

Town of *Dunstable*  
Community Preservation Committee  
Minutes: June 19, 2014  
Meeting called to order at 7:20

**Present:** Joan Simmons, Judy Larter, Alan Chaney, George Basbanes, Susan Psaledakis  
**Absent:** Ken Leva, Jim Tully, Tim Joyce, Joe Dean

**Public in Attendance:** Frank King, Bill Psaledakis

**Minutes**

Feb. 5, 2014 minutes accepted.

**Annual Public Hearing**

It was noted that this is the required annual public hearing which has been posted in the Lowell Sun.

The purpose of the hearing is to study the needs, possibilities and resources of Dunstable as they pertain to the Community Preservation Act. Members of the public were invited to share any thoughts or questions.

Carol Bacon presented a submission for funds from the Affordable Housing Committee for up to \$30,000 to be taken from the AH account for a Housing Feasibility Study which will include plans for use of 6 acres of the Best Triangle.

Discussion followed regarding other CPA funds which had been used for the writing of a by-law which was supposed to work towards creating Affordable units but seems to not have been properly crafted to accomplish that goal. Questions arose regarding how and by whom, that by-law was written. Returning to the current request both Alan and Carol answered questions about the number of units that might be sited and the other restrictions of this project. There could be up to ten units and probably as rentals.

George moved to recommend the project for CPA funding from the AH available funds, Judy seconded the motion and the vote was unanimous. The CPA Community Housing fund has over \$200,000 in available funds.

Alan discussed other work being done by the committee such as zoning changes allowing for in-law apartments, which are plentiful in Dunstable, being used for Affordable Housing. Joan asked if there would be have to be legal restrictions placed on such units and Carol agreed that there would, but that there is a variety of ways those restrictions may be written. They could possibly end with sale of house or after a given time period. All of these considerations need to be dealt with as they work on the by law.

A brief discussion was held regarding additional funding from the state for CPA in the fall. Although the trust fund is down it looks hopeful that the state may pass additional funding as they did in 2013.

Last item on the agenda was the Pathways proposal that was voted and recommended for funding in 2012. Due to last minute input from two of the abutters the proposal was not brought to Town Meeting. Sue asked for the Committee to reaffirm their support for funding up to \$6,000 as originally requested. It was moved and unanimous that this amount could be recommended to come from the general CPA fund.

Meeting adjourned at 8:30.

Minutes submitted by *Susan Psaledakis*

APPROVED