



***Town of Tyngsborough Community Preservation
Committee***

25 Bryants Lane,
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Linda Geyer, Chairperson
Eric Lantz, Secretary

Christine Chisholm, Vice-Chair
Mark Pease, Treasurer

**Meeting Minutes May 31, 2006
Members Attendance:**

Present: Linda Geyer(LG), Christine Chisholm (CC), Eric Lantz (EL),
Warren Allgrove (WA), Kenneth Times (KT),
Henry Jungmann (HJ)), Rich Lemoine (RL)

Absent: Mark Pease (MP)

Guests: Committee Candidate – Mark Rohrbaugh (MR)
Flint Pond Enterprises, Shur – Fine owner: Rodney Rogers (RR)
Residents – Jim Magarian (JM) and Jim Magarian Jr.

Meeting Location: Town Hall, Community Room

Chairperson, Linda Geyer called the May 31, 2006 meeting of the Community Preservation
Committee (CPC) to order at 7:07 PM.

Agenda Item 1 – Correspondence & Communications

1. LG – All of our warrant articles passed at the recent Town Meeting. I received a copy of an endorsement of the Recreational Fields in Tyngsborough by the Lowell Sun editorial staff.

2. LG – The CPC Coalition would like to photograph our acquisitions purchased with CPA funds.

Agenda Item 2 – New Member

1. MR – presented his resume and expressed interest in filling the vacancy on the committee. LG – we will decide at our next meeting on filling the vacancy. There is one more candidate with which to meet.

Agenda Item 3 – Vote on minutes of previous meeting

1. Postponed for preparation

Agenda Item 4 – Shur – Fine Market 216 Middlesex Road

1. LG – The proposed price includes a \$410,000 11-year assumable mortgage plus \$690,000. We need more information before we can make a counter proposal. RR - There is no specific buyout clause on the assumable mortgages (2 separate mortgages held by private individuals). We do want to sell. Lottery income is significant and should be included in the selling price. EL – The original appraisal from Landvest of 24 June 2005 does not take into account Lottery or Liquor sales. It does address the possibility of a Dunkin' Donuts franchise being located at the site and an income of \$144,000 per year. LG – We will contact our appraiser to get an update on the value of the property. A 21E Environmental assessment will need to be initiated as well.
2. **Motion to update appraisal WA, CC 2nd. All in favor.**

Agenda Item 5 – Magarian property 99 Long Pond Road

1. JM – We own 30 acres that abuts existing open space town property and we are looking into options for the parcel.
2. **Motion to appraise the property for purchase and a Conservation Restriction minus five acres for house located on Long Pond Road. EL, CC 2nd. All in favor. KT – abstained.**

Agenda Item 6– Tyngsborough Campground update.

1. CC – Survey and appraisal coming along.

Motion to adjourn made by CC, 2nd by HJ at 8:25. Passed unanimously

The next meetings of the CPC will be June 28, 2006 at 7:00PM.