



Town of Duxbury Community Preservation Committee

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TOWN CLERK

2021 DEC -2 AM 11:43

DUXBURY, MASS.

Executive Session Minutes of February 20, 2020

Members Present: Holly Morris; Tag Carpenter; Cynthia Ladd Fiorini; Tony Kelso; Kathy Palmer

Members Absent: Paul McCormack; Sarianna Seewald

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

Guests Present: Rene Read; John Q. Adams; Nancy O'Connor

Executive Session began at 8:20 am.

Joe Grady explained the Board of Selectmen (BOS) are trying to decide what to do regarding 761 Temple Street. The first offer showed all the land in Chapter 61 which wasn't accurate. The second offer included the value of the house and other nonchapter land at \$10. The BOS is working with Town Counsel to review options, which include:

- Contest that the offer is not valid
- Take the land by eminent domain
- Buy a portion of the land

There is some sentiment to take the land by eminent domain for 2.25 million dollars. Holly Morris said this will likely result in a legal battle. The BOS are considering this next Monday but need to know how this would be funded. Working with John Adams, \$1.4 million could come from CPC, \$750,000 from the housing trust for the 3 housing lots, and borrow the remaining \$525,000. The existing house would then be sold to reduce that debt.

Rene Read said if the land is taken by eminent domain, the owner will likely be sued by the buyer. The borrowing costs for \$525,000 over 5 years is about \$126,000 the first year and \$109,000 the last year. The existing house could be sold to pay the bond down. Holly Morris said those dollar figures essentially wipe out the state match each year.

Rene Read said that should this move forward, a second Special Town Meeting would be scheduled for Monday night.

Tony Kelso said that a preservation restriction should be placed on the farmhouse should the Town decide to sell it.

Cynthia Ladd Fiorini made a motion to recommend and approve the purchase of the Harrington property with \$2,250,000 to come from Community Preservation Funds as follows: \$599,548 from the Undesignated Fund Balance; \$92,895 from the Open Space Reserve; \$282,699 from the Historical Reserve; and \$421,858 from the Community Housing Reserve. The motion was seconded by Kathy Palmer. The roll call vote was: The Roll Call vote was: Holly Morris, yes; Tag Carpenter, yes; Cynthia Ladd Fiorini, yes; Tony Kelso, yes; Kathy Palmer, yes. The motion carried 5-0.

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The mission of the Town of Duxbury is to deliver excellent services to the community in the most fiscally responsible and innovative manner while endeavoring to broaden our sense of community and preserve the unique character of our town.

This will be further discussed in Executive Session with the BOS the following Monday night at 6:00.

Tony Kelso made a motion to exit the Executive Session and return to Open Session. The motion was seconded by Tag Carpenter. The roll call vote was Holly Morris, yes; Tag Carpenter, yes; Cynthia Ladd Fiorini, yes; Tony Kelso, yes; Kathy Palmer, yes; the motion carried 5-0.