

MINUTES  
BOARD OF SELECTMEN

MAY 14, 2010

Meeting called to order at 5:00 P.M. at Town Hall.

**Present** Elizabeth A. Gorski and Chairman Donald N. Greaney

**Absent** William H. Darke

Also present at the meeting were Water/Sewer Commissioners Adams and Sheehan and Conservation member Carl Keene. Planning Chairman Walter Sorenson arrived toward the end of the meeting.

The Selectmen requested Dempsey meet with them in order to discuss the town's pending purchase of the Webster property on Wood Street. The Selectmen had approved a plan presented to them by Dempsey at their meeting last Monday evening but had not been told at that time that the plan was different than the plan that had been used for appraisal purposes. Instead of the town receiving property frontage on Wood Street of close to 300 +/- feet, the plan had been drawn to give the Websters approximately 465 +/- feet of frontage which in turn would allow them to have appropriate frontage for their existing multi-family home and an additional ANR lot of land if they chose to subdivide later.

Chairman Greaney told Dempsey that when he showed the Selectmen the plan at their meeting on Monday evening (for the first time) Dempsey told them the Websters had made a little change to the property line; that they needed more frontage to go with the family house. Greaney said it's his understanding that they went to the Planning Board and cut off a new house lot; that it now looks like something totally different has happened and the Selectmen are concerned.

Dempsey told the Board that when he began speaking with David Webster in 2008 the Websters intentions were to sell 62 acres; that when the town was getting it appraised the appraiser worked from former plans that Eiras had submitted and that the land would have to be surveyed to determine the lot lines. Dempsey told the Board that he doesn't understand what the impression was of what the town was buying. Chairman Greaney read Attorney Eichman's email to Dempsey, a copy of which is attached hereto and made a part of these Minutes. Dempsey suggested the town would be foolish not to buy the property because of the frontage change.

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Selectman Gorski told Dempsey a lot of the confusion is because we get information at the last minute or late and we should not have to deal with last minute. Sheehan and Adams were interested in whether the water tower would be affected by this issue and Dempsey replied that this will not affect the water tower. Dempsey also suggested that the State will be upset with Groveland if we tell them we're not buying the property and have to return the grant.

Chairman Greaney asked Dempsey to contact the appraiser and find how the change to the frontage changes the appraised value. He also told Dempsey to contact Webster and ask him to go back to the original plan. Greaney told Dempsey that although Selectman Darke wasn't present he had told the Board's Assistant that he wants the land the town plans to buy to have frontage on Wood Street as was shown on previous plans given to the appraiser and, if that is not possible, he would not be in favor of purchasing the property.

Moved Gorski, seconded Greaney, and it was

**VOTED:** To rescind the vote taken on Monday, May 10, 2010  
approving/accepting the plan of land of Webster.

Selectman Greaney asked Dempsey to come to the Board's meeting on May 24, 2010 to update the Selectmen on this matter.

There being no further business to come before the meeting, moved Gorski, seconded Greaney, and it was

**VOTED:** To adjourn.

Adjourned at 6:02 P.M.

Respectfully submitted,

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Nancy Lewandowski  
Administrative Assistant