

**TOWN OF DUNSTABLE  
COMMUNITY PRESERVATION COMMITTEE  
MEETING MINUTES 3/15/2017**

**The meeting was called to order at 6PM.**

Susan gave a brief explanation for the public in attendance: The order of business consists of 2 funding requests for consideration. At 6:30 PM the meeting will open for the public hearing.

**Members Present:** Carol Bacon, Alan Chaney, Dan Devlin, Jeff Hastings as non-voter, Catherine Irzyk, Judy Larter, Susan Psaledakis, Joan Simmons. Guest: Tracey Hutton, Town Administrator.

**Minutes:** The minutes of December 20,2016 were reviewed by the committee members. A motion to accept the minutes was made by Judy and seconded by Carol.

**RECREATION SPACE AT SWALLOW UNION SCHOOLS:** A request for funding was submitted by David Greenwood in the amount of \$226,656 for creation of a new playground and recreation space. David discussed the importance of a new playground and recreation space for the elementary students and residents of the town. The site is designed for students from K through the 12<sup>th</sup> grade. It will include new climbing and play structures, swings, and a small basketball court. The playground would be located more central to the area where summer concerts are held to promote more use. The funds would also be used to demolish the existing basketball area, landscaping and planting of 11 trees to provide shade. In answer to questions from the committee members David said the basketball court would consist of asphalt. The trees would be watered and cared for by Greenscape Landscaping. Minor maintenance such as fertilizing and raking of leaves would be attended by the Parks Commission. The current leach fields will be undisturbed and no heavy equipment will cross over them. Joan asked about cutting back on some facilities to reduce the cost. The Parks Commission discussed this possibility and was told the project wouldn't be worth it to cut back on equipment. David also stated they had considered grants but with so many restrictions it doesn't work for this project. The playground equipment and installation will be overseen by the Parks Commission. Alan felt this was good use of land for the students and the town. Susan stated this project meets all criteria by state and town laws to receive CPC funds.

A motion was made by Alan and seconded by Catherine to grant \$226, 656 from undesignated CPA funds for FY 2018 for the creation of a new playground and recreation space. The motion was passed.

**The Public Hearing meeting opened at 6:33PM.**

There were more questions regarding the above project so a motion by Alan and seconded by Carol to suspend the Annual Public Hearing in order to continue the discussion regarding the Recreational Space at Swallow Union Schools.

**The Business Meeting resumed at 6:35.**

Judy asked if the tennis courts could be added to this proposal as they are in need of new screening. David stated it would possibly cause an over-run of the budgeted amount. It was decided not to add the tennis courts to the proposal at this time. The original motion stands as passed.

**KENDALL CRANBERRY BOG:**

A proposal was submitted from the Dunstable Conservation Commission by Judy for \$10,000 to be used toward funding purchase of 11.47 acres along Salmon Brook. The parcel contains 800 feet of frontage along the Salmon Brook and 126 feet of frontage on High Street abutting existing conservation land. This parcel includes a small brook, a portion of the Kendall Cranberry Bog and Salmon Brook Meadow. The Conservation Committee feels it is imperative the land be purchased for conservation purposes as the owner has indicated the parcel will be sold for building lots. The value of

the property is \$200,000. The commission will apply for 60% (120,000) of the cost from the Mass. Land Grant Program, \$70,000 from the Spaulding Proctor/Kennedy timber account and the balance of \$10,000 from CPC. The appraisal will be paid by DRLT. Alan answered questions regarding the exact location of the property and the direct connection to Salmon Brook which directly impacts the public drinking supply. The proposal demonstrates many reasons why it meets the general criteria of a source of funding by the CPC. Susan agreed this meets the general criteria and category specific criteria for CPC funding. A motion was made by Judy that \$10,000 be taken from Open Space to be used for the purchase called Kendall Cranberry Bog and was seconded by Catherine. The vote was unanimous by committee members.

The **Business Meeting adjourned** at 7:05PM and the **Annual OpenPublic Hearing** resumed. This hearing was duly posted on March 1 and 8 of 2017 in the Lowell Sun as required by CPA Mass. General Law. This hearing is for the purpose of assessing the needs, possibilities and resources of the town regarding Community Preservation.

**Those Present:** Philip DeNyse, Derek Bernard, Dave Greenwood, Jennifer Greenwood, Tiffany Naughton, Chrissy McLane Kiernan D. Mechan, Marcia Walsh, Susan Tully, Michael Newcomb, Rurak Oza, Jen West, Brian West.

Susan asked the committee members to present a review of current and future projects:

**Affordable Housing:** Currently in a holding pattern related to the MUD Project until the Water Board and the Town can work out the details for a water supply. The committee has the RFP for the Mud district water delivery system ready for presentation. There was discussion regarding the Housing Trust to fund the delivery system.

**Recreation Committee:** The replacement of the fencing of the tennis courts is under discussion.

**Conservation Committee:** Would like to review the possibility of a town beach at Massapog Lake.

**Historic Committee:** There are 2 projects for presentation to Town Meeting in May: The preservation of the Town Hall stage curtains and the repair and restoration of the 2 signs as you enter Dunstable on route 113. Currently in discussion about the Union School building in need of repair. In order to be considered for CPC funds the repair must be considered a restoration. The members of the school committee need to be involved. A suggestion by Judy was made to restore one of the school rooms as it was years ago. Tiffany Naughton stated the building was in a state of disrepair. She mentioned the building needed painting. The birds from under the roofing should be removed and the roof inspected for damage. Her question was whether this came under CPC funding. Discussion followed and this was considered maintenance of the building which is not covered under CPC funding.

**OTHER:**

Susan presented a copy of The Community Preservation Fund revenue totals and balances. She reminded the committee we considered hiring a professional to formalize a plan for CPC however we have all the pieces of the formal plan with the exception of Parks and Recreation and the Historical Commission. She stated It would be helpful if these committees could put forth an overview of their goals and priorities.

There was open discussion regarding the **FINCOM** proposal to adopt an exemption of the first \$100,000 of property tax valuation. It is unknown how this will impact CPA funding.

The Open hearing was adjourned at 7:45PM.

Respectfully submitted,  
Catherine Irzyk, Secretary