been reaching out to Helen to let her know she and the family members need to pay some medical expenses along with other bills, Gail stated she is getting impatient waiting on the cash. Helen explained to Gail she reached out to Chris Chisolm, she explained the appraisal is still in DC for review with the NRCS and it's a lengthy process that could take up to a year to close.

Recreation

No new update

Affordable Housing

No new update

Historical:

No new update

CPC Application Form:

Tabled until the next meeting for further review

2016 Needs & Possibilities Plan:

Tabled until the next meeting

Grant Possibilities:

Chairperson Helen Dunlap explained to the board that the Community Developer, Betsy Ware is working on a Mass Wildlife Habitat Management Grant. Betsy stated she has decided to put this one on hold for now, Betsy explained that this grant she was looking at, was considering using Beaver Brook Farm and a couple of adjacent properties that are Town owned.

Given that they require a restriction put on the property, and since we are not sure what is going on with the Beaver Brook Farm, coupled with that fact she didn't want to tie the Town down and have them locked into a fish and wildlife restriction, she put this on hold for now.

Louise Tremblay explained to Betsy that maybe that grant could be used for weed control also at Long Pond.

Betsy explained that she has finished the preliminary application for the Grant for the Grange and has got the go ahead for the full application for the full grant that is due at the end of this month.

Old Business:

CPA Signs

John Hassan explained that all CPA signs have been placed except for the Yapp Property and the Richardson, Beaver Brook Property.

New Business:

CPA Distribution

Chairperson Helen Dunlap explained to the board the total CPA distribution for the year with the prior year adjustment is \$245,385.00 (Two-Hundred and Forty-Five Thousand, Three Hundred and Eighty-Five Dollars). Our total income for 2016 will be \$1,072,958 (One Million, Seventy-Two Thousand, and Nine-Hundred and Fifty-Eight Dollars). Which Helen added is right on track with what Don Plummer calculated in his spread sheet. Don stated he will update the spreadsheet for the next meeting.

Next Meeting:

December 15th, 2015

John Hassan made a motion to adjourn the meeting at 8:45 pm, seconded by Don Plummer, the motion passed unanimously.

COMMUNITY PRESERVATION COMMITTEE









