

Community Preservation Committee

Minutes

May 19, 2105

*Henry Gagnon*

**Present:**

Chairperson Helen Dunlap, Mark Pease, George Malonis, Debra DeWit, Louise Tremblay and Recording Secretary Shawn Enos. The meeting was held at Dracut Town Hall, 62 Arlington St, Dracut MA

Chairperson Helen Dunlap called the meeting to order 7:03 p.m.

**Minutes:**

Chairperson Helen Dunlap suggested that the minutes from May 5, 2015 be approved at the next meeting. Motion made by Debra DeWitt to approve minutes at the next meeting. Seconded by Louise Tremblay. Motion passed unanimously.

**Affordable Housing Greenmont Ave./Springpark Ave Results of Feasibility Study:**

Mr. Kevin Buckley from KBA Architects presented to the board a feasibility study for Springpark Av(Town Hall Annex). Mr. Buckley said there is currently 10,000 sq. feet of space and they could put 13 units into the building but would need 14,000 sq. feet of space adding construction of two stories to the building with very limited parking spaces for residents and visitors. Mr. Buckley said the site for Springpark would be \$7.7 million dollars to construct. Mr. Buckley presented to the board the plans for the Greenmont Ave building which with new construction could be a 50 unit building. Mr. Buckley informed the board that they would have to do a soil analysis in the development of Phase 1. Mr. Buckley said that you could access these units from Bridge St with a supported road and culverts. Mr. Buckley said the Greenmont Av project would cost \$5.9 Million. Chairperson Helen Dunlap and the committee agreed that they have plans and money for this project. Mr. Buckley informed the board that Dracut Housing Authority agreed with the Greenmont Av project it was voted on and approved.

**761 Mammoth Rd:**

Mr. Ellis Neofotistos from the Beaver Brook Farm Vision Committee informed the board that this property was going in front of town meeting on June 1, 2015. Chairperson Helen Dunlap requested to have an Executive Session meeting on Friday May 29, 2015 do discuss this property before Town Meeting. Chairperson Helen Dunlap said if we need to modify the plans we will have to hire a consultant before Town meeting. Debra DeWitt responded that if the offer is accepted we will work on it before town meeting.

**52A Avis Ave:**

No update available

**650 Marsh Hill Rd:**

Chairperson Helen Dunlap informed the board that July 1<sup>st</sup> was set for the Appraisal approval from Avery & Associates Acton, MA for \$4450.00.

**52C Colburn Av:**

Chairperson Helen Dunlap let the board know that this property is beautiful but there is an offer already to purchase it. Chairperson Helen Dunlap would like to leave it on the Agenda. Louise Tremblay expressed concerns that they already have too many projects going on right now.

**Recreation Projects:**

Mr. Malonis let the board know that the Recreation Commission is going to come back in front of CPC for an additional \$70,000 for Hildreth St and Hovey. Mr. Malonis let the board know there have been no bids for the Monahan bathrooms and they are going back out for re-bid. Mr. Malonis let the board know that Dracut Soccer and Dracut Pop Warner are trying to come up with funds for the design work. Chairperson Helen Dunlap requested from Mr. Malonis to see the plans for the Monahan Bathrooms and for the Hildreth St/Hovey project.

**Historical:**

No News

**Old Business:**

Chairperson Helen Dunlap has informed the board that 324 Broadway Rd the for sale sign has come down and there has been an offer from the Golf Course.

**New Business:**

Louise Tremblay let Chairperson Helen Dunlap know that Todd Feathers from the Lowell Sun has contacted her in regards to the Richardson Property.

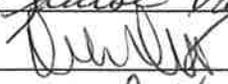
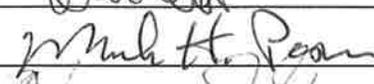
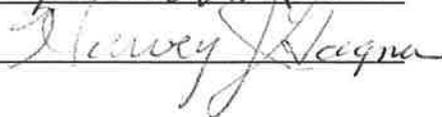
**Preparation for Town Meeting:**

Chairperson Helen Dunlap informed the board that we will have an Executive Session meeting on Friday May 29, 2015 to discuss articles for Town Meeting.

**Summer Schedule:**

Chairperson Helen Dunlap informed the board that they will be going to summer session, there meetings will be the first Tuesday of every month after town meeting.

Motion made by Mark Pease to adjourn at 8:26 p.m. Seconded by Debra DeWitt. Motion passed unanimously.

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