

Town of Dunstable
Community Preservation Committee
Minutes: March 18, 2015
Meeting called to order at 6:31 pm

Present: Joan Simmons, Judy Larter, Carol Bacon, George Basbanes, Alan Chaney, Catherine Irzyk, Susan Psaledakis, members; Robert Kennedy; Bill Psaledakis

Absent: Ken Leva and James Tully

Minutes

From November 2014 were read. George moved to accept with the stipulation that the open space request be corrected from \$364,000 to \$364,500. Alan seconded. Minutes were accepted unanimously.

Miller Property

A request was presented by Alan for funding toward "either purchase in fee or purchase of CR" on the Miller property at the corner of Rt. 113 and Forest St.

The original request for \$75,000 was reduced to \$65,000. Total cost of project will be in the vicinity of \$250,000. Other funding sources will include \$10,000 from Conservation Timber fund, public donations, and 58% will be applied for from Commonwealth of Mass Self-Help Grant. CPA funds would come from the Undesignated Funds and would be contingent on the approval of the Self-Help Grant.

Discussion followed on the value of the land. It includes two lots which have already been perked. Questions were asked regarding the purchase of the land as opposed to obtaining a CR. Alan explained that negotiations were on going at this time and that the CR would cost almost as much as an actual purchase since in today's market it is primarily the development rights that are of value. Judy asked if Historic Reserve could be used because of the barn, but Alan did not think it would qualify, although the purchase would include the barn.

If a CR is purchased, the owner would maintain use of the field and barn under the rules of the restriction. Joan asked how the field could be used and the answer was, for pasture or other agricultural uses as long as it was kept open. Discussion continued regarding the differences between ownership and holding of CR. George Basbanes expressed preference for ownership and others agreed. It was understood, however, that the final determination will come out of negotiations and the committee must allow for either option if choosing to support the effort to save this venue.

Judy moved to commit up to \$65,000 from undesignated funds for either purchase of CR or purchase in fee of this property...CPA funds to be dependent on the success of receiving Self-Help funds. It is understood that the actual motion on town floor will be specific to one or the other and that the funding is contingent on remainder of funds being raised from other sources. Carol seconded Judy's motion. The vote was unanimous.

Annual CPA Hearing

Last order of business was to schedule the required Annual CPA Hearing for June 9, 2015 at 6:30 pm at Town Hall. Susan is directed to post accordingly.

Meeting adjourned at 7:24 pm.

Minutes submitted by *Susan Psaledakis*