

Board of Selectmen Executive Session Meeting Minutes

Tuesday, December 15, 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 and will not reconvene in open session.

**Move that the Board of Selectmen go into executive session at 9:55 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 and 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

**143 Border Street**

Notice of intent to sell – Lot 17, 143 Border Street Plan of Land 143 and 145 was received late yesterday afternoon from Attorney Kathleen M. O'Donnell, Esq. Mr. Boudreau said we don't have an interest in the house lot. Mr. Boudreau would like the town to have a deed restriction that they can't further subdivide the property rather than the Chapter 61 language. This is better than an affidavit from the buyer keeping it in Chapter 61. Ms. Connolly believes the town can put a conservation restriction on the property as an option. There are 17 acres and the potential buyer would like to build a house on 5 acres.

The Board invited Attorney O'Donnell to join the executive session. Ms. Canfield said to Attorney O'Donnell we did not know where the buyer is building the home. He will have to go through the permitting process. What is important to the community is that the property is protected. Mr. Boudreau said the town is not opposed to the buyer putting a house on the property. The town would like something more secure than an affidavit. Attorney O'Donnell said the town has the right to hold this until 90 days after the emergency. Attorney O'Donnell does not represent him but she recommends the town have a conversation with the potential buyer.

Adam Brodsky is the attorney for the buyer for Lot 17, 143 Border Street. Ms. O'Donnell would like the board to vote on the initial request at 143 Border Street. Mr. Boudreau said this can be added to the January 5, 2021 Selectmen meeting agenda to vote. Mr. Vegnani asked if there is anything else going on the other side of the street. Ms. Canfield said the broker indicated there are no offers at this time. Mr. Boudreau will speak with Attorney Adam Brodsky.

#### **443-461 Chief Justice Cushing Highway**

Ms. Curran composed a letter of intent. Mr. Boudreau wondered if this would be a good spot for the water treatment plant. There is a possibility that the plant could be put here and it is a viable location. We would buy it for municipal purposes and determine what we want to do with it. If the board decided we did not want to do that we could sell lots further up on Route 3A. We could purchase it to use for affordable housing. Ms. Curran said the next step is to get an appraisal. \$1.5M is the cost for the entire property. A new water treatment plant is estimated at \$30-\$40M. Ms. Connolly foresees a huge neighborhood backlash if a water treatment plant is planned there. She does see a modest amount of affordable housing while protecting the water supply. Mr. Boudreau said this property is not protected. Mr. Vegnani is more inclined to buy a piece of the property that we would want as a buffer. Mr. Boudreau said if we purchase the entire property it would be a sealed bid or public auction for the pieces we want to sell. Mr. Goodrich said we can't not do anything, we need to protect the water supply. Mr. Boudreau said it may be worth it to purchase it for municipal purposes. Mr. Boudreau said we need to draft a letter to the sellers that we are interested in purchasing the property for municipal purposes. The board feels it is an important piece of land. The board agreed Ms. Curran will draft a letter of intent to purchase the land. Mr. Boudreau will get the appraisal done.

**Motion to adjourn the Executive Session meeting at 10:41 p.m. by Mr. Vegnani second by Ms. Curran 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 15, 2020 Board of Selectmen Executive Session Meeting**

- Agenda
- Notice of intent to sell – Lot 17, 143 Border Street Plan of Land 143 and 145

## **Board of Selectmen Executive Session Meeting Minutes for December 15, 2020**

### **BOARD OF SELECTMEN**

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Karen B. Canfield, Chairman

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Anthony V. Vegnani, Vice Chairman

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Karen E. Connolly, Clerk

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Maura C. Curran

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Andrew W. Goodrich