

**Community Preservation Committee  
Minutes  
September 8, 2015**

**Present:**

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

Absent: George Malonis

John Hassan made a motion to accept the minutes from the August 4, 2015 meeting. Debra DeWitt seconded the motion. The motion passed.

John Hassan made a motion to accept the minutes from the Executive Session Meeting held on September 10, 2015. Louise Tremblay seconded the motion, the motion passed.

**6:10 Executive Session**

At this time, the meeting went into Executive Session to go over the appraisal and purchase price for 650 Marsh Hill Rd, the Yapp Farm.

The meeting resumed at 6:30pm

Chairperson Helen Dunlap wanted to take a moment to recognize the sudden passing of John Hassan's Granddaughter.

**650 Marsh Hill Rd- Yapp Farm**

Assistant Town Manager, Glen Edwards stated he drew up an Article for Town Meeting on 650 Marsh Hill Rd. Glen stated he will have Town Council also go over it before Town Meeting and there is still time to change things if necessary. The board reviewed it.

John Hassan made a motion to approve the Article as presented for Town Meeting, Louise Tremblay seconded the motion. The motion passed unanimously.

Chairperson Helen Dunlap asked the board if they wanted to set up a site visit for the Yapp Farm, Helen explained, it will help the board see what is out there, so when it is presented at Town Meeting they will be more knowledgeable for the presentation.

Chairperson Helen Dunlap asked the secretary to set up a public hearing for October 6<sup>th</sup>, 2015.

John Hassan explained we should also make the public aware on the night of the Public Hearing, that anyone who would like to have a site visit at the 650 Marsh Hill Property would be able to do so after they clear it with Pat Dawson.

Louise Tremblay stated that her main concern with the property is the farming of the property after it is sold, she explained that Pat Dawson has said she will take care of the person to farm it, but Louise explained she wants to make sure it is done equally, that one farmer does just not fall into it, epically with the other 15 acres.

Debra DeWitt stated that it will not be a concern of the CPC. We purchase it with CPC funds, it then becomes property of the Town, and then it will be up to the Town Manager and the Town. Helen agreed with Debra, stating that yes, it will be out of the board's hands. Helen did add that she is planning on going to tomorrow night's Agricultural Meeting, to present to them the possibility of overseeing this process when it comes to the farming.

Don Plummer explained that the process of getting it firmed is the most important. Linda Kawa stated that she thinks it's a perfect fit for the Agricultural Commission, they are the perfect people for that kind of thing.

Chairperson Helen Dunlap asked the committee members who voted no for approving this property at first why is it going to be a problem at town meeting with presenting it.

Debra DeWitt stated she personally did not vote against the purpose of the property, but it was the questions she had with the value of the property. That was why she wanted to discuss the possibilities of offering less land at the full appraisal price. Chairperson Helen Dunlap asked the board if they wanted to set up a site visit for the Yapp Farm, as she explained, it will help the board see what is out there, so when it is presented at Town Meeting they will be more knowledgeable for the presentation.

Debra explained as it did turn out, we did offer a lower bid, and it was accepted and it was a reasonable price. We did not have to offer top dollar. The Town Manger and Glen did a great job negotiating with the purchase price; it saved the Town \$35,000.00 (Thirty-Five-Thousand Dollars).

Debra stated in no way was it the purchase of the land, she thinks it's very important to keep the agricultural nature of the Town, but we need to look at each parcel of land as an individual case study and see what it's really worth. We just have to be really careful of what we are paying, and what it is really worth.

Louise Tremblay agreed with Debra, stating those were also her thoughts and also thought about the farmer who was going to farm it after it was purchased.

Louise also explained she has a concern, that we really don't have an exact reason for purchasing this land. Louise explained is it going to fly at Town Meeting when we tell them we are purchasing this for you for the future, to do what you want in the future.

Chairperson Helen Dunlap stated that way back we purchased the East Richardson property that was for Open Space, and we had trails put in. This is right next to that, this is for Open Space, we can have trails put in here. We can explain what we are purchasing this for. That we are preserving that small amount of farmland that someone has worked very hard clearing. Pat Dawson's father and this represent the kind of farmland that is so characteristic of this Town and its history.

There is also beautiful woodland into which we could put trails. I don't think we have to say, you can decide this later. This is Open Space, this is just what CPC was established to do.

Mark Pease stating he did not know if this property was really worth considering based on all the other things that could be coming in, such as Beaver Brook Farm. 52 Avis Ave will be back and potential for Recreation projects, which could be huge. Helen asked Mark if he would be against this on the Town Meeting floor, Mark stated he probably would not get up to speak about it, but he has been told, from other people, it could be hard to support. Mark stated he would love to preserve this, but looking at all the other things that are potentially coming down the pike he's just not sure.

Helen thanked the board for their input.

Helen also stated this would be an outright purchase; it would come from the Open Space Account.

Don Plummer asked Glen if you are going to need closing costs, Glen stated yes and that could be put in later.

### **Recreation**

Lori Cahill, the Recreation Director came to the meeting tonight to give an update of any future projects and what is out currently with CPC funding. Lori passed out a sheet that showed the CPA Appropriations for Recreation Department Projects, from June 2012 until November 2014. Not including the Monahan Park Bathrooms, that are currently getting started and should be complete by November.

The attached sheet is what Lori presented to the board.

