



TOWN OF MEDWAY
WATER & SEWER COMMISSION
MEDWAY, MASSACHUSETTS

Commissioners

Cranston Rogers, Chair
Robert Wilson, Member
Peter Gluckler, Member

Meeting Minutes

June 18, 2012 – 6:30pm
Medway Public Library – 1st Floor Conference
26 High Street, Medway MA

Present: Chan Rogers, Peter Gluckler, Robert Wilson, DPS Deputy Director David D'Amico, and Business Manager Sarah Pawluczzonek.

Executive Session

Robert Wilson made a motion to open executive session to discuss the matter of real property with no intention of returning to open session.

Peter Gluckler seconded.

Motion approved, unanimous vote, 3-0.

Roll Call Taken.

Chan Rogers – Yes
Robert Wilson – Yes
Peter Gluckler - Yes

Sarah Pawluczzonek handed out a letter from abutters, an appraisal, and a second appraisal cost estimate.

David D'Amico explained that the land sale is for driveway access at the Town-owned property at 35 Lovering Street. This portion of land would allow them access to their landlocked parcel behind it. An appraisal was performed by a consultant and paid for by the interested buyers Ray and Nancy Lennon and was determined to have a value of \$10,000.

Chan Rogers felt that that amount seemed low and should be challenged.

David D'Amico said that the Board of Selectmen also felt the estimate may be incorrect and so Tom Holder, the Director of Public Services is having a second appraisal done by Crosse White Property Advisors, and their cost for services came back at \$2,500. They had an appraisal theory that suggested the intrinsic value of the property is higher for the Lennon's than any other buyer and would evaluate it with this in mind. There have been instances where the Town has purchased land which was appraised in this same manner.

Peter Gluckler asked why the Town wanted to sell this piece of property.

David D'Amico said it was only because the Lennon's made the request and the fact that we do not really need it that we are considering the sale. The DEP has also been contacted and has no issues with the potential sale, however we need to get their official approval. We will still be retaining our rights through an easement to maintain our infrastructure there. The letter from the abutters is because they are upset about the development and the effect on their properties. We have communicated to them that this is only a land sale, and the development itself will have to get through the Planning and Economic Board, where abutters will have the ability to register their concerns.

Peter Gluckler asked why the Water/Sewer Commissioners were even being asked to approve this.

David D'Amico explained that what we are seeking is your approval for the Board of Selectmen to negotiate for the sale of the piece of land.

Sarah Pawluczonek explained that Town Council recommended that we get the Water/Sewer Commissioners vote.

David D'Amico stated that it may be due to the fact that this is a water and sewer revenue source.

Robert Wilson made a motion to approve the Board of Selectmen's negotiation of the land sale at 35 Lovering Street.

Peter Gluckler said he felt that they needed more information first. He did not feel it was made clear as to the reason for this Board's involvement.

Robert Wilson agreed that the Board's authority is in rate setting not in the sale of land.

Peter Gluckler made an amendment to this motion that the approval be contingent upon the Town Council explaining what role the Water/Sewer Commission has on making this approval.

Chan Rogers seconded.

Motion approved, unanimous vote, 3-0.

At 7:08pm Robert Wilson made a motion to adjourn the meeting.

Peter Gluckler seconded.

Motion approved, unanimous vote, 3-0.

Roll Call Taken.

**Chan Rogers – Yes
Robert Wilson – Yes
Peter Gluckler - Yes**

Respectfully submitted,

**Sarah Pawluczonek
Executive Assistant
Department of Public Services**