

Date: December 6, 2010

*Date Minutes Approved: December 13, 2010, to remain sealed until the need for confidentiality has past.
Date Minutes Released: 04-30-12 (upon approval of 02-27-12 Exec. Session Minutes)*

**BOARD OF SELECTMEN MINUTES
EXECUTIVE SESSION (REAL PROPERTY)**

Present: Shawn Dahlen, Chair; Elizabeth Sullivan, Vice-Chair, and Christopher Donato, Clerk (arrived a few minutes into the session).

Absent: No members were absent.

Staff: Richard MacDonald, Town Manager; and C. Anne Murray Administrative Assistant.

VOTE TO ENTER EXECUTIVE SESSION

At 6:31 P.M., Ms. Sullivan moved that the Board enter Executive Session in order to consider the purchase, exchange, lease or value of real property since an open meeting may have a detrimental effect on the Town's negotiating position, and to reconvene in Open Session immediately afterward, in accordance with Massachusetts General Laws Chapter 30a, Section 21, Paragraphs 6. Second by Mr. Dahlen.

Mr. Dahlen, as Chair, declared that an open meeting may have a detrimental effect on the Town's negotiating position, and therefore it was appropriate for discussion to be in Executive Session.

Roll Call Vote: Ms. Sullivan—aye; Mr. Dahlen---aye. (*Mr. Donato arrived shortly after the vote.*)

EXECUTIVE SESSION (REAL PROPERTY)

Others Present:

Mr. Joe Grady, Conservation Administrator;

Ms. Holly Morris, Chairman of the Community Preservation Committee (CPC)

Ms. Pat Loring, Member of the Community Preservation Committee (CPC)

Tonight's Executive Session is to update the Selectmen on two properties being considered for purchase. It had been hoped that the Purchase & Sale Agreements would be ready for the Selectmen's signatures, but they are still being reviewed.

Property #1: Blairhaven Property, 23 Howlands Landing Road (adjacent to Howland's Landing)

Mr. Grady showed the property's location on a map and gave an overview of the property, including the following:

- Property is located on the waterfront adjacent to Howland's Landing.
- CPC has voted to endorse the purchase.
- Would be a recreational purchase; not an open space purchase, and therefore will not require conservation restriction.
- Purchase would also include buildings and structures that are on the property. One of the buildings would be recommended for demolition. The second building is a house that was renovated several years ago.

- Purchase price is \$3 million. Ms. Morris indicated that in anticipation of the incidental expenses (such as demolition of the one structure, improving parking area and design costs to do so, and/or repair of the ramp) she would recommending that in the motion on the article the CPC funding be set at \$3,150,000 to cover any incidental expenses.
- Anecdotaly it was mentioned that there is a story that John Alden allegedly proposed to Priscilla Mullins under the cedar tree, which is on the waterfront of this property. That will have to be researched further.

The consensus of the Board was that this is a prime property and that they support the purchase as indicated in their vote during the November 1, 2010 Executive Session.

Property #2: Koplovsky property (property ID: 082/020 029 011)

Mr. Grady displayed a map which showed the property and provided an overview, which included the following:

- Property fronts on Summer ST and is woodlands with a reservoir.
- It is 29 acres, located on Rte. 53, which abuts other Town-owned parcels
- It links other open space for wildlife corridors and /or trail connections.
- It encompasses surface waterways and riparian areas along an unnamed river, which feeds into the South River.
- The CPC voted to support this purchase as it fulfills some of the criteria of the 2008 Open Space and Recreation Plan. In an effort to reduce the price the deal being negotiated would leave the owner with buildable portion of uplands.
- Purchase price has been negotiated as \$427,500 plus associated costs.

The consensus of the Board was in favor of this purchase.

Ms. Morris mentioned that it is anticipated that they will have \$3.2 million in the CPC account by the year's end, but at this time it is difficult to be more precise on the figures as the CPC does not know what the State's match will be. She noted that at the moment there is a total estimated expense of \$4.2 million with various projects under consideration for the 2011 Annual Town Meeting. These purchases would qualify for borrowing, if that is determined to be an optimal solution.

END EXECUTIVE SESSION

At 6:53 PM, Ms. Sullivan moved to end Executive Session and to reconvene in Open Session. Second by Mr. Donato. Roll Call Vote: Ms. Sullivan---aye; Mr. Dahlen---aye; Mr. Donato---aye.

LIST OF DOCUMENTS

- 1) *A draft of the proposed Purchase and Sale Agreement for the Blairhaven property at 23 Howlands Landing Road.*
- 2) *Memorandum from Joe Grady, Conservation Administrator to the Board of Selectmen dated December 6, 2010 regarding Land Acquisition: Koplovsky property.*
- 3) *Map showing the Koplovsky property (Parcel ID 082/020 029 011)*