

Dunstable Community Preservation Committee (CPC) Meeting – 16 March 2010 (DRAFT)

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

Meeting was brought to order at 6:35PM

It was noted that we have a quorum

We received a proposal from the Historical Society with Ray Sullivan, Steve Burns and Gary Hoglund representing, for the Union School windows restoration that was presented on October 29, 2009 and the CPC approved up to \$90,000 on November 18th, 2009. On November 23rd, 2009, the historical committee reviewed the proposal. The Reps noted that they could get by on \$20,000. Sue noted that to be able to use the \$20,000, they do have to make the windows historically correct. It was noted that \$47,584 was the quote to do basic windows and the Historical Committee was expecting to get an additional \$20,000 for a total of \$67,584. There is an April 30th deadline from the State for Dunstable to complete the paperwork. It was also noted that even though the Union School falls under the Groton-Dunstable School District, Dunstable will execute the funds. The Board asked the Reps if the \$20,000 is enough. The consensus was that the \$20,000 figure was a “minimum amount”. We suggested that the warrant say that it will not exceed \$40,000 of CPC funds. Any funds not expended will go back into the Historical CPC Account. It was noted that the historical committee will give a presentation at the town meeting concerning the window replacement and funding. The Reps hoped that Sue Tully’s group will give a presentation at the town meeting. Kevin noted that the State wording for the contract had reference about the “contractor” and was wondering who that would be. The Reps noted that Dunstable is the Contractor and will hire a subcontractor. The CPC recommended that Steve and Gary arrange to meet with the Historic Commission to get their approval for the additional amount.

Kevin asked about the school boiler problem and was wondering what the issue with it was? It was noted that air handling system simply needed to be balanced. It uses CO2

sensors to determine the air flow and they simply needed adjustment. However that is outside the CPA realm and was paid from other sources.

A question came up about the use of CPC funds for legal fees for the zoning. Joan had sent out a quote from the CPA website and it stated:

"CPA funds may be used for site surveys, environmental assessments, historic or housing consultants, architectural and engineering fees, permit processing fees, construction consultants, financing consultants, legal and accounting fees, and similar costs associated with and incidental to the development of a CPA project. Such expenditures should be made from the appropriation for the particular project and, as project costs, they do not constitute operation or administration expenses of the committee subject to the 5% limitation."

Therefore, this is something that can come from the Affordable Housing account as a project and may not come from our administrative funds.

Moved and seconded to adjourn at 7:36PM

Respectfully Submitted,

Joe Dean