



Approved 1/23/2018
Voted to release 12/1/2021

TOWN CLERK

2021 DEC -1 AM 11:32

DUXBURY, MASS.

Town of Duxbury Conservation Commission

Executive Session Minutes of July 11, 2017

The Executive Session began at 8:05 pm during the Tuesday, July 11, 2017 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; Holly Morris; Mickey McGonagle

Members Absent: Sam Butcher; Tom Gill; Scott Zoltowski

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

Joe Grady said there are 9 or 10 potential land acquisition projects that he wanted to bring to the Commission's attention. These are:

- Pink Property: ~64 acres. An appraisal has been funded and Joe Grady hopes to have the appraisal completed soon
- Williams Land (Lots 088-022-000 & 088-038-000), about 21 acres – This land off Church Street is 100% upland. There are 2 water department sites adjacent to it and the Water Department may join in the acquisition effort. Some ANR street lots may be sold separately. Joe Grady is asking for money from the Conservation Fund to pay for an appraisal by Steve DeCastro.

Robb D'Ambruoso made the following motion: To approve the expenditure of \$4,500 from the Conservation Fund for an appraisal by SG DeCastro Appraisal & Consulting for parcels of land for possible acquisition. This 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.

- 20 acres of salt marsh from the estate of Dr. Starr. There are probate issues with this donation so a friendly eminent domain taking by the Town at Town Meeting may be recommended as a way to cleanse the Title issues.
- O'Neil Land – This is a parcel near North Hill Marsh which is being offered at the assessed value for \$6900; Joe hopes to buy this using Conservation Fund funding.
- Loring Property (parcels 059-901-039 and 058-021-000), about 60 acres – These are the last holdings of the Loring bogs, the Town has previously bought bogs. The appraisal as bogs was \$400,000 but bog values are declining. Joe is recommending 2 appraisals for these parcels and recommends hiring Mary Granville and would like to fund the appraisal using the Conservation Fund.

Robb D'Ambruoso made the following motion: To approve the expenditure of \$5,500 from the Conservation Fund for appraisals by Mary Granville of Appraisers

878 Tremont Street, Duxbury, MA 02332; Telephone: 781-934-1100 x 5471; Fax: 781-934-1137

Collaborative for parcels of land for possible acquisition. 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.

- Evans property on Union Street. For the Commission's information, this property across from the Matthews Bog on Route 14 will have a Conservation Restriction placed on it to be held by Wildlands Trust.
- Howland Farm on Bay Road. Joe Grady said this property does not really fit with the land acquisition program. It might be a good location for elderly housing. The market value is in excess of a million dollars.
- Harrington land. An appraisal of this land came in at \$800,000 which seems too low given there are 7 street frontage lots. This has less conservation value than some of the other parcels.

A question was raised about the process to change the status of Conservation land. Joe Grady said this involves action by the Conservation Commission, Town Meeting, both sides of the legislature, the governor, and must include compensatory land, so it is a complex process.

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. Roll call vote: Corey Wisneski, yes; Sam Butcher, yes; Robb D'Ambruoso, yes; Tom Gill, yes; Mickey McGonagle, yes; Holly Morris, yes; Scott Zoltowski, yes. The motion passed by a vote of 6-0-0.