

Draft Minutes

Real Estate and Open Space Committee Meeting Minutes 5/15/15

Members Present: Kathy Green, Bob Thomas, John Preston, David Callaghan, Elaine Shovlin

Guests Present: David Spitz, Mike Lach, Richard Gunderson, Marcia Thorngate-Smith, Wendy Woods-Hartwell

Old Business:

Approval of minutes - the minutes of the April 17, 2015 meeting were amended to add "after our next meeting" to the last line of the last paragraph under 'old business'. The Committee voted unanimously to approve the meeting minutes as amended.

Hall Property update - The motion to purchase the property was passed at the Town Meeting with only one question. We will apply for a state land grant reimbursement of up to 52% of the purchase price. In order to do that, we cannot take title to it previous to applying. The Cape Cod Compact will take temporary title and hold it pending approval. CPC approved up to \$10,000 for additional costs that will be incurred due to the temporary transfer.

Open Space Plan - the town Open Space Plan needs to be updated by July 15th prior to the land grant application. David Spitz, Amy Usowski, and Mike Lach are working on it. Mike Lach is working on updating a public survey and contacting other committees and town departments for input. REOS does not have to do anything at this time.

Lucas Property - A private party is pursuing purchase and the town is not involved at this time.

Gas Station Property on Main St. - The town is not actively looking to purchase it at the present time. Price is now too high and there are deed and zoning restrictions. David Spitz is working to prevent another service

station from coming in there. We agreed that we should let the seller know that we are still interested. The Historic Commission is taking the lead for now.

Owners Unknown - David Callaghan has been researching the title for one property and it is extremely time consuming. If we rely totally on outside help, the \$50,000 that was appropriated will not last long. Property 11264 has active dumping going on by a commercial operation. It is unclear at this time where the property lines are. Some properties are listed as miscellaneous in the assessor's records meaning that owners of parts are known but they are not surveyed to establish bounds. David Scannell, (Town Assessor) is interested in researching properties but does not have the manpower to do it. Bob Thomas suggested that we need to start with one property and get the ball moving. It was agreed that we will discuss with Chris Clark before we move forward.

Town Owned Property - We agreed to distribute a list of properties to the committee before the next meeting. We need to pursue conservation restrictions on some and involve the Conservation Commission.

New Business:

Middle School Repurposing Committee - Richard Gunderson presented an update on the three options still under consideration including retaining it for possible town offices, demolition, and seeking bidders for housing. They have decided that they need cost estimates for all three options and a market analysis. Local abutters were vocal at meetings. The Repurposing Committee was appearing before the Board of Selectmen to present their findings. We decided that REOS needs to get involved in discussions. At the next meeting, we agreed to discuss this further. Disposition of town owned properties would be an important source of funds to acquire properties.

Next meeting: June 19th at 8:30 AM.

Respectfully submitted:

John Preston, REOS Clerk

