

TOWN CLERK

2018 DEC 27 PM 2: 23

DUXBURY, MASS.



Town of Duxbury Community Preservation Committee

Executive Session Minutes of October 19, 2017

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

Members Absent: Sarianna Seewald

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

Executive Session began at 8:20 am.

Joe Grady described the land acquisition projects submitted to CPC. Project 2018-02 is to acquire the DeLorenzo property. The price is approximately \$700,000 plus associated costs. This is 25 acres that abuts the Historic O'Neill Farm. The property owner will retain the house, and a plan needs to be prepared showing the land to be purchased and a Purchase and Sale agreement developed. This land could be used to help create an 'agricultural district'.

Project 2018-07 is to acquire the Williams property, which is a house and 20 acres. The appraisal is completed. Three frontage lots would be sold, they are valued at \$320,000 each. This is located between 2 Water Department parcels. It could provide future access to the Wright Reservoir. The house would be torn down and combined with the remaining acreage. The price is \$390,000 plus 7% for other costs. The value of the entire piece is \$1,350,000. Joe Grady had many conversations with Mr. Williams over the years and this is the highest priority piece.

Project 2018-08 is the Loring Land. The appraisal is \$416,000 for 60 acres on both sides of Route 3; there are operating bogs. There is no agreement with the owners on this piece yet. It is not clear whether the Ocean Spray stocks, water withdrawal rights, etc. would be included and this could affect the price. The hope would be to keep the bogs operational if they have Ocean Spray rights.

Joe Grady will continue to work on these projects and bring further information to the CPC.

At 9:35 am Kathy Palmer made a motion to exit the Executive Session and return to Open Session to adjourn. The motion was seconded by Cynthia Ladd Fiorini. 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 carries by a vote of 6-0.