



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

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Linda Geyer, Chairperson
Eric Lantz, Secretary

Christine Chisholm, Vice-Chair
Mark Pease, Treasurer

**Meeting Minutes July 26, 2006
Members Attendance:**

Present: Linda Geyer(LG), Christine Chisholm (CC), Eric Lantz (EL),
Warren Allgrove (WA), Kenneth Times (KT),
Henry Jungmann (HJ), Mark Rohrbaugh (MR)

Absent: Mark Pease (MP), Rich Lemoine (RL)

Guest: Eric Estochen, Secretary Recreation Committee

Meeting Location: Town Hall, Community Room

Chairperson, Linda Geyer called the July 27, 2006 meeting of the Community Preservation Committee (CPC) to order at 7:14 PM.

Agenda Item 1 – Previous Meeting Minutes

- 1. Motion to approve the April 26, 2006 meeting minutes CC, 2nd WA All in favor. Motion carries.**
- 2. Motion to approve the June 28, 2006 meeting minutes as amended CC, 2nd WA All in favor. Motion carries.**
- 3. Motion to approve the May 31, 2006 meeting minutes as amended CC, 2nd WA All in favor. Motion carries.**
- 4. Motion to approve the August 31, 2005 meeting minutes CC, 2nd WA. KT, EL, MR abstained. LG, CC, HJ, WA in favor. Motion carries.**
- 5. Motion to approve the March 29, 2006 meeting minutes CC, 2nd WA All in favor. Motion carries.**
- 6. Motion to approve the March 23, 2005 meeting minutes CC, 2nd WA. KT, EL, MR abstained. LG, CC, HJ, WA in favor. Motion carries.**

Agenda Item 2 – Planning Board Member

- 1. Motion – that we ask the Planning board to appoint another member to the CPC due to the lack of attendance of the current member. KT EL 2nd All in favor. Motion carries.**
- 2. Motion to make KT the new treasurer. CC, 2nd WA. All in favor. Motion carries.**

Agenda Item 3 – Correspondence and Communications

- 1. Funds-** LG - \$600,000 of uncommitted funds are available for the CPC. July through October receipts amount to approximately \$360,000. Plus matching funds from the state gives us approximately \$1.1 million for October 2006.

2. **Computer and software** – EL - \$529.98 for laptop computer is requested for administrative duties as secretary. KT- we will be the only committee that has its own laptop. LG – if we change secretaries it will be passed along.

Motion- to spend up to \$1000 to provide the secretary with a laptop and software for administrative purposes. CC, 2nd WA. All in favor. Motion carries.

Agenda Item 4 – Town Hall

1. WA – We are trying to restore the old town hall and make a Historical district along with a town center. The town master plan calls for the town center to include the Shur-fine property. The church has been offered to the CPC for the cost of moving the building back. We need a plan to find the answer for the center. The old town hall is the first step in creating a center. One of the architectural firms has created a proposal for this. The old barn is still in tact for the Shur-fine and would be nice to save. Possibilities might include a coffee shop or an art gallery. A picture of the concept has been developed for the center including the water falls by the architectural firm. I will bring this to the next meeting.

Agenda Item 5 – Athletic Field update

1. EE - Did a full court press on the Use agreement and it was unanimously approved by both the Selectman and School Committee. Rich did a great job negotiating the use agreement at the meeting. He certainly put a lot of work into getting it approved.

We currently are focusing on Pierce Field. Once the use agreement was signed, we had two contracts waiting. The first was for the dirt removal and trucking to TES. That work was completed last week. The second was the major contract for the turf. This second contract was signed last Monday and the first construction meeting was held the same day. The biggest risk area is whether we need additional material for a good base for the turf contractor to start compaction. The engineer was to visit the site to assess last Thursday and I expect that to be the major subject of conversation at next week's construction meeting.

The work at Pierce Field is about three weeks behind our desired schedule due to the delay in town meeting and the need for the use agreement to be in place. Typical construction is 8-10 weeks so we are looking at middle to late September for start of use.

Once we get the Pierce Field in full swing, we will turn our efforts toward TES. We have soil samples out for testing to see what the ideal mixture needs to be for the Pierce field. Many piles of dirt at Elementary school from the turf removed from the Pierce field. At the playground we discovered water just 6 feet down which is good for irrigation. LG – how much of the \$50,000 has been allocated for planning? EE – planning is still in the works and the final number is not yet known.

EE – an outside group must be sponsored by the school or the Recreation committee to use the fields. Other organizations have yet to be solicited but Youth football has donated an emblem for the center of the field. The “Use committee” will determine the cost of maintenance and will charge different users the cost of maintenance. RL put a lot of work into the project and with helping plan for the finances.

Agenda Item 4 – St. Mary-Magdalen property Lakeview avenue

1. HJ – Deacon Barry Lloyd or Father Garik Thompson are the contacts 978-649-7315. This abuts the Sherburn property. 7.5 acres. Three house lots may be possible. They are asking \$700,000. A parish center is being constructed for which they need finances. They would like conservation property abutting this building. Walter Erickson is developing land and has donated a parcel that abuts this land as well as the Sherburn property.

**Motion – CC, WA 2nd to get an appraisal on the property. All in favor.
Motion Carries.**

Agenda Item 5 – Shur-fine and Campground

Motion that we to go into executive session to discuss the two properties and then to come out of executive session and adjourn. CC, WA 2nd. MR yes, HJ, yes, LG yes, CC yes KT yes EL yes WA yes.

Motion to adjourn made by CC, 2nd by WA at 9:30. Passed unanimously

The next meetings of the CPC will be August 30, 2006 at 7:00PM.