

**Community Preservation Committee
Executive Session
September 4, 2012**

Members present: Chairperson Helen Dunlap, Jesse Forcier, Harvey Gagnon, Linda Kawa, John Hassan, Louise Tremblay, Ken Lania, Brian Bond and George Malonis (7:10pm). 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.

144 Greenmont Avenue

Mr. Bond stated he, Ms. Dunlap and Mr. Lania had a meeting with the Richardson family and Ms. Dunlap took minutes. At that meeting an agreement was discussed regarding an exclusive right to the property to get an appraisal and put a placeholder on for town meeting. Mr. Bond stated that they will instruct Town Manager Piendak not to negotiate but to offer the full appraised value for the property once the appraisal comes in. Ms. Dunlap discussed with the Richardson family that this appraisal could be less than the one done back in 2010 and the family was aware of that and stated they would accept the offer being made.

Mr. Bond also mentioned that a public informational meeting would need to be scheduled on this property as well. It was discussed that the second meeting of October for CPC would be the public information meeting on the purchase.

Mr. Bond made a motion that the Town move into an exclusive right agreement with the Richardson's for 144 Greenmont Avenue property and also move forward with an appraisal after the exclusive right agreement is signed after September 16, 2012. Mr. Lania seconded the motion for discussion. Mr. Lania and Mr. Malonis felt that they made need more than 60 days after town meeting if approved because the articles go through the Attorney General's office for approval also. There was a discussion as to rewording the exclusive right agreement to include that the Town is given enough time for Attorney General approval and to extend the closing date rather than setting an amount of time. The motion moved to a vote for a unanimous vote.

Mr. Lania made a motion to put a placeholder on the Town Meeting warrant article for 144 Greenmont Avenue. Mr. Bond seconded the motion. The motion carried unanimously.

Community Preservation Committee

Helen Dunlop

Joseph H. Bond

Lidia Lawa

Jesse Form

Bill Bond

Grace Atkinson

**Community Preservation Committee
EXECUTIVE SESSION
Minutes of July 17, 2012**

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

509 & 515 Hildreth Street

There was no update on the offer by Attorney Hall to the owners of the property however Ms. Tremblay updated the new Committee Member Jesse Forcier on the history of this parcel and CPC's involvement with trying to purchase it.

144 Greenmont Avenue

Mr. Bond updated Mr. Forcier on this parcel and the progress made to date on trying to acquire this parcel.

Mr. Edwards stated that he heard from Ellie Richardson who stated that the family could commit to giving the Town a six month exclusive right to try and acquire the parcel however the family would agree to a 60 day commitment.

Mr. Bond made a motion to accept the Richardson's 60-day exclusive commitment to the Town to begin once there Real Estate Contract is up which is on or about September 5th. Mr. Hassan seconded the motion. The motion carried unanimously.

Fox Parcels

Ms. Dunlap stated that she and Mr. Malonis spoke with Ms. Ashley of the New Resource Program and asked if she would be interested in doing the same type of program she worked out for the Broken Wheel Farm at the Fox parcel. She did have an interest and there is grant money which she would try and get.

COMMUNITY PRESERVATION COMMITTEE

Helen Dunlop

Guisel O'Connell

[Signature]

[Signature]

Linda Law

Jesse Form

Harvey J. Capron

[Signature]

Absent: George Malonis

**Executive Session
Community Preservation Committee
Minutes of June 5, 2012**

Members present: Chairperson Helen Dunlap, Robert Flynn, Harvey Gagnon, Brian Bond, and Ken Lania. Also present was Glen Edwards, Assistant Town Manager and Samantha Carver recording secretary. The meeting was held at 1660 Lakeview Avenue in the Richardson Room at Harmony Hall Dracut, MA.

Absent: George Malonis, Louise Tremblay, John Hassan, Linda Kawa

144 Greenmont Avenue

Mr. Lania spoke with Ellie Richardson regarding their contract they have with their real estate agent. He had her clarify what is meant by "the Town". She read the section to him over the phone and it is stated that the Town's Community Preservation or Pop Warner as two separate entities named can exercise their right to negotiate (with no commission) if within 90 days of the listing agreement. Ms. Richardson stated that whoever comes in with a check first will have the land. Mr. Bond suggested that we move forward and rather than negotiate offer the full appraised amount because that is all we can offer.

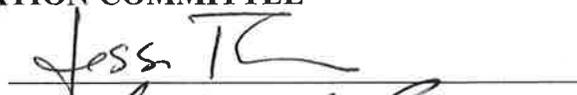
There was a discussion as to if the Town waits until the Richardson property is no longer under contract and an article is put in for Town Meeting for November whether this would create an issue for the Town with the Realtor. Mr. Lania believed that the contract for the Richardson's ended on September 15th and the article for November Town Meeting needs to be filed by September 14, 2012. There was a discussion whether to send a letter along to the owner letting them know of the Town's interest and leaving it up to them to go to their Real Estate Broker if they want to ask for an extension or make any changes to their agreement. Mr. Malonis suggested that if the family goes back to the Broker and extends the stipulation for the Town it puts the burden on them.

