



BOARD OF SELECTMEN

Meeting Minutes
Friday, June 26, 2020
8:00 AM
Virtual Meeting

Present: Joan Gardner, Jon Benson, Dean Charter, David Martin, Town Manager John S. Mangiaratti, Town Counsel Nina Pickering-Cook

Absent: Peter J. Berry

Ms. Gardner called the meeting to order at 8:00 AM via a virtual meeting with no Board members in physical attendance and broadcasted via Zoom.us virtual meeting platform before a motion to enter into executive session.

I. Executive Session

There will be a need for an Executive Session to consider the purchase, exchange, lease or real property located at 90 School Street, 4 Piper Lane, 4 Piper Lane Rear, and 6 Piper Lane Acton MA (Map H3-A parcels 3, 3-1, 3-2, and 17) under Purpose 6, as an open meeting may have a detrimental effect on the negotiating position of the Board of Selectmen.

Mr. Martin moves, Mr. Charter second, Mr. Charter called roll:

Mr. Martin – aye

Mr. Benson – aye

Ms. Gardner – aye

Mr. Charter – aye

The Board voted 5-0, the motion carries.

1. Citizen Concerns

None

2. Chair Update/Town Manager Update

None

II. New/Special Business

3. Board to Discuss the Property Located at 4 Piper Lane, 4 Piper Lane Rear, and 6 Piper Lane, Acton, MA

The Board voted unanimously to authorize Town Manager John Manager in conjunction with Town Counsel Nina Pickering-Cook to complete the purchase and sale agreement for the Town to acquire the 4 Piper Lane, 6 Piper Lane and 4 Piper Lane Rear parcels and a 40' Right of Way on the eastern side of the 90 School Street parcel from Piper Lane LLC, the developer of the proposed 28 unit 40B project at that site. The purchase price is \$1,150,000. The acquisitions are subject to approvals by the Community Preservation Committee - funding would come from the committee's Open Space Set-Aside Fund and by citizens at a Special Town Meeting to be held on or before September 30, 2020.



Mr. Martin moves that the Board has determined that advertising under General Laws Chapter 30B for the Town's acquisition of the Property will not benefit the governmental body's interest due to the unique qualities of the Property. Specifically, the Property contains attractive, scenic, high quality land that is adjacent to other Town-owned land, and is uniquely suited to be used by the Town for open space, conservation purposes, with possible affordable housing, Mr. Benson seconds. Mr. Charter called roll:

Mr. Benson -aye

Mr. Martin - aye

Ms. Gardner – aye

Mr. Charter – aye

The Board voted 4-0, the motion carries.

Mr. Martin moves to approve that certain Purchase and Sale Agreement concerning the Town's purchase of the Property substantially in the form presented to the Board at its June 26, 2020 meeting, with final changes to be negotiated by the Town Manager in the Town Manager's reasonable discretion in consultation with Town Counsel, Mr. Benson seconds. Mr. Charter called roll

Mr. Benson -aye

Mr. Martin - aye

Ms. Gardner – aye

Mr. Charter – aye

The Board voted 4-0, the motion carries.

Mr. Martin moves to authorize the Town Manager to take all actions on behalf of the Town that are reasonably necessary, in the judgment of the Town Manager, to complete the purchase of the Property in accordance with the Purchase and Sale Agreement and the applicable Town Meeting vote, including without limitation delivering closing funds and signing deeds, leases, closing forms, closing documents, and settlement statements, Mr. Benson seconds. Mr. Charter called roll:

Mr. Benson -aye

Mr. Martin - aye

Ms. Gardner – aye

Mr. Charter – aye

The Board voted 4-0, the motion carries.

Mr. Martin moves the OSC to meet virtually to consider the votes, Mr. Benson seconds.

Mr. Charter called roll:

Mr. Benson -aye

Mr. Martin - aye

Ms. Gardner – aye

Mr. Charter – aye

The Board voted 4-0, the motion carries.

Mr. Benson moves to adjourn, Mr. Martin seconds. Mr. Charter called roll:



Mr. Benson -aye

Mr. Martin - aye

Ms. Gardner – aye

Mr. Charter – aye

The Board voted 4-0, the motion carries. Meeting adjourned at 9:18 AM.

Documents and Exhibits Used During this Meeting

- Agenda, June 26, 2020
- Board of Selectmen Vote of the Purchase and Sale Agreement and Unique Real Property, June 26, 2020