

**Board of Selectmen
Executive Session
Monday, April 27, 2015**

At 6:05 p.m. a Selectmen Newhouse opened the meeting. A motion was made by Selectmen Cimaglia and seconded by Selectmen Champoux to enter into executive session for the purpose of discussing real property issues since discussing the subject in open session would compromise the purpose for which the executive session is being called and further that upon the conclusion of the executive session the Board will reconvene in open session. By role call vote is was voted:

Selectmen McCoy – yes
Selectmen Cimaglia – yes
Selectmen Champoux – yes
Selectmen Newhouse - yes

(Selectmen O'Connell advised the Town Manager in advance that she would not participate in the executive session as a precaution over a possible perceived conflict of interest.)

Also attending the meeting were Michael Woods, Public Works Director and Paul Alunni, Town Engineer.

Town Manager Hull recapped his conversation with Rose and Lee Jackson on March 26, 2015. They sought a meeting with him to determine if the town is interested in purchasing their property at 67 and 69 Wildwood Street. The Town Manager advised them that there may be interest in the property depending upon the amount of usable space. He told them that he would investigate the site and speak with the Selectmen about the property. The Jacksons declined to state an amount of money they were seeking for the property but believe they can create 4 house lots on the property.

Mr. Hull noted that the upland available for use only constitutes about 1.25 to 1.5 acres of the 5.3 acre property. He indicated that it does not appear conducive for field space.

Paul Alunni described the parcels and noted that the maps appear to be largely accurate based upon his site survey done today. There is considerable areas of the property that are either within the 100 foot flood zone or within a border vegetated wetland (BVW). With onsite compensation for wetlands Mr. Alunni stated it is possible to establish about 150 cemetery lots along Wildwood Street and possibly another 200 lots back off of Wildwood Street along the easterly side of the property.

Mr. Alunni believes it may be possible to place 3 house lots on the property but 2 lots would need to be on Wildwood Street and the 3thrd house lot would be a hammerhead.

Selectmen Champoux asked if the area could be used for parking and whether that should be considered. The Town Manager stated that it depends upon the price being sought for the property. He noted that the existing high school project calls for limited parking on off of Wildwood Street near the site of the Gilbane construction trail.

Selectmen Newhouse said that based upon current prices for lots the property owners might get \$450,000 to \$600,000 for the property and that they would likely be looking for an amount at the upper end of that range. He noted the Board cannot decide on whether to pursue the property further without some idea of the price being sought for the property.

Selectmen Cimaglia asked about the ability to perform off-site mitigation. Mike Woods stated off-site mitigation would be a challenge and noted the challenges faced when doing this for the high school project.

Selectmen Champoux speculated that the owners may have a better idea of the value of the property and the prospects for development than they have demonstrated. Paul Alunni noted that it appears that test pits have been dug on the property suggesting some measure of activity.

Mr. Hull noted that the best option may be to use the property for cemetery expansion. Selectmen Champoux stated that if the town needs additional cemetery plots for the right price it might be worthy pursuing.

Mike Woods noted that there is a property just beyond the Wildwood Cemetery on the same side of the street that has more space for expansion and is contiguous to the existing cemetery so that existing streets and lots could be extended into that property.

Selectmen McCoy suggested that the focus for cemetery expansion should be on the property contiguous to the cemetery rather than the Jackson property.

Selectmen Cimaglia inquired about the number of burials per year. Mike Woods responded that about 150 burials occur per year.

Discussions turned back to the Jackson property and the possibility for house lots. Selectmen McCoy questioned whether someone would want a house that backs right up to the track and football field with all the noise and activity.

The Town Manager suggested that he could call the Jacksons to determine the price they are seeking for the property. Board members agreed to this approach.

At 6:55 p.m. a motion was made by Selectmen Cimaglia and seconded by Selectmen McCoy to close the executive session and to return into open session. The vote was unanimously approved as follows:

Selectmen Michael McCoy – yes
Selectmen Lou Cimaglia – yes
Selectmen Michael Champoux – yes
Selectmen Newhouse - yes

By unanimous roll call it was voted to re-enter open session.

Recording Secretary