

Community Preservation Committee Executive Session Meeting Minutes June 20, 2011

PRESENT: Barry Johnson, Jerry Ellis, Jack MacDonald, Richard Anderson,
Andrew Cooney, Peter Holmes, Daniel Doucette

EXCUSED: Don Morrissey

Recording Secretary, Ann Gratis

The meeting was called to order at 6:30pm.

D. Anderson made a Motion to enter into Executive Session and not to re-open in public session.
The Motion was seconded by D. Doucette. Roll call vote as follows:

B. Johnson – yes	D. Ellis – yes	A. Cooney – yes
D. Anderson – yes	J. MacDonald – yes	
D. Doucette – yes	P. Holmes – yes	

Mashnee

B. Johnson gave a brief history of the property. Estimate for the appraisal from Joe Clancy is \$1,900 which covers the review of the listing, the value of lots A & B as a separate addendum.

D. Doucette: want to make sure the appraisal covers any and all conditions of the sale and the highest and best use of the property. Should bid on what it is currently, not what it could be. The 4-lot subdivision they are proposing has not been approved by the Planning Board.

D. Anderson: if the subdivision was approved, then it's worth "X", if it stays as is it's worth "Y".

J. Ellis: when small lots are combined, they become more conforming.

B. Johnson: we are changing the scope of the appraisal to include:

1. As is – what is currently for sale
2. Lots A&B (Army Corps easement lots)
3. Conceptual approved or as is (small lots)
4. Anything we offer make sure it includes beach access

D. Doucette: the Town may have to pay association fees as property owners.

B. Johnson suggested using beach sticker revenue for the fees.

D. Anderson made a Motion to upgrade the appraisal as outlined above and not to exceed \$3,000 and to be paid from administrative costs. The Motion was seconded by P. Holmes.

Roll call vote as follows:

B. Johnson – yes	D. Ellis – yes	A. Cooney – yes
D. Anderson – yes	J. MacDonald – yes	
D. Doucette – yes	P. Holmes – yes	

D. Doucette made a Motion to adjourn and not to re-open in public session. The Motion was seconded by A. Cooney. Roll call vote as follows:

B. Johnson – yes	D. Ellis – yes	A. Cooney – yes
D. Anderson – yes	J. MacDonald – yes	
D. Doucette – yes	P. Holmes - yes	

With no further business before the Committee, the meeting was adjourned at 7:00pm.

Respectfully submitted,
Ann T. Gratis, secretary