

Board of Selectmen Executive Session Meeting Minutes

Tuesday, February 9, 2021

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 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 - 443-461 Chief Justice Cushing Highway. The board will not reconvene in open session.

Move that the Board of Selectmen move into executive session pursuant to purpose 6 of the Open Meeting Law at 10:27 p.m. to consider the purchase, exchange, lease or value of real property and the chair declares that an open meeting may have a detrimental effect on the negotiating position of the Board of Selectmen in connection with this matter - 443-461 Chief Justice Cushing Highway. The board will not reconvene in open session. Motion by Ms. Curran second by Ms. Connolly Unanimous Vote (5-0)

Roll Call Vote:

Canfield yes

Vegnani yes

Connolly yes

Curran yes

Goodrich yes

Ms. Curran said that we received the appraisal back for this property for \$1,350,000 and it has ten different lots on the property. We could approach CPC for the funds to purchase this land. The appraisal was paid for by the town and it was done by Gerard Hailer Real Estate Appraisal Services. Ms. Holt said there are several different grants for land acquisition. Mr. Goodrich said currently now any undrinkable water goes into our waste water treatment system. This is not what people do anymore and we can change this and help with the capacity on the sewer side. Ms. Holt said the grant would not apply if we built a plant on the property it is for protection of our water resources. Ms. Curran showed a picture of the assessor's map of the property. Lots 26 A, B & C are closest to the water. If we purchase the land for general municipal purposes you cannot sell off the other lots. Ms. Curran said we could use CPC funds for part of it and town funds for the remainder. Ms. Connolly said we cannot use CPC funds to build a water treatment plant. Mr. Boudreau said if you purchase it with water funds it is restricted to water use only. You could not then sell it off and build houses. Ms. Curran asked how we would fund the purchase of this property. Funding would be authorized with borrowing and who will pay it either water enterprise or tax levy. If it's tax levy you have a lot of options with the property. If purchased with regular town funds for municipal purposes some portion of acreage could be used for the water treatment plant. The appraisal would have to be proportioned appropriately. Mr. Goodrich said you could use the existing water treatment plant location to build a new treatment plant. Mr. Vegnani asked if we looked at alternative pieces of land that we own to build a new water treatment plant. Mr. Boudreau said we don't have enough land to build a water treatment plant. Mr. Vegnani's opinion is we need more facts. Ms. Canfield said this is a unique

opportunity. Mr. Goodrich said it is next to our water supply and would be a good spot for our water treatment plant. There are two RFP's that looked at two sites that Mr. Goodrich is reviewing. Ms. Curran asked if we all agree if this is a section of land the town should own. Mr. Vegnani said not unless we build a water treatment plant. Mr. Boudreau said he received a call from National Development about building there. Mr. Vegnani thinks we should just buy the land for the water treatment plant. Ms. Canfield asked Ms. Holt to look at options for purchasing this. Ms. Holt said we could do a capital exclusion and it would cost \$166 one time. It could be done through water enterprise also. Mr. Boudreau got an email from Congressman Lynch's office and asked if we need anything. Mr. Boudreau responded we needed a water treatment plant. The board asked Mr. Boudreau to speak with the owner and make an offer of \$1.3M. Ms. Curran will go back to CPC to pull it off their plate.

The Board of Selectmen made a motion to authorize the Town Administrator, Jim Boudreau, to offer \$1.35M on behalf of the town to purchase the property at 443-461 Chief Justice Cushing Highway. Motion by Ms. Canfield second by Ms. Curran Unanimous Vote (5-0)

Roll Call Vote:

Canfield yes

Vegnani yes

Connolly yes

Curran yes

Goodrich yes

Motion to adjourn the Executive Session meeting at 11:06 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 February 9, 2021 Board of Selectmen Executive Session Meeting

- Agenda
- Appraisal

Board of Selectmen Executive Session Meeting Minutes for January 19, 2021

BOARD OF SELECTMEN

Karen B. Canfield, Chairman

Anthony V. Vegnani, Vice Chairman

Karen E. Connolly, Clerk

Maura C. Curran

Andrew W. Goodrich