

TOWN CLERK

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DUXBURY, MASS.



Town of Duxbury Community Preservation Committee

Executive Session Minutes of September 28, 2017

Members Present: Holly Morris, Chair; Cynthia Ladd Fiorini, Tony Kelso, Paul McCormack, Kathy Palmer

Members Absent: Sarianna Seewald; Terry Vose

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

Joe Grady provided updates for the various land projects.

DeLorenzo: This is 25 acres next to some greenhouses on Route 53. The updated appraisal values the property at \$720,000. This abuts the Historic O'Neil Farm (a private nonprofit) and this area could be an agricultural district. This purchase will not include the house with about 1-2 acres and the storefront.

Loring: This is about 64 acres of active bogs and upland on both sides of the highway. To the east of the highway is a reservoir. This fits well into existing holdings such as Round Pond, Nudd, and East Street Bogs. Joe Grady explained that there are about 127 acres of town-owned land in cranberry production under 7 management agreements. The appraisal for this is \$416,000 for 64 acres.

Harrington: This property is all upland with lots of frontage on Temple and Laurel Streets. The approach might be to buy the fields and allow a developer to buy some of the ANR frontage lots in order to make this purchase affordable. This does abut some of the Merry property that the Town recently purchased.

Pink Land: This project has been shelved for now because the property owner thinks the value far exceeds the appraised value. Advanced engineering would be required to determine if there are any ANR lots possible. Under Chapter 61, the land can't be valued for its potential uses that require zoning changes or for a subdivision.

Williams: An appraisal is being prepared for this property now. This property is 3 ANR lots and backland, about 20 acres, and is between future well sites that have been identified by the Water Department. An approach under consideration is that the front ANR lots can be sold off by the family which will help with keeping the purchase price down. Access to the property will be by Church Street even if the lots are sold.

Duck Hill Donation: This donation is being worked on. This perhaps will be brought to Town Meeting for a friendly Eminent Domain taking which helps with cleansing the title.

Tony Kelso made a motion to leave Executive Session and return to Open Session. The motion was seconded by Kathy Palmer. The roll call vote was: Holly Morris, yes; Cynthia Ladd Fiorini, yes; Tony Kelso, yes; Paul McCormack, yes; Kathy Palmer, yes.