

Town of Dunstable
Community Preservation Committee
Minutes April 7, 2016

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

Members present: Carol Bacon, George Basbanes, Alan Chaney, Jeff Hastings, Catherine Irzyk, Ken Leva, Susan Psaladakis, Joan Simmons. **Town Administrator:** Tracey Hutton. Jon Strauss/Groton Recreation.

Absent: Judy Larter

Present for Open Meeting: Tiffany Naughton, Corey Brock, Dana Kinne, Josh Degan, Meg Redinger, Derek Bernard, James Prescott, Geoffrey Trawick. (Others present who did not sign in).

A Public Hearing is required in the CPA by-law for the purpose of assessing the needs, possibilities, and resources of the town regarding the Community Preservation Act Funds. The funds are divided into 4 categories: Open Space, Community Housing, Historic and Recreation. Susan reviewed the amounts of money in each fund. She reiterated submitted projects must meet the criteria of at least one of the 4 categories and must be approved by a vote at a Town Meeting. Susan asked each committee member representative to review some of their projects. Alan Chaney represents Community Housing. He discussed the Mixed Use District (MUD) and how the town water project has put the project on hold in 2016. Carol Bacon discussed the Historic Commission. Some examples of how the money is allocated this year are a \$1250.00 project to repair a frame from an old picture that fell from the wall at the library. This is money that will be allocated from the Historic Reserve Fund and presented at Town meeting for vote. Jeff Hastings reviewed the goals of The Recreation Committee which was of great interest to the public. Carol Bacon stated the Housing Production Plan is approved by the state. Susan encouraged all who have certain interests to be sure and attend the committee meetings during the year. A Coalition Website regarding CPA exists and provides pertinent information as to rules and regulations regarding the Community Preservation Act. (CommunityPreservation.org)

The topics with most interest from the public are: 1. Cleaning up the recreation area in and around the Swallow School, no shade at Larter field during the hot summer days, paint the gazebo in the common, procuring the recreation equipment that has been decommissioned at the Prescott School in Groton. Susan urged the public to attend the appropriate committee meetings for discussion of their requests and complete a Submission Project Form to see if it meets criteria for CPC funds. She encouraged all present to become active in the community, take an active interest in projects to improve the needs of the town and encourage others to take part in town activities.

Susan closed the Public Hearing at 7:41 but invited all present to stay during the business meeting if interested as it is always an open meeting.

The minutes of 1/19/2016 were reviewed and accepted by Ken Leva, seconded by Jeff Hastings and unanimously approved by the members.

Project Submission Form: Tracey presented Dunstable Town Hall: Building Evaluation Form. She is asking for \$4000.00 to complete an analysis which will provide the information needed to plan for the continued preservation of the building. She is seeking professional consultation. The money would be taken from the CPC Historic Reserve Fund. A motion was made by Alan Chaney to support the request and seconded by George Basbanes. The vote by the committee was unanimous to support the project and present at Town Meeting.

Jonathan Strauss, Groton Recreation Proposal: Jonathan Strauss representing Groton concerning the school track which is in need of repair stated Groton has approved the sum of \$160,000 for the project. It was suggested Dunstable pay \$36800 or 23% as a show of good faith. A motion was made by Alan Chaney and seconded by George Basbanes to distribute \$36,800 to Groton-Dunstable school system from CPC undesignated funds. The vote was in favor by the committee. This proposal will be put forward at Town Meeting.

Westford Street CR proposal: (Alan Chaney, as an abutter, recused himself during this discussion.) A change has occurred in the financing of this project. The change in the timber funds has been raised to \$18568.20 which lowers the total amount to \$246568.20. Although the vote taken at the previous CPC Meeting was affirmative to allow up to \$250,000 for this CR, a vote was taken again with the exact amount of \$246,568.20 to be taken from Open Space Reserve and Undesignated CPC funds. George Basbanes made the motion to approve the Westford Street CR as amended and Carol Bacon seconded the motion. The Westford Street CR approval vote was 5 approved and 2 disapproved.

CPC Representative: A representative from CPC has been asked to serve as trustee of the Affordable Housing Trust. George Basbanes, volunteered for this position contingent on notification.

Annual Town Meeting: A total of 5 projects will be recommended by the Committee for CPA funding at the Annual Town Meeting on May 9, 2016:

1. Picture frame repair, library. Funds from the Historic Reserve.
2. Affordable Housing portion of the Master Plan. Funds from Affordable Housing Reserve.
3. Town Hall Building Evaluation analysis. Funds from the Historic Reserve.
4. Westford Street CR. Funds from Open Space and Undesignated.
5. Groton Middle School Track. Funds from the Undesignated.

Susan reminded all members representing committees that it is important to meet and be designated as Rep. again for 2017.

The meeting adjourned at 8:40 PM. Date for fall meeting to be determined.

Respectfully submitted, Catherine Irzyk, Secretary

APPROVED