

Dunstable Community Preservation Committee (CPC) Meeting – 18 November 2009

CPC Members	Present
Sue Psaledakis – Chair	Yes
Tim Joyce - Historical	Yes
Kevin Welch – BoS – Treasurer alt	No
Lisa Gervais – Parks	No
Leah Basbanes – Conservation	Yes
Joan Simmons	Yes
George Basbanes – Planning Board – Vice Chair	Yes
Dave Nicholson - Affordable Housing	Yes
Joe Dean – Fin Com – Clerk	Yes

Meeting was brought to order at 6:35PM

Kevin was not able to be here however he sent an e-mail earlier today. His input is as follows:

“Union windows:

Could someone from the Historic Commission take ownership of the windows issue. I can work with them to ensure the Energy Block Grant (EBG) goes through on time as this is being submitted through another committee; the Think Tank Committee, which is a cost savings suggestion group initiated by the school committee. The key here is to ensure the amount of the request of the EBG goes through for the full amount of historically correct windows in addition to meeting the energy requirements. The objective is to get the windows paid for by the grant and to use CPA funds as a stop gap (the difference between the cost of the energy efficient window and any additional cost to make it historically correct) if necessary.

Hardy St. property:

We have to ensure we have exhausted all other avenues of financial assistance before asking the town to support this substantial difference. As a minimum, a call to the Trust for Public Land (TPL) should be made. We paid \$10,536 per acre for the Mill St. property (\$1,570,000/149 acres=\$10,536 per acre). The Hardy St. parcel was going to be \$11,727 per acre. (\$129,000/11 acres= \$11,727 per acre). Fairly close. Now, the cost will be \$19,909 per acre. Closer to double the cost of Mill St. (\$219,000/11 acres=\$19,909 per acre). All of this is against the backdrop of the town being matched at 80%; no longer 100%.

Once again, sorry to have to miss this meeting. Could someone please present these points to the group in case people do not get this email this late? Please let me know what direction the group wants to take.

Thank you. - Kevin.”

Sue handed out the last meeting minutes from the October meeting. George moved to accept, Joan seconded and it passed unanimously.

Sue handed out the Hardy property follow up proposal. The original proposal wanted \$90,000 from CPC and expected the rest of the monies to be funded through a grant from the state. However, they did not receive the grant from the state. Has a result they now need \$219,000. It was noted that we have over \$803,000 in the CPC funds minus a few encumbered funds and there is over \$560,000 left.

Alan noted that their proposal to the state was barley lost because the state received a significant cut. He also noted that there was another 47 acres there that was given to the town that we cannot access unless this Hardy property is purchased. There are also no other projects that he knows of that conservation will be working on for the next few years.

I read Kevin's input to the meeting and Allan addressed the concerns. He noted that first of all the comparison that Kevin made was really apples and oranges. He was comparing 11 acres of a building grade lot with over 100 acres of mostly non buildable land. The second issue about using the TPL, it would take over a year to work and the acreage we are looking at is much too small for them to even consider.

Lea noted that other grants may be available that she is checking into and she asked that if they could get those funds, could those funds be transferred into the CPC account. Sue is going to check on it.

Discussion continued and there were some concerns that we may not have enough for other projects and Sue noted that there were substantial funds available for other projects and more money is indeed coming in.

It was asked how much the town meetings cost and if we could fund it since we have about \$7,000 in our admin account.

George moved that we allocate \$219,000 for the Hardy project Lea seconded. Dave noted that he had not met with his group (Historical Commission) to get their input, but will meet with them on Monday.

It was noted that these funds will come from the earmarked funds for open space. Sue asked for a vote and it passed unanimously.

Union School proposal – Tim had to recues himself from the meeting since he was on the Historical Commission.

Sue noted that she did send out a proposal for the Union School to replace windows with a range from \$54,000 to \$72,000. One problem with these bids is that they do match the historical theme of the building; therefore we are looking at the CPC funds to cover any

difference in cost to keep it historical. There are some time issues one being Block Grant Funds in the amount for energy saving for the building. The historical committee has not had a meeting yet. Sue had looked at what the Prescott school did and they installed Pella Architect windows. Sue got two proposals in an e-mail and passed them out.

George asked if we have to have a share cost. Sue noted that it was our building and we lease it to Groton therefore there was none.

George moved that we support the use of funds to use for the Union school that are earmarked for the historical use Lea seconded.

Ray noted that it would be about \$2,000 per window to restore the windows the way they were. That would come to just over \$90,000. He also noted that there are Architecture Windows being designed that will be as efficient as new but he does not have the expected price for that.

Sue noted to Ray that we have granted them to use the CPC money and he needs to tell the historical society next Monday and he stated that he will.

Sue noted that she asked the town clerk if we could have a town meeting and it was noted that the Selectman do not have to have a town meeting scheduled, however they are obligated to make the request to work.

Sue had one last thing – Affordable housing wanted if rotating members to the CPC meetings would be acceptable. It was noted that the answer is no. Not even as a proxy.

Dave is having problems getting into the CPC and asked if there is a way to get the balances sent out. Sue will ask Kim to do that.

Lea moved, and I seconded to adjourn. It passed unanimously at 7:50PM. The next meeting is scheduled for 7 Jan 2010

Respectfully Submitted,

Joe Dean