

BOARD OF SELECTMEN AND SEWER COMMISSIONERS
6:45 PM EXECUTIVE SESSION
ROOM 204
October 15, 2018

Present: Town Manager John Mangiaratti, Katie Green, Joan Gardner, Jon Benson, Janet K. Adachi, and Lisa Tomyl Recording Secretary. Nina Pickering Cook, Town Counsel

Absent: Peter J. Berry

JM – after 9-17 Executive Session asked by the board to contact Stop and Shop Corp, the owners of the K-Mart parcel, to inquire of their plans for the parcel with K-Mart's lease expiring in April, 2021. Reported Stop and Shop intends to keep the parcel in their real estate investment portfolio and has no plans for the future development of the parcel. Stop and Shop inquired whether the town plans to change the zoning to mixed-use. Stop and Shop has received inquiries from developers on the status of the parcel.

KG-- Wants to know the interest of the Board with respect to purchasing the property.

JA – skeptical about buying plaza. Don't want to see us stuck with a large piece of property. There would be long discussions about what to do with the property. Not looking to proceed with purchasing the property – would work with a developer with the property. Would feel OK releasing the appraisal to the public.

JG – purchasing the property doesn't believe fits in with the capital plan given the current projects moving forward in town.

JB – if we own the property we could control the development of the property but we do hold several good cards short of buying the property. So long as the zoning remains commercial a developer cannot build a large residential complex on the property. Two significant 40B projects (Avalon II and Powder Mill) should receive comprehensive permits in 2019, the first of which puts the Town in the 40B the safe harbor permitting the ZBA to deny subsequent comprehensive permits. . Be aware as well that the KMART parcel is also zoned for up to 20 single family homes and Stop and Shop could replace K-Mart with another big box discount store. Should release the appraisal.

KG – agree to not move forward in purchasing the property.

NPC ■ [REDACTED] = [REDACTED]
[REDACTED] = [REDACTED]

JG – move release appraisal in open session, JA second.

Roll call:

Ms. Adachi, aye

Ms. Green, aye

Ms. Gardner, aye

Mr. Benson, aye
JG – moves to exit executive session, JB second.

Roll Call:

Ms. Adachi, aye
Ms. Green, aye
Ms. Gardner, aye
Mr. Benson, aye

Respectfully submitted,

Lisa Tomyl, Recording Secretary

Jon Benson, Clerk