

**Board of Selectmen's Minutes  
Finance Committee Minutes  
Town Building Committee Minutes**

**March 28, 2018**

**Town Hall Stage, 2nd Floor, 30 Martin Street**

Present: Board of Selectmen Chair Lisa J. O'Donnell  
Selectman David A. Doane  
Town Administrator Brendhan Zubricki  
Town Counsel Katie Klein  
Selectmen's Assistant Pamela J. Witham

Finance Committee Chair Michelle Dyer  
FinCom Member Rob Fitzgibbon  
FinCom Member Michael Flynn  
FinCom Member Richard Ross

Town Accountant Virginia Antell

Town Building Committee Chair Lisa J. O'Donnell  
TBC Member Westley Burnham  
TBC Member Nat Crosby  
TBC Member Dan Doucette  
TBC Member Peter Levasseur  
TBC Member Peter Silva

**Executive Session I**

At 7:03 p.m., citing the need to discuss the possible purchase, exchange, lease or value of real property relative to a future site for a public safety facility; Board of Selectmen and Town Building Committee Chairman O'Donnell entertained a motion to move to Executive Session. She stated that discussing this matter in Open Session would be detrimental to the Town's negotiating strategy, and invited the Town Administrator, Town Counsel, and Finance Committee members Rob Fitzgibbon, Michael Flynn, and Richard Ross to attend the Executive Session. She also stated that the Board and the TBC would be returning to Open Session when FinCom Chair Michelle Dyer joined the meeting. The motion was moved and seconded. Following unanimous Roll Call Votes of the two public bodies, the Board, their Assistant, the Town Administrator, Town Counsel, the TBC, the Town Accountant, and three FinCom members moved to Executive Session.

*Purchase, exchange, lease or value of real property relative to a possible future site for a public safety facility:* Chairman O'Donnell updated those present on the negotiations to purchase the Village restaurant property.

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Michelle Dyer arrived at 7:20 p.m. and a motion was made and seconded to return to Open Session. After unanimous Roll Call Votes of the Selectboard and the TBC, the Selectboard, their Assistant, the Town Administrator, Town Counsel; Town Building Committee members Westley Burnham, Nat Crosby, Dan Doucette, Peter Levasseur, and Peter Silva; the Town Accountant; and FinCom members Rob Fitzgibbon, Michael Flynn, and Richard Ross returned to Open Session.

**Executive Session II**

Chairman O'Donnell and Chairman Dyer cited the need to again discuss the possible purchase, exchange, lease or value of real property relative to a future site for a public safety facility; and entertained a motion to move to Executive Session. They stated that discussing this matter in Open Session would be detrimental to the Town's negotiating strategy, and invited the Town Administrator, Town Counsel, and the Town Accountant to attend the Executive Session. They also stated that the Board, the FinCom, and the TBC would be returning to Open Session only to adjourn the meeting. The motion was moved and seconded. Following unanimous Roll Call Votes of each public body, the Board, their Assistant, the Town Administrator, Town Counsel, the TBC, the Town Accountant, and FinCom members moved to Executive Session at 7:21 p.m.

Chairman O'Donnell continued her update regarding the appraisals of the Village Restaurant property. Several in attendance deliberated over the merits of the seller's appraisal versus the Town's appraisal. All agreed that both appraisals were within the expected range that some FinCom members had separately calculated using their own professional backgrounds. All also agreed that figures in the two appraisals are effectively within 6.25% of each other, when the likelihood of the best possible outcome of meeting in the middle is concerned. Generally, those assembled agreed that the tremendous benefit that the property represents to the Town far outweighs the relatively small price gap, especially when viewed over the long-term future. Following the discussion, a motion was made and seconded to approve the purchase of the property at the \$2.4 million asking price. The motion was unanimously voted in a Roll Call Vote by the FinCom and the TBC. (The Selectboard had previously voted to approve the purchase on March 26.)

Next, Mr. Zubricki reviewed the proposed ballot language and the articles for the Annual Town Meeting Warrant regarding the purchase of the property. It was agreed by all that they would focus on acquiring the property and erecting a Fire Station. When the Fire Station is moved to the new building, the old building will be repaired and renovated to house the Police.

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Also, all agreed that none of the appraisal or other background documents will become public until further notice and that dissemination of the documents or discussion of their details is to be avoided at this time.

There being no further business requiring an Executive Session, a motion was made and seconded to return to Open Session. Following a unanimous Roll Call Vote, the Board, their Assistant, the Town Administrator, Town Counsel, the FinCom, the Town Accountant, and the TBC returned to Open Session at 8:26 p.m.

Prepared by: \_\_\_\_\_  
Pamela J. Witham

Attested by: \_\_\_\_\_  
David A. Doane