

Board of Selectmen Executive Session Meeting Minutes

Tuesday, October 6, 2020

Meeting Conducted via ZOOM Remote Participation due to COVID- 19 Emergency

Remote Participation by: Ms. Canfield, Chairman, Mr. Vegnani, Vice Chairman, Ms. Connolly, Ms. Curran, Mr. Goodrich

Also remote participation by: Mr. Boudreau, Town Administrator

EXECUTIVE SESSION:

1. To consider the purchase, exchange, lease or value of real property – Lions Head/Bleakie Farm
Ms, Canfield, the Chair declared that an open meeting may have a detrimental effect on the negotiating position of the governmental body to consider the purchase, exchange, lease or value of real property – Lions Head/Bleakie Farm. The board will move into executive session and not reconvene in open session.

Move that the Board of Selectmen go into executive session at 10:47 p.m. to consider the purchase, exchange, lease or value of real property – Lions Head/Bleakey Farm and the board will not reconvene in open session. Motion by Mr. Vegnani second by Ms. Curran Unanimous Vote (5-0)

Roll Call Vote:

Canfield yes

Vegnani yes

Connolly yes

Curran yes

Goodrich yes

Ms. Canfield said there has been extensive activity at the Bleakie Farm on Border Street. There are three parcels in play. The home, the east field and the west field held in 61A, the agricultural designation. Should the property be sold and removed the town of Scituate has a right of first refusal. CPC, the Gulf Association 501c3 has been in existence for a long time along with the Trustees of the Reservation. The reason the board needs to discuss this is the property is going to come up very quickly. The town can get the property from the owner with the right of first refusal or we get an appraisal and make an offer. If a developer purchases the property it would be at least a year kept in 61A, pay the roll back taxes and develop the land. The town has 120 days to exercise its right of first refusal or assign it to an authority authorized to act on behalf of the town.

Does the board feel that this is a priority for us to consider for us to acquire for conservation. Ms. Curran said yes, she'd hate to see the lots developed. It is on the market for \$6.5M. East lot \$2.5M, West lot \$4M and home \$2.9M. There is an offer on Mrs. Bleakie's property now. Mr. Vegnani doesn't know how we would pay for it but it is a beautiful property. Mr. Goodrich and Ms. Connolly said it is worth having a conversation about the property. Ms. Canfield would like to be prepared when the offer comes in. CPC could contribute \$1-1.5M in theory, the Gulf Association priority is the west field and private fundraising would be required. The Trustees of the Reservation are interested in all of the property including the house. Everyone will keep working on it and the desire to keep this property. The questions for the Board of Selectmen is if we go to Town meeting we will need an appraisal and we need to respond to an offer within 120 days should we consider getting the appraisal sooner rather than later. They will need to come to the Town for the wetlands and conservation commission.

Ms. Curran would love to protect and have it but she doesn't think we have the means. If we need the appraisal to partner with someone then we could consider it. The appraisal would cost between \$1000-\$5000. Mr. Vegnani asked if the CPC admin fee would pay for the appraisal. The application is before CPC right now.

The Selectmen would like to have the appraisal done.

Motion to adjourn the Executive Session meeting at 11:30 p.m. by Ms. Curran second by Mr. Vegnani Unanimous Vote (5-0)

Roll Call Vote:

Canfield yes

Vegnani yes

Connolly yes

Curran yes

Goodrich yes

Respectfully Submitted,

Lorraine Devin – Recorder

List of Documents for October 6, 2020 Board of Selectmen Executive Session Meeting

- Agenda
- Land's Vest Real Estate package Lion's Head Farm, Border Street, North Scituate

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BOARD OF SELECTMEN

Karen B. Canfield, Chairman

Anthony V. Vegnani, Vice Chairman

Karen E. Connolly, Clerk

Maura C. Curran

Andrew W. Goodrich