CPA Appropriations for Recreation Department Projects

June 2012 - November 2014

<u>Location</u>	<u>Total Appropriations</u>	<u>Remaining Balance</u>
509 & 515 Hildreth St	\$ 657,500. <sup>00</sup>	\$ 76,269.92
Campbell School Field McNiven St.	\$ 35,000. <sup>00</sup>	\$ 13,465. <sup>00</sup>
Carrick Field	\$ 100,000. <sup>00</sup>	\$ 63,899. <sup>00</sup>
40 Diana Lane Dudak Field	\$ 100,000. <sup>00</sup>	\$ 166,440. <sup>00</sup>
Veteran's Park	\$ 100,000. <sup>00</sup>	\$ 56,777.90
Hovey Baseball Field	\$ 15,000. <sup>00</sup>	\$ 8124.40
<u>TOTAL(S):</u>	<u>\$ 997,500.<sup>00</sup></u>	<u>\$ 289,996.22</u>

\* Not including Monahan Park Bathroom project.

Lori explained this is just a housekeeping issue, none of these projects are moving forward. The remaining balances will go back to the CPC. Lori also stated the Recreation Department will not be asking for any new funding right now.

Lori updated the board letting them know the Bell property that was purchased with CPC funds, has just been knocked down to start on the Monahan Park Bathrooms for Softball. The project should be completed by November. All of the funds the CPC gave for this project will be spent. Nothing is coming back on this project. Lori stated that the price actually came in \$5,000.00 (Five-Thousand-Dollars) higher than anticipated. The girls' softball was able to contribute and paid with their fundraising for that.

Lori stated that all other projects are on hold right now because of funding and costs.

Chairperson Helen Dunlap asked Lori about the turf that is going to be put down at Veterans Park, Helen's concerned it's the best for the teams, it gets very hot and there have been some problems associated with turf. Lori explained when it does go out to bid, it will include a Maintenance package for the upkeep of the turf. Lori stated the Town Manger is aware of the maintenance that goes along with upkeep.

Louise Tremblay asked if there will be storage included with the Monahan Bathrooms, Lori explained that yes that is part of the project. Lori thanked the board for all their funding with projects.

John Hassan explained to Lori that she should start thinking of anything that would possibly come up for the Spring Town Meeting in 2016.

Chairperson Helen Dunlap thanked Lori for her presentation.

Susan Koufogazos came to the meeting tonight to speak on a concern with Veterans Park. Susan stated that as the board already knows, she had some issues with some of the drainage as it Abuts her subdivision. She stated that it isn't a subject for tonight, it has been clarified, and has made her feel better. Though, there was enough of a drainage issue that the request was made in the first place. Susan stated yes, it's sufficient that everyone can play out there, which is great, but all she is asking is. if there is going to be more proposals for more projects, that the board should look at the facts at some time in the future because all of that might have to be dug up again and readdressed. Susan just wanted to make sure the board took that into consideration, and if something has to be addressed to not limit their options on how it is by adding to a park that's already built out ,when you don't know how that's going to be handled.

Lori explained, she agrees with Sue, as she wasn't here when Veteran's was designed. She does agree that Veteran's Park is built to the max, there's nowhere to put anything else. The only thing she can see in the next couple of years are the soccer fields coming off line for a year, just because they are so beat up.

### **Affordable Housing**

Debra DeWitt explained to the board as she stated before, that they are going with the Women's Institute for their consultant. They also met with Dave, who is the head of the Chelmsford Housing Authority, who has done some marvelous things in the Town of Chelmsford as far as building. He has agreed to work with the DHA with his expertise as far as funding, getting money and working through the red tape. Debra explained she is excited to partner with him. Things are moving along.

### **Historical:** **No Update**

**Old Business:**

Harvey Gagnon explained that the agreement with the Church and the Grange is at a standstill because of the new leadership, the two lawyers are looking into the wording. Chairperson Helen Dunlap stated it would be great to have that as part of the Town's Center.

**New Business**

Chairperson Helen Dunlap explained, just for informational purposes, she wanted to let the board know that, 52 Coburn Ave, the horse farm. Has now been presented the Town with a purchase and sale for \$675,000. (Six-Hundred and Seventy-Five Thousand Dollars.) Helen explained we will have the opportunity to purchase it at this price.

Harvey Gagnon asked if it is 61A property, Helen said yes it is. We can have this on the Agenda for the next meeting.

**Other New Business**

Chairperson Helen Dunlap explained to the committee that Susan Koufogazos explained to the Boule Family, (whom, in their Son's name, a Park is going to be named after in Dracut.) that they should come before CPC for funds with that. The Town Manager, Jim Duggan has said no, Jim explained to Sue that there are other funds out there for that, he suggested to Sue Veteran's organizations, and other things like that. They should be able to help with the Memorial and make that a nice park.

**Next Meeting**

October 6<sup>th</sup> with a Public Hearing

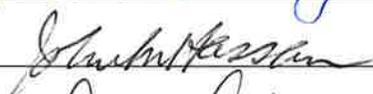
**Open space**

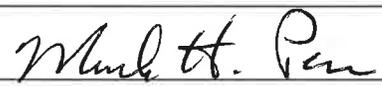
**52 A Avis Ave**

Chairperson Helen Dunlap explained to the board that she had talked to Chris Chisolm, the appraisal should be ready in mid-September. Then it would go before the family.

Louise Tremblay made a motion to adjourn the meeting at 7:40 pm, seconded by Linda Kawa. The motion passed unanimously.

**COMMUNITY PRESERVATION COMMITTEE**

  
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