



Approved 10/14/2021  
Voted to release 12/2/2021

TOWN CLERK

## Town of Duxbury Community Preservation Committee

2021 DEC -2 AM 11:43  
DUXBURY, MASS.

### Executive Session Minutes of June 21, 2021

A Board of Selectmen Executive Session was called to order at 6:04 p.m. Simultaneously a Community Preservation Committee was called to order at 6:04 p.m.

**Members Present:** Holly Morris, Chair; Tag Carpenter, Kathy Cross, Tony Kelso, Paul McCormack and Kathy Palmer

**Members Absent:** None

**Staff Present:** Joe Grady, Conservation Administrator; Nancy Rufo, Administrative Assistant; Pat Loring, Volunteer

**Also Present:** Rene Read, Town Manager; Amy MacNab, Selectmen Chair; Cindy Ladd-Fiorini; Fernando Guitart; Ted Flynn; and Michael McGee. Nancy O'Connor, Executive Assistant. Michelle Soda-Stotts, Administrative Assistant

Cindy Ladd-Fiorini made a motion, seconded by Fernando Guitart, for the Board of Selectmen to go into Executive Session. Amy MacNab, Chair, declared the need for an Executive Session for the purpose of considering the purchase, exchange, lease or value of real property as an open meeting may have a detrimental effect on the negotiating position of the town and to reconvene in open session at the conclusion of the Executive Session in accordance with M.G.L. Chapter 30a, Section 21.

Motion passed unanimously on a roll call vote 5 - 0.

Holly Morris, Chair of the Community Preservation Committee, declared the same need for an Executive Session. Motion passed unanimously on a roll call vote: Tag Carpenter, yes; Kathy Cross, yes; Tony Kelso, yes; Paul McCormack, yes; Holly Morris, yes. Motion carried 5-0.

**Pink, Old Cordwood Path:** Joe Grady reported he has reached an agreement with Larry Pink to purchase 64.7 acres of his Duxbury land and is looking for the Board of Selectmen's support in moving forward to a Purchase and Sale Agreement. The property has been a Duxbury preservation priority since 1969 when it appeared on the cover of a town wide mailing. The 64.7 acres includes 27.6 acres of active cranberry bogs and 37.1 acres of adjacent land which directly abut the town's Wright Reservoir conservation holdings. Mr. Grady displayed maps of the property and the adjacent conservation and water department land. Also part of the sale would be the transfer of Mr. Pink's Ocean Spray Cranberry "A Pool Delivery Contracts" to the Town of Duxbury. The purchase price of \$2M is based on a town funded April 8, 2021 appraisal by Steve DeCastro and includes four parcels of land plus an easement. Mr. Pink will retain his house at 87 Old Cordwood Path and is requesting a 10-year lease to continue farming the bogs. For tax reasons, Mr. Pink must complete the sale during the 2021 calendar year. Discussion followed on funding the purchase, price per acre (\$31,000), Right of First Refusal on the house lot, and CPA fund balances. The property meets all five Goals of the 2017 Duxbury Open Space and Recreation Plan and is at the headwaters of the Green Harbor River. A positive vote at a fall Special Town Meeting using borrowed funds will be necessary to complete the purchase by December 31, 2021. A September Special Town Meeting was suggested.

Kathy Palmer arrived at the meeting during the discussion.

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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.

CPC MINUTES

June 21, 2021 Executive Session

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Cindy Ladd-Fiorini made a motion, seconded by Ted Flynn, to move forward with a Purchase and Sale Agreement on the Pink land according to details outlined on a sheet entitled, "Pink Land purchase details" and to request a Right of First Refusal on 87 Old Cordwood Path. Motion passed unanimously on a roll call vote: Ted Flynn, yes; Fernando Guitart, yes; Cindy Ladd-Fiorini, yes; Michael McGee, yes; Amy MacNab, yes. Motion carried 5 - 0.

Cindy Ladd-Fiorini made a motion, seconded by Fernando Guitart, to adjourn the Selectmen's Executive Session at 6:25 p.m. Motion passed unanimously on a roll call vote: Ted Flynn, yes; Fernando Guitart, yes; Cindy Ladd-Fiorini, yes; Michael McGee, yes; Amy MacNab, yes. Motion carried 5 - 0.

On a motion by Tag Carpenter, seconded by Kathy Cross, the Community Preservation Committee's Executive Session adjourned at 6:25 p.m. Motion passed unanimously on a roll call vote: Kathy Cross, yes; Tag Carpenter, yes; Tony Kelso, yes; Paul McCormack, yes; Kathy Palmer, yes; Holly Morris, yes. Motion carried 6 to 0.

**Executive Session adjourned at 6:25 p.m.**