

**Town of Dunstable
Community Preservation Committee
Minutes: January 19, 2016**

The meeting was called to order at 6:30PM at the Town Hall by Susan Psaladakis.

Members Present: Alan Chaney, Jeff Hastings, Carol Bacon, George Basbanes, Judy Larter, Susan Psaladakis, Catherine Irzyk, Ken Leva, Joan Simmons.

Guests: Tracey Hutton, Town Administrator, Carol Skerrett, Town Clerk, Leah Basbanes, Chairman Conservation Commission, Jon Strauss and Gineane Haberlin, presenters to rehabilitate the Groton Middle School track.

Minutes: Minutes of the December 7, 2015 were reviewed, corrected and a motion by George Basbanes to accept the minutes was made and seconded by Alan Chaney.

Conservation Commission Request: Alan Chaney recused himself for the duration of this presentation. **Leah Basbanes, Chairman of the Commission** spoke to the CPC regarding their application for funding for The Westford Street CR. The Conservation Commission has applied for a state grant and Dunstable Community Preservation funding for a Conservation Restriction on 87 acres on Westford Street. The 87 acres are appraised at \$750,000 and would contain 10 acres for agricultural uses. The property is contiguous to other conservation properties. She explained why the project is eligible under the requirements described in the CPA legislation as well as Category Specific Criteria (Open Space, and Recreation) all of which support the reasons why a Conservation Restriction would be of benefit to the town. Discussion followed. Pros and cons were discussed. It was agreed the project met the criteria for a conservation restriction and would be of value to the town for its use of open space and contiguous use. Concerns were expressed this project might not be a top priority with the town residents and the CPC funds may be needed for other projects in the future. A motion was made by George Basbanes: to vote in favor of granting to the Conservation Commission up to \$250,000 for the purpose of a conservation restriction on 87 acres of property owned by Lauren Chaney on Westford Street contingent on approval of a state grant. \$26000 will be spent from the open space reserve fund and the balance from the undesignated fund. This motion is contingent on funding from the State LAND program. The motion was seconded by Judy Larter. The vote was 6 in favor and 2 against therefore the motion passed.

Middle School Track Project: Jon Strauss and Gineane Haberlin from Groton met with the committee to discuss CPC funds to re-surface the track at the Groton Middle School. The asphalt track was built in the 70's and has decayed to the point it poses a hazard to those who use the facility. Resurfacing the track will not only improve safety but provide a much needed athletic facility for the school and all those who utilize the track. They are asking for money from The CPC to help pay for the cost even though no formal proposal has been presented. Our members felt because the Dunstable school children and others use the track it would be reasonable to support their request. The amount of the support ranged from 20% to 50%. A formal vote was not taken as no formal request was received. Further discussion with the Groton Committee Members will be necessary on this project.

Affordable Housing Project. Tracey Hutton requested \$5000 to be taken from the CPA Affordable Housing Reserve for the Affordable Housing portion of the Master Plan update. Motion to Take \$5000 from the CPA Affordable Reserve account for the Affordable Housing portion of the Dunstable Master Plan update was made by Carol Bacon and seconded by Ken Leva. The vote was unanimous in favor.

Historic Commision: A request for \$1250 was made to repair the frame that fell and broke when the portrait of Christopher Roby fell from the wall of the community library room. A motion by Ken Leva to restore the frame was made and seconded by Judy Larter. The vote was unanimous to restore the frame.

Historic Funding Request: Carol Skerrett displayed two completed books of restored and preserved town records from 1822-1990 and births, deaths and marriages from 1847-1910. The records have also been digitalized. This is an ongoing project and the first of more restored books to follow. The request dates back to 2015.

Annual Report 2015: The annual report has been completed by Susan. This report will be filed and presented at the Town Meeting scheduled in May, 2016.

Conflict of Interest Law. Sue reminded all members to take the online course and quiz, make 2 copies and return a copy to Carol Skerrett each year.

Mail:

Habitat For Humanity: The letter referred to a fund raising strategy related to Affordable Housing. A brief discussion followed and no action was taken.

Venable LLP: The letter was requesting CPA preservation act applications for preservation of a church or any building used for religious purposes that has been approved for funding with CPC funds during 2015 be reported to Venable LLP. This does not apply to our committee.

The meeting was adjourned at 8PM.

The next meeting is scheduled for April 7th, 2016 at 6:30 at the Town Hall and will include the annual public hearing.

Respectfully submitted,
Catherine Irzyk, Secretary

APPROVED