



OFFICE OF THE  
Community Preservation Committee  
TOWN HALL  
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### June 7, 2012 meeting minutes - draft

| CPC Members                                   | Present |
|---|---------|
| Sue Psaledakis – Chair                        | Yes     |
| Tim Joyce - Historical                        | Yes     |
| Kenneth Leva – BoS – Treasurer alt            | Yes     |
| Jim Tully - Parks                             | Yes     |
| Judy Larter – Conservation                    | No      |
| Joan Simmons                                  | Yes     |
| George Basbanes – Planning Board – Vice Chair | Yes     |
| Affordable Housing - No Rep                   | No      |
| Joe Dean – Fin Com – Clerk                    | Yes     |

Meeting was brought to order at 7 PM In the Town Hall

Robert Kennedy was there representing DRLT (Dunstable Rural Land Trust).

Previous minutes for the 10th were reviewed and with minor corrections were approved. Jim Tully made the motion and Joe Dean seconded it.

This is a follow-up meeting from when the proposal was first presented.

A prior working meeting was held with Bonnie Riccadelli (Town Treasurer), Andrew Gould (Town Accountant), Sue Psaledakis (CPC Chair) to address concerns expressed during the initial presentation of the proposal. Also present were Dana Metzler, Alan Chaney, and Ken Leva. Both Bonnie and Andy stated that they did not feel that the town would be at financial risk given the numbers proposed.

Discussion began on the triangle property and Sue handed out some details on the expected costs. Total purchase price is \$699,000. \$659,000 will be from the CPA funds (\$88,000 from

Open Space, \$341,000 from Unreserved, and \$230,000 by BANs (Bond Anticipation Notes currently at less than 1% rate) and the rest (\$40,000) is from a \$25000 Dunstable Rural Land Trust donation and \$15000 from Conservation Timber Account. One point of discussion was that some other parcels in the area were sold at a bit lower costs. The average cost of those type of lots are, however, in the same ballpark. It was noted that the new numbers are different than originally proposed in that we are not using any funds from the Historic or Community Housing Reserves. We propose lots 4 and 5 be designated open space and the rest for any and all CPC uses in the future.

Motion to accept the proposal was given by George, and Ken seconded to "use CPA funds for the purchase by the town the 12 acre "Best Triangle" parcel. Lots 4 and 5 designated for open space. Remaining lots 1, 2, and 3 will be available for any and all CPA purposes."

Later we had some discussion to see if we should send a survey out to the town residents to see what they would be interested in seeing the town use the CPA funds for. It was noted that this could be sent out with the Neighbor to Neighbor. Jim Tully is going to look into that.

A question came up about restrictions that are placed on CPA Projects. Sue is going to look at the historical restrictions for the Union School effort that we gave them \$40,000 towards. The project is done. She is also looking for guidance from the CPA Coalition.

Meeting was adjourned at 7:45  
Respectfully submitted:

Joe Dean