

**Community Preservation Committee
Executive Minutes
May 11, 2015**

Present:

Chairperson Helen Dunlap, Mark Pease, George Malonis, Linda Kawa, John Hassan, Harvey Gagnon, and Recording Secretary, Marylee Enos. The meeting was held at the Parker Memorial Library, 28 Arlington St. Dracut, MA

Absent: Don Plummer, Louise Tremblay, and Debra DeWitt

Chairperson Helen Dunlap called the meeting to order 6:05 p.m.

John Hassan made a motion to go into Executive Session for negotiating purposes for 761 Mammoth Rd, George Malonis seconded the motion

Roll Call:

Mark Pease – Yes

George Malonis – Yes

John Hassan – Yes

Helen Dunlap – Yes

Linda Kawa – Yes

Harvey Gagnon – Yes

761 Mammoth Rd:

Chairperson Helen Dunlap handed out the new appraisal that was done by Fran Sagendof. Helen explained that the highest and best use number came in at Three Million Dollars (\$3,000,000). This number came from using different comps, using sixty units on the property, and comparables from other Towns.

Chairperson Helen Dunlap asked the board what they thought of this new number. George Malonis thought it was a bit on the high side.

John Hassan thought it was more of what he thought it would have come in the first time.

Mark Pease thought it was a little on the high side but when you look at the comparables the appraiser used fifty-thousand dollars (\$50,000) a unit, which is pretty close to what Avis Ave was.

Mark asked the board what they thought of offering 2.5 Million (\$2,500,000). That would be meeting in the middle of both appraisals.

George Malonis thought that was fair, Mr. Malonis stated we have a fiduciary right to the tax-payers of Dracut.

Linda Kawa stated she thought that figure was a good number.

Harvey Gagnon stated that Peter Richardson also has a fiduciary right to his family with a price for it to be sold for.

Chairperson Helen Dunlap stated she's afraid if we go to Town Meeting with two, Three Million dollar (\$3,000,000) projects, the residents will be up in arms.

George Malonis made a motion to authorize the Town Manager, Jim Duggan, or the Assistant Town Manager, Glen Edwards, to negotiate a price up to Two-Million-Five-Hundred Thousand Dollars (\$2,500,000), for the purchase of 761 Mammoth Rd. John Hassan seconded the motion.

Roll Call:

- Mark Pease – Yes
- George Malonis – Yes
- John Hassan – Yes
- Helen Dunlap – Yes
- Linda Kawa – Yes
- Harvey Gagnon – Yes

George Malonis made a motion to come out of executive session, Harvey Gagnon seconded the motion.

Roll Call:

- Mark Pease – Yes
- George Malonis – Yes
- John Hassan – Yes
- Helen Dunlap – Yes
- Linda Kawa – Yes
- Harvey Gagnon – Yes

George Malonis made a motion to adjourn the meeting at 6:25 pm, Harvey Gagnon, seconded the motion. The motion passed unanimously

Chairperson Helen Dunlap stated that One Vote was taken.

COMMUNITY PRESERVATION COMMITTEE













