

MINUTES
BOARD OF SELECTMEN

JUNE 16, 2010

Meeting called to order at 6:30 P.M. at Town Hall.

Present Elizabeth A. Gorski, William H. Darke and Chairman Donald N. Greaney

Webster property-Wood Street

David Webster had requested an appointment with the Board to speak about the potential sale of his family's land on Wood Street. Webster thanked the Board for allowing him the opportunity to speak and told the Board he had watched the Board's previous meeting and discussion on this property and wanted the opportunity to try to clear up some issues. Also present at the meeting were Mike and Jan Dempsey.

Webster told the Board that he met with Dempsey and Essex County Greenbelt representative to learn about the process for selling the family land to the town; that he had been told by Planning Chairman Sorenson to contact Dempsey in December, 2008.

Webster stated Dempsey told him several times that he didn't care how much frontage the town would receive; that he was concerned with the acreage; that they had their Engineer draw the plan and send it to Dempsey and Webster stated he asked Dempsey via an email whether he needed to check with anyone else or if it was a go and that he was told that it's a go based on his (Dempsey's) review. Dempsey responded that the concern with the acreage was due to the grant requirements.

Chairman Greaney told Webster that the town had an appraisal done two years ago when you first came to Dempsey and it was based on the Eiras plan; that the May 6th plan shows you took away two house lots at a value of \$275,000 each; that it's still \$150,000.00 less than what the townspeople had in their hand at Town Meeting. Webster suggested that town counsel rejected the Eiras plan. Webster told the Board his parents have spent \$9,000 in legal fees.

Webster was told that the Selectmen have never pulled the plug on buying the property. That the appraisal was for \$1.25 million, \$300,000 of that a gift, then the lot lines changed and the selling price was the same, then he dropped the price \$50,000. Greaney told Webster the Selectmen are trying to make the deal work but the plan has to be the way it was originally appraised. Darke asked Webster if he was willing to sell the land the way it originally was and Webster stated yes. Darke told Webster that if the appraised value is now \$150,000 less than we should offer the \$800,000 for the land as it now appears on the plan or

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go back to the original \$950,000 plan. Webster told the Board his family always wanted some additional land for the family home and suggested 75 to 100'.

Webster was told that the town has been contacted by an attorney representing Charles Eiras asking for documents relative to the purchase of the Webster property; that the lawyer represented that Mr. Eiras still has an interest in the property under the Purchase & Sale Agreement signed by him and the Websters and recorded in the Registry of Deeds office in Salem, MA.

Selectman Gorski told Webster she is very concerned about the Eiras claim.

Webster was told the Board needs a plan for what we thought we were buying for \$950,000 and it needs to be sure Eiras is out of the picture. Webster responded that his parents have spent over \$15,000 to date. He told the Board that he has enjoyed working with Mike Dempsey.

Selectman Darke told Webster the Selectmen want the property; that Webster's threat of litigation left a bad taste in their mouths and that before tonight he was not sure Webster was acting in good faith but feels differently tonight. Webster told the Board it should have checks and balances between them and their representative in the future to make things easier.

Dempsey told Webster he can arrange for a meeting with the Planning Board to review and approve the redrawn ANR and the Selectmen agreed to meet whenever needed. Webster was told that he needs a corrected plan and the Board needs to be sure that Eiras is out of the picture if the sale is going to happen.

Adjournment

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

VOTED: To adjourn.
Adjourned at 7:45 P.M.

Respectfully submitted,

Nancy Lewandowski
Administrative Assistant