



## Town of Duxbury Community Preservation Committee

### Executive Session Minutes of February 13, 2020

**Members Present:** Holly Morris; Cynthia Ladd Fiorini; Tony Kelso; Paul McCormack; Kathy Palmer.

**Members Absent:** Tag Carpenter; Sarianna Seewald

**Staff Present:** Joe Grady, CPC Administrator; Susan Ossoff, CPC Administrative Assistant

Executive Session began at 9:20 am.

Joe Grady explained that regarding the Town's Right of First Refusal for 761 Temple Street, the first P&S was for the entire parcel for 2.2 million dollars. This P&S was rejected because only part of the land was under Chapter 61, not the entire parcel.

A second P&S was received by the Town. It had 3 parts – one being the 5 acres field valued at 1.5 million dollars, 3 house lots on Laurel Street valued at \$750,000, and the house and some wetlands and 2 acres at the back of the property valued at \$10. A group of Town officials and others met with legal counsel to get advice, and a letter was sent to the property owner saying this was not valued fairly. A memo was received by the Town with 4 options outlined. If the Town wants to purchase all the property it will cost \$2,250,000 for the Chapter land and \$750,000 for the house and back parcels; this is well over what the property was originally valued at.

Holly Morris and Joe Grady met last Thursday with Town officials and Town Counsel. Town Counsel believes they can fight back against the now increased value or the Town can take the entire parcel by eminent domain for \$2,250,000. The question would be whether this would be paid for with CPA funds. Holly Morris said CPA can buy the house and then sell it off. Joe Grady said Wildlands Trust may possibly be willing to assume the ROFR and the Town would later buy portions of it back. Town Counsel said there may be damages if land is taken for open space by eminent domain. Another meeting is scheduled for next Tuesday to further discuss this. If the Town decides to exercise its Right of First Refusal they will look to CPC to fund the purchase.

At 9:50 AM Cynthia Ladd Fiorini made a motion to exit the Executive Session and return to Open Session. The motion was seconded by Tony Kelso. The roll call vote was Holly Morris, yes; Cynthia Ladd Fiorini, yes; Tony Kelso, yes; Paul McCormack, yes; Kathy Palmer, yes; the motion carried 5-0.