

Board of Selectmen Executive Session Meeting Minutes

Tuesday, December 1, 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:

Ms. Canfield, Chair said the board will go into executive session pursuant to purpose 6 of the Open Meeting Law to consider the purchase, exchange, lease or value of real property, known as *143 Border Street and 443-461 Chief Justice Cushing Highway*, and I declare that an open meeting may have a detrimental effect on the negotiating position of the Board of Selectmen in connection with this matter.

Move that the Board of Selectmen go into executive session at 9:53 p.m. pursuant to purpose 6 of the Open Meeting Law to consider the purchase, exchange, lease or value of real property, known as *143 Border Street and 443-461 Chief Justice Cushing Highway*, and declared that an open meeting may have a detrimental effect on the negotiating position of the Board of Selectmen in connection with this matter. 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

143 Border Street

There are three parcels for sale and the Town of Scituate has the right of first refusal. There is an offer coming in on the large parcel along the river and we have not received any documentation yet. The recommendation is to wait and see the offers that come in. Lot 14 conveyed to an abutter, Lot 15 sold to someone and still in 61a lot 16 is the subject of the notice received and is the house. The board decided we will not take any action at the moment.

443-461 Chief Justice Cushing Highway

This is the piece of land on route 3A heading down toward the reservoir. The planning board turned down duplexes being built. The project was turned down due to the sensitivity to the water supply. There is someone who wants to put 300+ units there and Mr. Boudreau told him it is too close to our water supply. Ms. Curran reached out to the realtor Keatingbrokerage.com listing who represents the family and they want to sell the property. They do have an offer that is over their asking price. \$1.5M is the selling price and assessed at \$1.254M with 15.28 acres of land. The Town of Scituate receives \$16K-\$17K annually in taxes. There is currently another land acquisition request before CPC in the West End. Mr. Goodrich asked to take whatever steps necessary to make sure the pond is part of our water source. The drinking supply is higher standards for

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builders. There is a developer from NJ that wants to do a friendly 40b like Avalon apartments. Mr. Boudreau said the family wants to see the entire lot sold. The board will need to decide if they want to see the area developed.

Ms. Curran suggested a part of the property could be carved out for the town to purchase to protect our water supply. The board discussed different options for the town. Derek Neilson is the broker from Rockland, MA and Ms. Curran requested a meeting with the owners. The Board will need to wait to hear back and discuss at a future meeting.

Motion to adjourn the Executive Session meeting at 10:36 p.m. by Ms. Curran second by Ms. Connolly 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 December 1, 2020 Board of Selectmen Executive Session Meeting

- Agenda
- Border Street, North Scituate
- Keating Brokerage.com listing 443-461 Chief Justice Cushing Highway

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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