There was a question posed that if a letter is sent to the family does it make this issue public record because this letter would be public record? There was some question on that issue whether they could send and mark it "confidential" and keep the matter confidential.

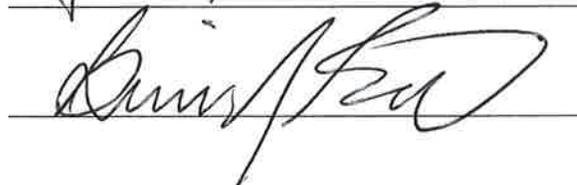
Mr. Flynn made a motion to have the Town send a letter to the Richardson family expressing interest in purchasing the property at 144 Greenmont however, due to the property being under contract the Town will be unable to execute a Purchase & Sale Agreement. In addition, before the Town restarts negotiating the Town would ask for a 180-day exclusive right to purchase agreement. Mr. Malonis seconded the motion. The motion carried unanimously.

COMMUNITY PRESERVATION COMMITTEE











Absent: George Malonis _____

Absent: Linda Kawa _____

Absent: John Hassan _____

~~AT~~ Absent: Louise Tremblay _____

**Executive Session
Community Preservation Committee
Minutes of May 15, 2012**

Members present: Chairperson Helen Dunlap, John Hassan, Louise Tremblay, Robert Flynn, Harvey Gagnon, Brian Bond, Ken Lania, 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 Varnum Room in the Historic Hall Dracut, MA.

Richardson Parcel – Greenmont Avenue

Mr. Bond stated that he has been back in contact with Ellie Richardson regarding the Richardson Parcel off Greenmont Avenue. He has asked Ms. Mary Karabatsos of the Dracut Housing Authority here also because she has valuable input on other funding sources that Dracut Housing can apply for if they acquire this parcel.

Mr. Fynn asked aren't we confusing purchase versus use? Mr. Malonis asked what has changed with the family. Mr. Bond stated that the Richardson's due have the parcel under contract and that there is a clause within the contract that they have 90 days to negotiate with the Town. This clause only has about two weeks left on it. There was a discussion as to whether the "town" meant the Town of Dracut or Dracut Pop Warner because they had been interested in the parcel for fields for Pop Warner. This would need to be clarified.

Mr. Malonis discussed who would be the people from the Richardson family signing the agreement because the Trustees would have to all approve it so we need to find out if the family as a whole are all on Board.

Mr. Bond stated when talking with Ms. Richardson she had said that she found out what the appraised value of her property was after the fact and that she and the Town would only have been about \$35,000 apart in negotiations.

The Committee discussed taking a vote to see if the Committee wants to continue their exploration into the Richardson Property.

Mr. Hassan made a motion to continue the investigation into the Richardson Property. Mr. Bond seconded the motion. The motion was moved to a vote with eight in favor one opposed. Mr. Gagnon was opposed to spending more time on this property when we could not come to agreement before and didn't feel any more money should be spent on this property.

As to the second question as to allowing Ms. Karabatsos into the Executive Session, Mr. Bond stated that she could elaborate on other funding if this property were acquired.

Mr. Malonis made a motion to invite Ms. Karabatsos into the Executive Session to lend incite into providing further information on additional funding if the Richardson Property is acquired. Ms. Tremblay seconded the motion. The motion carried unanimously.

Ms. Karabatsos came into the meeting and discussed the different funding options available to Dracut Housing. She discussed 202 Programs which are federally funded she also mentioned

FHA mortgage programs. She stated they would have to go through a funding round because it is competitive funding. A lot of times you don't get the funding on the first round. She talked about having almost three hundred people on their waiting list and how elderly housing is needed in the Town. Mr. Flynn asked why not consider family housing as well and not just elderly housing. Mr. Malonis stated that there is a lot of support in the community for elderly housing but maybe a combination could be planned.

Ms. Karabatsos stated that sometimes it could take two to three years to obtain funding. There was a brief discussion on the proposed plan of the 60 units and how the utilities were a concern getting them into the site and the cost of them.

The Committee discussed the brokerage contract that the Richardson's currently have with a Real Estate Agent. Mr. Malonis stated we need to know where we stand with that brokerage agreement and who is meant by "the Town" and what the family expectations are.

Mr. Malonis made a motion to have a draft of a Memorandum of Understanding written and reviewed by Town Counsel and then sent to the property owners for signature prior to the 90-day time limit for Town involvement. Mr. Hassan seconded the motion for discussion. There was a discussion as to what if the 90-day clause was up already. The motion was revised to state subject to the clause for the Town to negotiate being still in force, if not, the Committee will continue their discussion at the conclusion of the Real Estate six month contract. Mr. Flynn made the amendment to the motion, Ms. Kawa seconded the motion. The motion carried.

COMMUNITY PRESERVATION COMMITTEE













