

**Select Board Executive Session Meeting Minutes**  
**Tuesday, July 20, 2021**  
**Select Board Hearing Room, 600 Chief Justice Cushing Highway**

In attendance: Karen Connolly, Chair, Karen Canfield, Vice Chair, Andrew Goodrich, Clerk, Maura Curran

Mr. Vegnani was not in attendance at the start of the meeting.

Jim Boudreau, Town Administrator

Cynthia Amara, Town Counsel, Murphy Hesse Toomey Lehan LLP

**EXECUTIVE SESSION**

**To consider the purchase, exchange, lease or value of real property - 0 Border Street**

The Board voted to enter into Executive Session at 6:00 PM and will reconvene in open session.

**Move that the Select Board go into executive session pursuant to purpose 6 of the Open Meeting Law to consider the purchase, exchange, lease or value of real properties, known as 0 Border Street, and we declare that an open meeting may have a detrimental effect on the negotiating position of the Board in connection with this matter. The board will reconvene in open session. Motion by Ms. Curran second by Mr. Goodrich Unanimous Vote (4-0)**

**Roll Call Vote:**

**Ms. Connolly yes**

**Ms. Canfield yes**

**Ms. Curran yes**

**Mr. Goodrich yes**

Ms. Amara said by November 5, 2021 the Town would need to vote this at the Fall Town Meeting and have the funding sources in place. The Board could make a different offer for the property. An offer was made previously for \$1.25M by another party and it was rejected. \$2.350M is the current offer to the buyer for the property. The current offer is for six house lots on the property. In the 61A process the offer is the value of the property. The value of the property is the highest or best use determined by zoning.

Ms. Amara said the board may decline its option to purchase, assign the option to purchase to a qualified entity, or exercise the option to purchase the property.

Mr. Vegnani joined the meeting at 6:13 p.m.

Ms. Amara said there is nothing to prohibit the town from ignoring 61A and put in an offer for the property.

CPC has the money to fund the project and they could. The Planning Board and Conservation Commission are entitled to give the Select Board their opinion on purchasing the property. There are meetings coming up and this will be on their agendas to discuss. If CPC votes to fund the whole amount they can go forward to Town Meeting. They could not exercise the right of first refusal. Ms. Amara suggests that input from the Planning Board should be considered and a Public Hearing will be required for the Select Board to vote.

There was \$150K raised by the Gulf Association to date to purchase this property. They plan to hold future fundraisers to obtain additional funds.

Mr. Boudreau said the town could appropriate the total amount and reduce it by the fundraiser amount or appropriate the money the town agrees to with the commitment by the fundraising entity.

CPC does not have to assess the value because it is already set by the Purchase & Sale price because it is an offer on a 61A property.

**Move to adjourn the Executive Session at 6:35 p.m. and reconvene in open session. Motion by Ms. Curran second by Ms. Canfield Unanimous Vote (5-0)**

**Roll Call Vote:**

**Ms. Connolly yes**

**Ms. Canfield yes**

**Ms. Curran yes**

**Mr. Goodrich yes**

**Mr. Vegnani yes**

Respectfully Submitted,

Lorraine Devin, Recorder

## **List of Documents for the July 20, 2021 Executive Session Select Board Meeting**

- Correspondence Kathleen O'Donnell, Esq. Notice of Intent to Sell – Parcel 6-1-3, 0 Border St.
- Waiver of Rights Under M. G.L. 61A Section 14, 0 Border St.

## Select Board Executive Session Meeting Minutes for July 20, 2021

### SELECT BOARD

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Karen E. Connolly, Chair

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Karen B. Canfield, Vice Chair

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Andrew Goodrich, Clerk

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Maura C. Curran

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Tony Vegnani