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DUXBURY, MASS.



## Town of Duxbury Community Preservation Committee

### Executive Session Minutes of November 22, 2016

**Members Present:** Holly Morris, Chair; Cynthia Ladd Fiorini; Tony Kelso, Kathy Palmer, Sarianna Seewald; Terry Vose

**Members Absent:** none

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

Joe Grady discussed a parcel of land off Old Cordwood Path. It is about 17.4 acres of upland and abuts the town line with Marshfield. An updated appraisal valued the land as one 4-acre house lot at \$150,000 and about 13+acres of backland at \$4500 per acres for a total value of \$210,000. Leslie McCarthy, daughter of the property owner, has agreed to the price. An estimated 20% of the total cost, or \$42,000, is recommended to be included for associated costs. The total project cost is therefore \$252,000. Joe Grady will be meeting with the Board of Selectmen next Monday about this project.

Joe Grady explained that the original Greenbelt Plan in the 1970's identified this area as a priority area for the Town to acquire. There is rare and endangered species habitat, it is in the Aquifer Protection Overlay District, and it abuts another parcel recently approved for acquisition.

Sarianna Seewald, primary reviewer for this project, and Tony Kelso, secondary reviewer, recommend the project. Sarianna Seewald made the following motion:

The Community Preservation Committee approves and recommends to the Duxbury Town Meeting a project to purchase ±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 from the Open Space and Undesignated reserves of the Community Preservation fund. The Town Manager is authorized by this vote to enter into a Purchase and Sale agreement contingent on Town Meeting approval.

The motion was seconded by Tony Kelso. The roll call vote was: Holly Morris, yes; Cynthia Ladd Fiorini, yes; Tony Kelso, yes; Kathy Palmer, yes; Sarianna Seewald, yes; Terry Vose, yes

Terry Vose made a motion to end the Executive Session at 9:22 am. The motion was seconded by Cynthia Ladd Fiorini. The roll call vote was: Holly Morris, yes; Cynthia Ladd Fiorini, yes; Tony Kelso, yes; Kathy Palmer, yes; Sarianna Seewald, yes; Terry Vose, yes.