

Approved 8/6/16 Bas Htg
Not Released: _____

Selectmen' Meeting
Tuesday, May 10, 2016
Selectmen's Meeting Room
Executive Session - 9:42 p.m.

Approved
Released on: 10-3-17

The meeting was called to order by roll call vote at 9:42 p.m. for the purpose of discussing the deployment of security devices or strategies with respect thereto and to consider the purchase, exchange, lease or value of real property – Greenbush as the chair so declared an open meeting would have a detrimental effect on the negotiating position of the public body.

The following members were present: Anthony Vegnani, Chair, Martin O'Toole, John Danehey, Shawn Harris and Maura Curran.

Maura Curran	aye
Shawn Harris	aye
John Danehey	aye
Marty O'Toole	aye
Anthony Vegnani	aye

Update on Drug Activity and Police Department Activities Related to Same

Chief Stewart met with the Board to update members on recent drug activity and the department's responses, challenges and issues. He stated that heroin use is now not as prevalent as the use of Fentanyl which is now the #1 drug of choice being a synthetic imported from Mexico. It is three to five time stronger than fentanyl. The challenge for the Department is getting addicts into treatment so they can get the help they need but to also enforce against drug dealers.

The other increase he is seeing is in the use of synthetic marijuana –it can help avoid drug testing but is also hallucinogenic. The Massachusetts Chiefs of Police Association and the National Association want stronger regulations against synthetic marijuana. The Department works closely with the courts and Judge Bradley understands the balance of helping addicts and the needs of police departments in conducting field sobriety tests. The work of the Department is often hampered because many people they arrest are informants in other communities and larger urban areas such as Brockton take precedence over smaller towns like Scituate.

Selectman Curran inquired if the School Department was able to send out information about these types of drugs and chief replied that it did a good job of getting the word out there.

Sale of Land – Greenbush

Members discussed the request from the MBTA to sell a piece of town land to it so it could sell a portion of the Greenbush parking lot area with this land included for a potential development on

April 22 Selectman Danchev and Ms. Vinchesi met with the real estate personnel from the MBTA to discuss its interest in acquiring this land. An earlier bid without the land resulted in no successful project and the MBTA believe the Town's acreage added to the RFP would be an asset in marketing the property and result in better bids and projects long term. The revenue to the Town would be determined as a percentage of the total value of the land and an appraisal was requested at the April 22 meeting. Some of the questions members had were:

- 1) Why buy it?
- 2) What is the land worth?
- 3) Could this land be traded for other MBTA land?
- 4) Could the transfer station be located and this land used eventually for other economic development purposes.
- 5) What else could be achieved in the best interest of the Town?

Ms. Vinchesi also mentioned that Mr. Bangert reminded her that the MBTA still owed the Town several items from the original construction of the train line, including but not limited to:

- Several land easement transfers listed in the MBTA Mitigation Agreement have not occurred.
- Despite repeated requests the Town's engineering department has never received "as-built" drawings for the sewer interceptors installed by the MBTA's design construct firm.
- The Town also seeks clarification on Paragraph 6.4.14 of the Mitigation agreement relative to air rights.

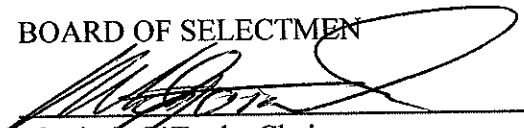
After some additional discussion the Board was amenable to selling the parcel to the MBTA but that it was contingent upon town meeting approval and that the financial terms needed to be agreeable to the Town.

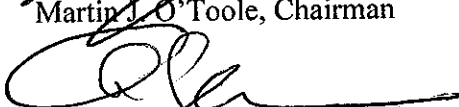
The Board voted on a motion by Selectman Curran, seconded by Selectman Harris, to adjourn the meeting at 10:34 p.m.

Patricia Vinchesi
Recorder

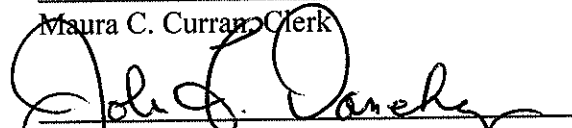
Board of Selectmen Executive Session Meeting Minutes for May 10, 2016


BOARD OF SELECTMEN



Martin J. O'Toole, Chairman

Anthony V. Vegnani, Vice Chairman

Maura C. Curran, Clerk

John F. Danehey

Shawn Harris

Lorraine Devin

From: Patricia Vinchesi
Sent: Monday, April 25, 2016 1:35 PM
To: Lorraine Devin
Subject: FW: Greenbush Station Next Steps
Attachments: Greenbush Scituate Appraisal Update.pdf

For May 10 Executive Session packet=CONFIDENTIAL

From: Travaline, Mike [<mailto:Mike.Travaline@am.jll.com>]
Sent: Monday, April 25, 2016 12:42 PM
To: Patricia Vinchesi; Danehey John
Cc: Agnew, Zoe; Thomas Cox
Subject: Greenbush Station Next Steps

Hi Patricia and John –

Thanks very much for meeting with us on Friday. It was an informative and productive meeting and I think we have a clear path forward. I have attached the appraisal that we received in March to this e-mail. I believe one of the remaining issues was how the Town would be paid. The combined parcels are valued at \$1,660,000. On a price per square foot basis, the Town would be owed \$221,933.40 for their parcel if we received a bid that met the \$1.66 million number. We are open to discussing how the Town would like to be compensated and think it would be beneficial if we came to an agreement sooner rather than later.

Please let us know if you need anything else from us before the May 10th vote. We are ready to meet the timetable to make sure a vote at Town Meeting happens and want to provide you with any necessary material to ensure that this happens.

Please feel free to reach out to me through e-mail or phone if you have any questions.

Thanks,
Mike

Mike Travaline
Sr. Analyst, Public Institutions
One Post Office Square
Boston, MA 02110
O: 617-531-4241
C: 617-413-0732
F: 312-938-2727