

BOARD OF SELECTMEN AND SEWER COMMISIONER'S MEETING

December 21, 2015
Francis Faulkner Room 204
Executive Session 6:00 PM

Members Present: Katie Green, Janet Adachi, Peter Berry, Chingsung Chang, Town Counsel Nina Pickering-Cook, Steven Ledoux, and Lisa Tomyl, recording secretary. Absent: Franny Osman

Walker Realty

- A. Chair: "I will ask the Board for a motion to enter executive session to the purchase, exchange, lease or value of real property."
Mrs. Adachi: "So moved."
Mr. Chang: "Second."
- B. Chair: "Before the roll call vote to enter executive session, let me state that:
 1. "In the executive session, the Selectmen will discuss with Town Counsel negotiations for the purchase and sale agreement for the property located at 348-364 Main Street currently owned by Walker Realty, and discuss the purchase of the property located at 176 Main Street."
- C. Chair: "Would the clerk please call the roll."
Mr. Chang, Ms. Green, Mr. Berry, and Ms. Adachi present.
- D. Chair: "At the conclusion of the executive session, the Board will reconvene in open session."

Main Street Property - Ms. Pickering-Cook [REDACTED]

[REDACTED] A&K recommendations:-

- 1) [REDACTED] n
- 2) [REDACTED]
- 3) [REDACTED]
- 4) [REDACTED] = [REDACTED]

- 5) [REDACTED] = [REDACTED]
- [REDACTED]
- [REDACTED]

Real estate attorney Ryan Pace [REDACTED]

6) [REDACTED] = [REDACTED]
Ms. Pickering Cook [REDACTED]

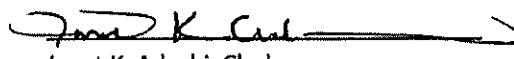
[REDACTED] A+K recommendation is [REDACTED]

176 Central Street Property – Owned by William Chisholm, 11.49 acres. Developer Marsh has acquired permit under MA wetlands protection law, had several continuances regarding hearing under local wetlands protection bylaw. Appraisal 410K with driveway. The driveway needed to be able to allow a fire truck to drive on it.. Town offered 300K, Marsh said client wants no less than \$500,000. Since then Marsh has communicated with Natural Resources Director Tom Tidman , said plan to withdraw the application for local wetlands permit, pursue Chapter 40B development. Cemetery Commission offered \$65,000 Leaving 25K gap. Cemetery Commission would like the Town to obtain the property. Mr. Berry noted 1.9M in Community Preservation Act Open Space fund, with plan to add 450K, and that parcel an important piece of property for the Open Space Committee. Board recommends moving forward with \$410,000 offer.

Mr. Berry move to come out of Executive Session, Mr. Chang seconded. All Ayes (4-0)

Respectfully submitted,

Lisa Tomyl, Recording Secretary


Janet K. Adachi, Clerk