



Town of Duxbury Community Preservation Committee

Executive Session Minutes of October 24, 2019

Members Present: Holly Morris; Cynthia Ladd Fiorini; Tony Kelso; Paul McCormack; Kathy Palmer; Terry Vose

Members Absent: Sarianna Seewald

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

Executive Session began at 9:25 am.

Joe Grady discussed the potential for a CPC project for 761 Temple Street; the Harrington property. The Board of Selectmen voted not to exercise their Right of First Refusal (ROFR) on this property with recommendations from other committees but the proposal for the property was hundreds of units and there was intense negative reaction. Town Counsel reviewed the P&S and found it to be flawed because it did not distinguish which part of the property was in Chapter and which part was not, so a new P&S must be prepared the BOS can revisit the ROFR issue. Joe Grady and Holly Morris wondered if a CPC project should be submitted in case this comes forward as a CPC project. This is an historic farm, so money from the Historic Reserve could be used, there are lots that could be used for affordable housing so some of the Affordable Housing Reserve could be used; there is not much money left in the Open Space reserve.

Joe Grady believes there could be 6 lots plus the existing house; at \$300,000 per lot that would be about \$1.8 million dollars. A 2017 appraisal of the land without the house and without the Laurel Street lots came in at \$870,000.

Another option could be that a nonprofit could be allowed to act for the Town and then could be reimbursed for the land.

There is concern about the impacts with a large development on public services and schools, and this does not seem to be an appropriate location for a large-scale development.

Nothing will happen until a corrected P&S is received by the Town.

At 9:45 AM Holly Morris made a motion to exit the Executive Session and return to Open Session to adjourn the meeting. The motion was seconded by Terry Vose. The roll call vote was: Holly Morris, yes; Cynthia Ladd Fiorini, yes; Tony Kelso, yes; Paul McCormack, yes; Kathy Palmer, yes; Terry Vose, yes; the motion carried 6-0.