

Dunstable Community Preservation Committee (CPC) Meeting – 12 March 2008 (DRAFT)

CPC Members	Present
Sue Psaledakis – Chair	Yes
George Basbanes - Vice Chair	No
Wes Goss – Treasurer	Yes
Mike Wurm - Clerk –	No
Leah Basbanes	Yes
Joan Simmons	Yes
Rob Busser	Yes
Dave Nicholson	No
Joe Dean	Yes

Sue began the meeting at 6:32 PM

The purpose of this meeting was to go over a submission for a project for the Blanchard Hill Clearing and Stone Arch Bridge Road. A copy of the submission is attached.

Joan asked about the top of Blanchard ownership, it was noted that it does belong to the town. It was also noted that once there were many tires there that were suppose to be removed by ferrarra

For the bridge area to clear it so a cruiser can get to it. The access will be from High street. The figures are estimated at about 2500 per acre. From the town forester.

Sue first asked for a vote to see if it is approved.

There will be an article to take care of the historical part of the CPA that we missed last year.

First article is for 10% in each account and then over and above that we would spend so much for each request. 144100 for Farrie paraperty. We will have about 98K left. The general conseses is to take it out of the general fund. Moved and seconded to accept the project submissions

Moved to take the monies out of the general fund seconded one was against.

Next discussion was to see what we can have for recreation, It was noted that once each of the three accounts have been accounted for then up to 70% of the remaining funds can go to recreation.

We also discussed the allocation for articles for farrie debt and allocations

Moved and seconded to ajourne at 706

Minutes read and moved seconded passed to accept 9 Feb minutes

Sue noted that we have a proposal for the repair of the water trough for 3675 to repair it
Ann Davis submitted the proposal for the historical society

George moved to accept the bid for 3675

During discussion it was noted that the upper bid was for 4700 discussion proceeded to a maximum of 5K. George changed his motion to not to exceed 5K. Seconded and passed unanimously. Two bidders were Marrimack Valley Monument Co. and Garside Granite Products & Memorials.

Beth Rust joined us to discuss CPA and Affordable Housing using some of the CPA resources. Sue went ove some history as to what this town has gone through with affordable housing and community She presented some things that has been done in Sudbury. She noted that we have done a lot of ground work.

Setting up Housing staff is important – paid for by CPA

Setting up a Housing trust is important from CPA funds

Strategy

Housing as a Municipal Service

Listing Town housing Goals

Understanding Applicants

Scattered Site or Infill Development

- Identify Parcels i.e. ‘unbuildable’

- Notify Owners – Include Town tax Collection parcels

- Select Developer – Habitat for Humanity brings strong community outreach

- Locate Eligible Buyer – Town has discretion

Use CPA Funds to Buy Down Units

- Appropriate funds for “Buy – Down” program

- Negotiate additional units in 40B projects

- Purchase Deed Restrictions on Older Homes

 - Develop Program Material – DHCD Approval

 - Locate Eligible Purchasers – Create ready buyer list through lottery

 - Find Appropriate Home – Authorize repairs as needed

 - Sell to Eligible Buyer – repairs and buyer status will drive transaction

Summary

Funding

- CPA – program and administrative funds

- Local Funds provide leverage to state and other funds

Program

Housing plans provide approved strategies
MHP's CPA and Affordable Housing Guidebook
Staff Resources
Hire part-time staff, funded by CPA
Organization
Entity with Transactional powers, eg Municipal Housing Trust
Local Political Support
Selectmen, Planning Board, Town Entities and Staff, Residents

One note was that looking at those who retire in town would down size into a smaller unit that would be in the town as a possible incentive. Other thing is the need for new couples being able to afford new housing.

It was noted that there counterparts to Beth's profession in consultation that we might be able to use.

Recreation looking at trees – possibility in the fall
Next meeting will be set as needed
Motion seconded adjourned at 806PM

Note: While Ann Davis was sitting in for Mike Wurm she did not have a vote.

January Minutes –

January minutes were read and it was moved and seconded to accept them with no changes. This passed unanimously.

CPA project Submission Form –

Sue noted that the CPA Project submission form is online for all to review. The website is <http://www.dunstable-ma.gov/documents>. Sue noted that each of the committees need to review this and provide their inputs if any changes are needed.

Historical Committee input for Watering Trough –

Ann Davis was sitting in for Mike Wurm to give us the current proposal from the Historical Committee in regards to the Watering Trough. Sue gave her a copy of the application that she could use for the Watering Trough. She noted that the funds to repair the trough would come from the 09 budget.

Ann gave us some history of the Trough and handed out a write up she did on the trough. (See attachment 1) She noted that the current location of the trough is where it always has been. She and Sue Tully met with Garside and noted that on site repairs was expected to be about \$3,600. If it were to be moved it would cost more. She also noted that the Historical committee felt that it would not be necessary to supply it with water. This would cause more maintenance problems. It was noted that it should however be raised so all of the troughs can be seen. Currently the lower one that was for small pets is barely visible. This effort would cost about an additional \$1,000. It was noted that if the

total cost is over \$5,000 then we need to get three bids. Ann stated that she will go back and get a formal bid for the watering trough and have it available for the next meeting. All present members are in favor to do this project.

Affordable Housing –

I handed out copies of the Affordable Housing Seminar I attended in December and noted that Beth Rust was not available this month. I will contact her again to see if she is available in March. Try not to have on Monday or Tuesday. Sue noted that Boxford put together an Affordable Housing Partnership Committee. She also noted that we need to have the Affordable Housing Committee involved with this. She will contact them to make sure they will be available when Beth Rust comes in.

We noted that the Common Grounds Company has come forward to possibly develop the MUD for 24 units. The selectmen are currently looking at his proposal.

Parks –

Rob noted that the Pelletier property might be a possibility for new parks with the CPC doing the development. However, he noted that the Parks Committee is not ready to put a plan together. They might be able to do that in a year or two.

Budget –

Sue noted that we need to develop an article for our budget for the allocation of the CPC funds. She will work with the town accountant to do this.

It was moved and seconded to adjourn. This passed unanimously. We adjourned at 10:46AM.

Respectfully Submitted,

Joe Dean