

BOARD OF SELECTMEN

April 14, 2014

Executive Session

Chairman Michael V. McCoy called the meeting to order at 6:35 p.m. for the purpose of discussing real property issues. Present were Selectmen Michael L. Champoux, Louis Cimaglia, IV and Michael J. Newhouse.

Selectman Newhouse advised the other Board members that he would recuse himself from the meeting because Gail Ross, owner of the subject property at 19 Boutwell Street, had conversations with him related to the property at a point in time and while he never agreed to represent her, he wants to obtain confirmation from her in writing to that affect before engaging in discussions about the property. Upon making these statements he left the room.

Town Manager Hull advised the remaining Board members that he had been contacted by Ms. Ross inquiring as to the town's interest in purchasing her property. She stated that the property had been on the market for \$350,000 but that she was willing to sell the property to the town for \$325,000. Mr. Hull stated that the property offers advantages to the town because it is contiguous with the existing school campus area and could provide for a practice field for soccer or lacrosse, or for basketball or pickleball courts.

Town Manager Hull has been advised that developers have expressed interest in the property but see the property as an opportunity to tear down the existing home and construct a new home. They consider the property to be worth \$175,000 to 200,000 from their standpoint. Mr. Hull stated that he is mindful of the fact that the town has already purchased the Yentile property and the St. Dorothy's Church property and that the residents may not be inclined to spend more money on buying land.

Town Manager Hull stated that he is seeking authorization from the Selectman to explore the possibility of purchasing the property at a more appropriate price. He noted that the property is being advertised online for \$289,343.

Selectman Champoux stated that he is weary of another land purchase in light of the recent purchases and wonders whether residents would be willing to make another purchase. However he believes exploring the possibility of purchasing the property for a good price is worthwhile. Being able to purchase the property for \$200,000 would probably be a very good deal but he might consider as much as \$230,000 but probably not more than that amount.

Selectman Cimaglia noted that the property represents a small piece of the puzzle and would fill a need for field space. He stated that it is worth exploring a possible purchase.

Chairman McCoy referenced the map and noted that 19 Boutwell Street and the adjoining property would square off the property and would provide good additional space.

Selectman Champoux stated that the soccer association clearly is seeking more field space and might find this attractive. Town Manager Hull noted that the parcel is only big enough for about half an 11 v 11 soccer field.

Selectman Cimaglia stated he believes it is worth exploring the possibility for purchase.

Town Manager Hull stated that he would want to have the property appraised and would want a record review with DEP to check on contamination issues but suspects that because the property appears to have always been residential it is not likely to have problems.

A motion was made by Selectman Champoux, seconded by Selectman Cimaglia and by the affirmative vote of all, it was

VOTED: That the Board of Selectmen direct the Town Manager to engage in dialogue with Ms. Ross about the prospect of purchase the property. By unanimous vote the motion was approved.

There being no further business of an Executive Session nature to come before the Board of Selectmen and upon motion duly made and seconded and recorded by roll call vote, it was

VOTED: To close the executive session and to return to open session at 7:00 p.m.

Respectfully Submitted,

A handwritten signature in dark ink, appearing to read "Jeffrey M. Hull", written in a cursive style.

Jeffrey M. Hull
Town Manager