

On 26 June 2019, on a motion by Tom Roche, seconded by Paul Huggins, the committee voted 5-0 to approve these Executive Session minutes.

On 26 June 2019, on a motion by Tom Roche, seconded by Mary Ann Walsh, the committee voted 5-0 to release these Executive Session minutes.

TOWN OF YARMOUTH
COMMUNITY PRESERVATION COMMITTEE
MINUTES
February 6, 2019

PRESENT: Gary Ellis, Tom Roche, Paul Huggins, Nate Small, Heather McElroy, Dorcas McGurrin,

ABSENT: Beverly Bachand, Mary Ann Walsh, Thomas Kelley

GUESTS: Christine Marzigliano

STAFF: Michael Barry, Karen Greene

LOCATION: Room A, Town Hall, 1146 Rt 28, South Yarmouth, MA

YARMOUTH TOWN CLERK

'19JUN27PM1:48 REC

EXECUTIVE SESSION

VOTE: On a motion by Tom Roche, seconded by Dorcas McGurrin, the Committee voted 6-0 on a roll call vote to move into Executive Session to consider the purchase or value of real property at 45 & 55 Starbuck Lane in Yarmouth Port.

Members discussed the likely options for the unknown value of seller's appraisal. The Town's appraisal was \$232,000. This is the limit of what the Town could pay for the properties. The seller's appraisal sets the ceiling on price that impacts potential tax credit calculations.

Mr. Barry shared some comments provided by Tom Kelley, who was not available to attend the meeting, and strongly opposed this application. He did not feel that the property was developable. Members discussed Mr. Kelley's concerns and saw value for purchasing the property at the right price and protecting the property as conservation property in perpetuity. Chairman Ellis noted for the record that Mr. Kelley's inputs were valuable and useful to the Committee and helped frame the conversation and the decisions taken.

Members noted that the property has been on and off the real estate market for years. Chairman Ellis believes that the properties are buildable, even though the costs might be high. Mr. Small noted that if the seller wanted to gift the properties to the Town for conservation, she would have done so. Mr. Roche noted that the Town is likely the best option for the seller as a purchaser. Chairman Ellis commented that the Committee should focus on what they thought the property was worth to the Town and not focus on the potential tax credits available to the seller.

Chairman Ellis noted that time is short to prepare this offer before Town Meeting in May 2019. As such, he recommended that the Town not get involved in too much back-and-forth negotiations and make a single, final price offer. Members discussed offering a solid price of \$150,000.

VOTE: On a motion by Tom Roche, seconded by Paul Huggins, the Committee voted 6-0 to approve a maximum purchase price of \$150,000.

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Members discussed the possibility of walking trails, noting that parking would be needed. Animal trails are there. The property connects to town-owned wellfield property to the north. Conservation, wellfield protection, and wildlife habitat would be the primary reasons for purchasing the property.

VOTE: On a motion by Dorcas McGurrin, seconded by Tom Roche, the Committee voted 6-0 to approve up to \$2,300 out of CPA Admin Funds which would provide up to \$1,800 to cover the costs of negotiations and up to \$500 for a title search.

VOTE: On a motion by Dorcas McGurrin, seconded by Tom Roche, the Committee voted 6-0 on a roll call vote to return to open session.

Respectfully submitted,
Michael Barry
Program Coordinator