

MINUTES  
BOARD OF SELECTMEN

JUNE 29, 2010

Meeting called to order at 7:30 P.M. at Town Hall.

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

The purpose of the meeting was to meet with CPC Chairman Mike Dempsey and possibly David Webster to receive two Releases and the final revised ANR plan so that the town could finalize the purchase of 62 +/- acres on Wood Street owned by the Raymond and Ruth Webster. Town Meeting had voted to purchase the property and the State had awarded a land grant of up to \$500,000 toward the purchase price of \$950,000. The Selectmen received a letter on June 6<sup>th</sup> from an attorney representing Charles Eiras who previously held a Purchase and Sale Agreement on the property. The P&S with Eiras did not contain a closing date and Mr. Eiras had recorded the P&S at the Registry of Deeds a number of years ago.

David Webster had given the Selectmen a copy of various letters and Purchase & Sale Agreements between Eiras and his family at the June 16<sup>th</sup> Selectmen's meeting and these documents were forwarded on to town counsel that evening for opinion. Upon review by counsel the Selectmen and Webster were informed that the town would need to receive two separate Releases from Eiras to protect the town from legal issues. Town Counsel also verified with the State office awarding the grant that they would not reimburse the town until they were assured that the title to the property was clear (Releases needed to be provided and recorded). Mr. Webster was informed of the problem and had been asked to provide the town with the Releases. On Friday, June 25<sup>th</sup> Mr. Webster was sent a reminder email of the need for the town to receive the two Releases no later than June 29<sup>th</sup> so that town counsel could review and, if found to be acceptable, the documents could be drawn and the closing held on June 30<sup>th</sup>, 2010 which was the last possible date to close to meet the grant requirements.

At 7:50 P.M. Mike Dempsey arrived at the Selectmen's meeting and informed them that it was his understanding that Webster was unable to get the Releases from Mr. Eiras and that the purchase could not go through due to the cloudy title. Dempsey stated he had emailed Webster earlier in the day and asked him to call the Board's Assistant to update her but a call was not received.

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Upon motion duly made by Darke, seconded by Gorski, it was

**VOTED:** That the Board's Assistant inform Town Counsel that the Releases have not been received and authorize Counsel to send the appropriate letters to the Websters and the State informing them that the town will not be purchasing the Wood Street property.

In other business,

Moved Gorski, seconded Darke, and it was

**VOTED:** That Chairman Greaney sign the formula grant forms for the Council on Aging.

The Selectmen asked their Assistant to speak with the Town Clerk and ask that she provide the Board with information regarding the 2010 Town Election and other issues she has previously expressed concern about.

**Adjournment**

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

**VOTED:** To adjourn.  
Adjourned at 8:00 P.M.

Respectfully submitted,

Nancy Lewandowski  
Administrative Assistant