

## **COMMUNITY PRESERVATION COMMITTEE**

**TOWN HALL, DUNSTABLE, MA.**

**4/11/2023**

The meeting was called to order by Joan Simmons a 6:30 PM

Present: Joan Simmons, Alan Chaney, Jean Haight, Catherine Irzyk, Carol Bacon, Tiffany Naughton, Leah Basbanes. Attendees: Bob Stephens of Stephens Associates, Jean Phelan representing Parks, Brian Locapo representing Recreation, Jason Silva, Town Administrator, Anne Davis representing Historic Commission, Sue Psaledakis.

The 2/8/2023 meeting minutes were reviewed. A motion to accept the minutes was made by Alan Chaney and seconded by Jean Haight. The committee vote was unanimous.

The following requests for funding were discussed:

### **Woodward's Mill Dam: Funding for Assessment of Phase 2 Engineering.**

The area in discussion is 'The Shaw Conservation Area' including the pond and the dam site located at the corner of Pleasant and Pond Streets. Deficiencies were identified in 2021 (phase 1) including sink holes and concerns of the safety of the road due to proximity of the dam.

Jason Silva introduced Bob Stephens, engineer of Stephens Associates, to address the design/rehab alternatives in order to complete Phase 2 assessment. Bob stated in order to preserve the dam, safety standards must be met. There are two approaches to repair: aesthetic considering the historic approach versus fixing the dam as it is. It might not be possible to retain the historic nature due to expense and type of repair necessary. Bob will compare the costs to repair. It was noted by the committee, the pond and surrounding area supports recreational activities such as skating, fishing and boating therefore phase 2 assessment meets recreational funding for the design/rehab alternatives.

Alan made the motion for CPC to fund the phase 2 assessment project to address the design/rehab alternatives at a cost of \$61,308.00 and to be taken from the Recreational Reserve. The proposal was seconded by Carol Bacon and the vote by the committee was unanimous.

### **Union School : Union Building Rehabilitation and Re-use Planning Process.**

The Union Building Rehabilitation Committee is responsible for making recommendations on the restoration and rehabilitation of the Union Building. The request is \$25,000.00. The funding will support hiring a planning consultant or architect to facilitate and support the work of the committee. The report is to recommend the restoration and rehab, approach and cost, identify viable re-use options for the building, and potential availability of funding sources. The CPC Historic Commission has discussed and unanimously approved \$25,000.00 toward this project. Alan recommended that Town Meeting support the \$25,000 to be used for the Union Building and re-use and planning process, with funds from the Historic Reserve. The CPC Committee was unanimous with the recommendation.

### **Larter Field: Improvements to the Storage Sheds.**

Repairs to the sheds are overdue. An upgraded garage door to accommodate large machines is needed. Rotted wood needs replacing as well as rotted roof sheathing. New roof shingles and rotted plywood floor plus other repairs are needed. The buildings need a fresh coat of paint. The one-time cost is \$9,640.00.

Alan made the motion to support \$9640.00 for the shed repairs of 3 buildings at Larter Field with the funds from Recreation Reserve. Jean seconded the motion, and the vote was unanimous.

### **Tennis Court Relocate To Larter Field**

A request to relocate the construction of new tennis courts from the existing location behind Swallow Union School to Larter Field sports complex. This project was previously approved for CPA funding for \$182,000.00 to be built on the existing tennis court site. The request was granted by the CPC Committee to reallocate the sum of \$180,000 to the new site, Larter Field.

### **Larter Field Pavilion with Tables and chairs**

Jean Phelan representing the Parks and Recreation Committee, presented a funding request of \$80,000 for a pavilion at Larter field for the purpose to provide protection from the elements such as rain or hot sun. Due to the current expense of previous applications relating to CPC Recreation funds Alan made the motion to table the Pavilion request at this time. The motion was seconded by Jean. The motion carried by a unanimous vote.

The wells at Larter Field are unable to produce adequate amounts of water to meet the needs to protect the grounds. Five of the seven wells have nonfunctioning pumps which need to be replaced. The Parks Committee as well as the CPC Committee feel this is an emergent problem. Jean Phelan will complete a CPC Funding Application to CPC in time to present the request at Town Meeting.

### **Drews Landing Public Boardwalk**

The boardwalk will provide opportunities for passive recreation and environmental education for all. It will accommodate handicapped and elderly persons to enjoy the outdoors. 80% of the cost will be covered by a Grant from the State Agency for trails. Alan made the motion for \$46,332.00 to be taken from Undesignated Reserve fund for construction of the boardwalk. Jean seconded the motion and the vote was unanimous.

### **Morgan's Pond/Mill Street**

This land is a 4.7 acre building lot including Morgan's Pond, the dam and 200 feet of frontage on Mill Street. The pond is a scenic asset, recreation site and wildlife habitat. With CPC and Town Meeting approval the Conservation Committee will apply for a Land grant from the State that will provide the 60% reimbursement of the purchase price of \$60,000. The purchase of the parcel will be contingent on the Town's receiving the grant. The appraised value of the property is \$260,000 and the sale price is \$60,000.

Morgan's Mill Pond/Mill Street cont.

Alan made the motion and requested \$60,000 from the Undesignated Reserve for purchase of the Morgan Pond Proposal. The motion was seconded by Jean. The vote by CPC was unanimous.

**Old Business:**

At the 2/8/2023 meeting a request for \$3000.00 for weed control at Lake Massapog was approved to control invasive weeds. Alan made a motion the funds be taken from Open Space account. It was seconded by Leah and voted unanimously by the CPC committee. At the same meeting the annual dues for The Coalition Fund were recommended for annual membership. Alan made the motion to renew the membership and the \$1750 come from the Administrative Reserve. Jean seconded the motion and the vote was unanimous.

There being no further business the meeting was closed at 8:32PM

Catherine Irzyk, Secretary

**ANNUAL PUBLIC MEETING**

**4/11/2023 Town Hall**

Present: The above mentioned CPC members,

Sue Psaledakis

The meeting was called to order at 8:33 PM.

**“As part of it's study, the committee shall hold one or more public information hearing on the needs, possibilities and resources of Dunstable regarding community preservation.”**  
**CPA Law Section 5(b) (1).**

Joan reminded us how important the CPC Committee is to the town of Dunstable for potential funding for the needs of the town.

**Affordable Housing:**

Carol updated us on the progress. Jason is negotiating with the developers. 25% of the housing will be listed as affordable.

Due to the preceding discussions on all aspects and topics related to CPC funding, the committee felt the requirements of the Annual Public Meeting had been met.

Joan reminded the committee the Community Preservation Plan needs to be updated each year. Open Hearing was closed at 8:45PM

Catherine Irzyk, Secretary

