



Town of Duxbury

Conservation Commission

Executive Session Minutes of December 6, 2016

Approved 2/8/2017
Voted to release 12/1/2021

TOWN CLERK
2021 DEC -1 AM 11:31
DUXBURY, MASS.

The Executive Session began at 7:50 pm during the Tuesday, December 6, 2016 Conservation Commission meeting that began at 7:00 PM in the Mural Room at the Duxbury Town Hall.

Members Present: Corey Wisneski; Robb D'Ambruoso; Mickey McGonagle; Holly Morris

Members Absent: Sam Butcher; Tom Gill; Scott Zoltowski

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

CONSERVATION FUND EXPENDITURE

Joe Grady explained that there is a property on Summer Street that the DeLorenzo family is considering offering to the Town. There was a previous appraisal but they now want to sell the land but not include the house. This property abuts the O'Neil Farm which is permanently protected. Joe Grady is requesting \$4000 to do appraisals on the approximately 25.86 acre parcel of land.

Robb D'Ambruoso made the following motion: to approve the expenditure of \$4000 from the Conservation Fund for appraisals of a parcel of land on Summer Street by LandVest. The motion was seconded by Holly Morris. The roll call vote was: Corey Wisneski, yes; Robb D'Ambruoso, yes; Mickey McGonagle, yes; Holly Morris, yes. The motion passed by a vote of 4-0-0.

OLD CORDWOOD PATH 12 ACRE PARCEL

Joe Grady reviewed that the Commission previously voted to buy a 12 acre parcel on Old Cordwood Path for \$50,000 from the Conservation Fund. Town Counsel has advised Mr. Grady that some additional language needs to be voted to approve the Purchase and Sale Agreement and to authorize Joe Grady to sign the agreement.

Robb D'Ambruoso made the following motion:

(a) To approve the Purchase and Sale Agreement for the Property, between Phillip Delano, as seller, and the Town by and through its Conservation Commission, as buyer, substantially in the form presented to the Conservation Commission at its December 6, 2016 meeting, with final changes to be made by the Town Conservation Administrator in his reasonable discretion in consultation with town counsel; and

(b) To authorize the Town Conservation Administrator to execute the finalized Purchase and Sale Agreement and to take all actions on behalf of the Conservation Commission that are reasonably necessary, in the judgement of the Town Conservation Administrator, to complete the purchase of the Property in accordance with the Purchase and Sale Agreement, including without limitation signing closing forms, affidavits, documents and settlement statements.

The motion was seconded by Holly Morris. The roll call vote was: Corey Wisneski, yes; Robb D'Ambruoso, yes; Mickey McGonagle, yes; Holly Morris, yes. The motion passed by a vote of 4-0-0.

OLD CORDWOOD PATH 17.4 ACRE PARCEL

Joe Grady explained that there is an approximately 17.4 acre parcel on Old Cordwood Path that he has been negotiating with the owner to buy. There is an agreement to buy the parcel for \$210,000 based on an appraisal of \$150,000 for a house lot and approximately 14 acres of land at \$4500/acre. The estimate for associated costs (legal, surveying, etc.) is \$42,000. The Community Preservation Committee and the Board of Selectmen have voted to approve the purchase and recommend it to Town Meeting; funding will be through Community Preservation Act funds.

Robb D'Ambruoso made the following motion: to recommend to the Duxbury Town Meeting a project to purchase approximately 17.4 acres of land on Old Cordwood Path, Assessor's Property ID 086-015-012, for the appraised value of \$210,000 plus \$42,000 for associated costs. The Town Manager is authorized by this vote to enter into a Purchase and Sale agreement contingent on Town Meeting approval. The roll call vote was: Corey Wisneski, yes; Robb D'Ambruoso, yes; Mickey McGonagle, yes; Holly Morris, yes. The motion passed by a vote of 4-0-0.

At 8:10, Robb D'Ambruoso made a motion to leave Executive Session and reconvene in Open Session to adjourn the meeting; this motion was seconded by Corey Wisneski. The roll call vote was: Corey Wisneski, yes; Robb D'Ambruoso, yes; Mickey McGonagle, yes; Holly Morris, yes. The motion passed by a vote of 4-0-0.