

BOARD OF SELECTMEN
EXECUTIVE SESSION
MEETING MINUTES
Monday, May 22, 2017
Groveland Town Hall
183 Main St, Groveland, MA 01834

TOWN OF GROVELAND
2019 AUG -7 AM 10:19
TOWN CLERK
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Present: Chair Mike Wood, Vice Chair Lisa Dube-Carpenter, Selectmen Bill Dunn, Ed Watson and Bill O'Neil

Also Present: Administrative Assistant, Cassandra Murphy, Conservation Commission Chair Mike Dempsey was also present for Executive Session I.

Chairman Wood called the meeting to order at 6:30 pm.

Selectman Watson made a motion to roll call into Executive Session I, in accordance with M.G.L. c. 30A, s. 21 (a)(6), to discuss the value of real property (733 Salem Street), votes may be taken. Selectman Dunn seconded and the Board approved the motion on a roll call vote. Dunn – Yes, Dube-Carpenter – Yes, Watson – Yes, Wood – Yes

Mr. Dempsey discussed the possibility of the town purchasing a piece of land for sale that abuts Veasey Park. This was initially presented to the Board on 2/21/17.

Selectman O'Neil entered the meeting at 6:35 pm.

The Conservation Commission is interested in this property because of the location, open space and trails, and additional access to Johnson's Pond.

The property is currently owned by the Archdiocese as well as a local church.

Board members asked a series of questions: What is the cost, does the town have the right to first refusal, have there been any perc tests done, is there any input from the other abutters, what is the zoning? Mr. Dempsey does not know what the cost would be since there has not been an appraisal done. He believes it would be appropriate to offer the current assessed value. He also thinks that it is both residential and business zoned. He was not sure about the rest of the answers.

The Board requested Mr. Dempsey find out more information before any decisions are made.

Selectman Watson made a motion to end Executive Session I at 6:59 pm. Chair Wood seconded, all were in favor. Mr. Dempsey left the meeting at this time.

Selectmen Watson made a motion at 7:00 pm to roll call into Executive Session II, in accordance with M.G.L. c. 30A, s. 21 (a)(6), to discuss the value of real property (894 Salem Street), votes may be taken. Vice Chair Dube-Carpenter seconded and the Board approved the motion on a roll call vote. Dunn – Yes, Dube-Carpenter – Yes, Watson – Yes, Wood – Yes, O'Neil – Yes

This topic was originally discussed at a Board of Selectmen meeting on 8/15/16. The property located at 894 Salem Street is comprised of 2 parcels of land, and is where the old salt shed and highway yard used to be. The board members were wondering if there is ledge present, if so, how much? Also, can town counsel prove that Groveland owns this property for sure since there has been an issue presented in the

past about one of the parcels? Ms. Murphy stated the Finance Director confirmed we have the paperwork that states the town does in fact own the land. There was also question on the standing of an abutting parcel (41-55-A) and whether or not the town owned this property as well. The Board asked Ms. Murphy to have the Finance Director clarify the status.

There was a commercial appraisal previously done by MINCO that stated fair market value at approximately \$215,000 per parcel, with a listing price of \$250,000. The Board all agreed that combining the two lots to market and sell as one would be the best approach. Each member gave input on the minimum amount they would be comfortable with listing the land for.

Vice Chair Dube-Carpenter made a motion to open a minimum bid of \$450,000 for the sale of land located at 894 Salem Street, which is 2 combined parcels 41-55 and 41-55-K. Selectman Watson seconded, all were in favor.

Selectman Watson made a motion to end Executive Session II and adjourn the meeting at 7:25 pm. Vice Chair Dube-Carpenter seconded, the motion passed on a roll call vote. Dunn – Yes, Dube-Carpenter – Yes, Watson – Yes, Wood – Yes, O’Neil – Yes

Respectfully Submitted by: Cassandra Murphy, Administrative Assistant

*** Unanimously Approved – June 26, 2017 ***