COMMUNITY PRESERVATION COMMITTEE

Town Hall, Dunstable, MA

4/17/24

The meeting was called to order at 6:32 PM.

PRESENT: Carol Bacon, Leah Basbanes, Alan Chaney, Jon Hughes, Jean Haight, Tiffany Naughton, Joan Simmons
ABSENT: Alan Starbird, Catherine Irzyk

SCHEDULED BUSINESS:

The following requests for funding were discussed.

Dunstable Town Center Trail Loop: funding for feasibility study and concept design

This project will create a shared use path network in historic Dunstable Center, connecting key local destinations through a loop over publicly owned land. The goal of this project is to advance planning initiatives and recommendations with an accessible, safe, and enjoyable asset to encourage recreation by residents and visitors of all ages and abilities. The Town has submitted a grant application through the Mass Trails program in the amount of $110,000. The Town is requesting $20,000 as matching funds to the grant. If the Town does not secure the grant, the project will not move forward. This proposal was presented by Jason Silva.

- There is a small part of the proposed trail on private land, which will need to be addressed. Wetlands near the brook and pond are another issue.
- It is hoped that there will be on road infrastructure improvements as well as part of this project.
- A sidewalk from the town center to the pond would be desirable.
- Possible connection to Hillcrest Street and over to the cemetery area.
- Town has not heard about the progress of the grant as of yet.
- Which account? Recreation or undesignated? (Undesignated account has $838,49.09)

Alan made a motion to take $20,000 from the CPC Undesignated account to fund this project. Second was made by Jon. The vote was 7-0 in favor of the request for funding.

Union Building: Request for funding the Exterior Restoration

The Union Building Rehabilitation Committee has been conducting an extensive outreach program, and with their work almost complete, they have submitted a CPC application for funding the exterior restoration, as previously assessed by the Spencer Group (architects.) NMCOG (Northern Middlesex Council of Governments) is also involved in this process. This funding is for exterior restoration only; the interior work will be determined by the recommended end uses for the building.

The GDRSD has committed additional funding to help support the restoration, but the amount is not known currently. A suggestion was made to try to get the amount known, and this would be a critical part of the Town Meeting presentation. Additional funding opportunities will be listed in the final report of the Committee.

How to fund this? Jason Silva suggested borrowing against the CPC funds (bond).

-Town meeting will need to know how the project will be funded

-Can we borrow some and put in some funds from the Historical Account?

-Why bond the entire amount? We may have other needs, so keeping funds available is important. We do not want to deplete the entire amount. We have not had a spring amount from the CPA State level.

-Jason indicated that most town folk who participated in the process want the building to be preserved. The committee began with that premise.

-Suggested uses that were most popular: Artist studios, youth programs, day care, community center.

-The bond on the Ferrari Property will be finished – 2026

Alan made a motion to use $200,000 from the Historical account and bond the remainder, $932,150. Leah seconded the motion. The vote was 7-0 in favor of funding the request.

Town Hall: Restoration of Chimney and Roof Repair

The Town Hall was built in 1908, was listed on the National Register of Historic Places. A preservation restriction has been in place since 2002. This building houses most town departments. Major storm events have resulted in leaks in two areas of the building. One of the repairs was temporarily repaired and now needs a permanent solution to prevent any additional damage to the interior of the building.

The Town has sought and received a quote for permanent repair of the chimney section of the roof. This will include removal of the brick veneer on the outside of the chimney, replace the plywood chimney with cement board, reapply new brick veneer and reflash around the chimney area. The quote received was $18,500; the funding request is $20,000 to ensure sufficient funds are available. Work is intended to be done in the summer/fall of 2024.

Alan made a motion to approve $20,000 from the Historical Account to fund the project.

Jon seconded the motion; vote to approve was 7-0 in favor of funding.

Conservation Restriction: Kennedy Conservation Restriction

Dunstable Conservation Commission has submitted a funding request for this project. The parcel owned by Robert Kenedy totals 53 acres, in 3 parcels lying between High Street and Salmon Brook. It includes approximately 1800 feet on Salmon Brook and 280 feet of frontage on High Street. This abuts the 80-acre Kennedy Farm APR, which is an agricultural program.

-The proposed parcel is an important aquifer location, with a large deposit of sand and gravel.

-This land is a key parcel in the Dunstable Conservation Commissions' long-term goal of protecting the Salmon Brook corridor for water quality, flood control, recreation, aesthetics, silviculture and wildlife habitat.

Funding:

-This CR will not impact the tax rate

-Appraisal value is over $1,000,000. The development value is $930,000.

-The total project cost is $706,000. Requested CPC funds are $300,000. A grant from the FY25 MA Division of Conservation Service Land Grant will be applied for the remainder. This project is contingent on securing that grant.

-The Administration account will be able to pay for the legal fees ($6,000), which will include the appraisal and any other legal fees. A Title search has already been completed.

Questions?

-why now? Considering the current financial state of the town, is this the best time? The owner is 81, and the need to protect the land and aquifer is IMPORTANT.

-any conflict of interest for Alan to do the presentation? He is going to file a disclosure form, but he will present at Town Meeting.

Leah made a motion to fund the project: $6,000 from Administration, and $50,000 from Open Space, and $244,000 from Undesignated. Jon seconded the motion. The vote passed to fund the project with 6 votes, 1 abstention.

Updates on Other Projects

1. Funding request for wall repair at Rideout Cemetery: application for funding not yet ready
2. Tennis Courts at Larter Field: Tiffany reported on the progress of the 3 new courts. Two bids have been received. They were based on a set of specifications put together by Anthony Longo, Longo Landscaping at no charge. Work is to be completed by winter.

   Belko Landscaping submitted a bid of $498,000, and Longo Landscaping submitted a bid of $300,875.
   CPC has already approved $182,000. Does it make sense to go forward, or should the Recreation Dept. get a formal engineering design? Rec wants to go with one of the current bids. It does need a revised application to the CPC to get the additional funds, and to be put on the warrant for the town meeting. Recreation needs to get the application to CPC, then CPC needs to meet, then get it to the Select Board to be put on the warrant.

   CPC will meet Monday, April 22 at 5:30 PM.

The minutes from the February 2, 2024 meeting were reviewed. Jean made a motion to approve the minutes; Alan seconded. All voted yes to approve the minutes.

Leah made a motion to adjourn the meeting, Joan seconded. All voted yes to adjourn.

(Time we adjourned? 8:30?)

Jean Haight

CPC Board member