BOARD OF SELECTMEN
EXECUTIVE SESSION MEETING MINUTES
June 20, 2011

The Selectmen entered into Executive Session at 6:05 p.m. for the purpose of discussing potential land acquisition. Also present were the Town Administrator, Administrative Assistant and George Johnson and Ann Marie Pilch of the Open Space Committee.

Mr. Johnson began by explaining that the reason they asked to speak to the Board was because their committee was very interested in purchasing the piece of property known as Wheeler Farm, located on Chestnut Street. The owner of the property had approached the committee at their last meeting and said that he was once again interested in selling. Mr. Johnson explained that they had been speaking off and on with Mr. Kase, the property owner, for several years. Mr. Kase said that he would be willing to sell the property for 2.5 million dollars. Mr. Johnson and Ms Pilch then showed the Board a map of the proposed acquisition. The Board raised some questions which were answered by Ms Pilch and Mr. Johnson. Mr. Johnson then explained the funding mechanism that they were proposing to put into place for the purchase. Part of the money they hoped would be coming from the Community Preservation Fund, part from their Open Space Fund and the rest from a grant that they were going to attempt to secure from the state. The grant piece was under significant time constraints and that was why they had asked the Board to meet so quickly. The deadline for the grant application is July 14, so time is of the essence. They were asking the Board to approve four issues. The first was that they be allowed to offer Mr. Kase $2.5 million for the purchase of the property, second was to authorize either the Chairman of the Selectmen or the Chairperson of the Open Space Committee to sign the Offer Letter, the third was to vote to Appoint George Johnson as Project Manager for the purpose of applying for the grant and lastly to approve an expenditure of no more than $3,000 form the Open Space Fund for a review appraisal for the property, which is a requirement of the grant.

There was further conversation of the pros and cons of the purchase of the property. Mr. Marsden pointed out that this was the first step in a multi-step process. He said that it would have to pass muster before the Community Preservation Committee, the State and Town Meeting.

MR. LEARY MOVED, MR. CONLEY SECONDED AND IT WAS UNANIMOUSLY VOTED BY ROLL CALL TO AUTHORIZE ANN MARIE PILCH TO SIGN THE OFFER LETTER TO PURCHASE THE WHEELER FARM PROPERTY LOCATED ON CHESTNUT STREET, IN THE AMOUNT OF 2.5 MILLION DOLLARS.

	Aye	Nay	Absent
Mr. Marsden	X		
Mr. Leary	X		
Mr. Conley	X		

MR. LEARY MOVED, MR. CONLEY SECONDED AND IT WAS UNANIMOUSLY VOTED BY ROLL CALL TO AUTHORIZE GEORGE JOHNSON AS PROJECT MANAGER TO APPLY FOR A GRANT FROM THE STATE FOR THE PURCHASE OF THE ABOVE MENTIONED PROPERTY.

	Aye	Nay	Absent
Mr. Marsden	X		
Mr. Leary	X		
Mr. Conley	X		

MR. CONLEY MOVED, MR. LEARY SECONDED AND IT WAS UNANIMOUSLY VOTED BE ROLL CALL TO APPROVE AN EXPENDITUTRE OF NO MORE THAN $3,000 FROM THE OPEN SPACE FUND FOR A REVIEW APPRAISAL OF THE WHEELER FARM PROPERTY.

	Aye	Nay	Absent
Mr. Marsden	X		
Mr. Leary	X		
Mr. Conley	X		

Ms Pilch then updated the Board on the Northeastern Property. She explained that she had been in touch with the Town of Ashland. They have recently purchased the bigger portion of the property. The parcel that is in Holliston is a smaller piece which is surrounded by property that has a Mass Auduban restriction. Both the Open Space Committee and the Conservation Commission are very interested in this parcel due to the fact that it is an important wildlife corridor. She believed that the Town share for the purchase of this property could be as little as $120,000.

AT 7:15 P.M., MR. CONLEY MOVED, MR. LEARY SECONDED AND IT WAS VOTED BY ROLL CALL TO ADJOURN THE EXECUTIVE SESSION.

	Aye	Nay	Absent
Mr. Marsden	X		
Mr. Leary	X		
Mr. Conley	X		

Respectfully submitted,

Andrea Minihan

Andrea Minihan, Recording Secretary

Approved: 6/27/11

Released: _____