

Final

**EXECUTIVE SESSION**  
**January 28, 2013**

**CONFIDENTIAL**

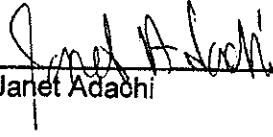
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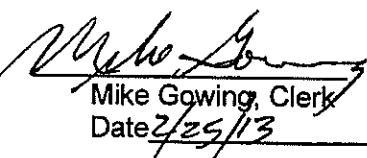
**ANDERSON PARCEL, LOCATED ON NEWTON AND ARLINGTON STREET**

Mr. Ledoux provided an overview of the opportunity to acquire a portion of the Anderson parcel, located on Newton and Arlington Roads. He, Mr. Clough, Natural Resources Director Tom Tidman and Open Space Committee Chairman Peter Ashton met with Ernie Anderson's nephews. The owners are considering a development on Arlington. The owners' appraisal by Jonathan Avery is 1.1M. The plan would be to pursue Community Preservation Act funding to purchase the land. The nephews are unhappy with the assessment, and were hoping for more than 1.1M. Peter Ashton thinks they would accept 1.2-1.3M. If the Town is to proceed, it needs to get its own appraisal. Jonathan Avery provided the name of another appraiser, Alan Foster, whose fee would be 4-6K; Mr. Ledoux also recommends a Phase 1 environmental assessment, cost 2500. Mr. Ledoux needs the Board's authorization to draw from the CPA account for land-acquisition-related costs to cover the appraisal and Phase 1 study.

Mr. Clough noted that on the map, Parcel A is the focus. There are 30 acres of protected land. The shaded area on Parcel B will be a PCRC (planned conservation residential community) 8 lots on about 10 acres. Mr. Ledoux said the Board could consider an appraisal of the full 40-acre parcel just to see what it is worth. A Chapter 61A rollback could be involved, which is a concern to the owners. The owners are not in hurry. Mr. Gowing noted that appraisals are a brief shelf-life so that could be a problem if the owners are not in a rush. In response to Mr. Sonner's query as to the open-space value of the parcel, Mr. Clough explained that it abuts existing Town-owned land, lots 12, 16 to the west, and is across street from Grassy Pond parcel. The Town would seek an easement for access to trails. The Community Preservation Committee is thinking about bonding half of the cost to avoid depleting the set-aside account. Mr. Ledoux confirmed that the proposal would be for this year's Town Meeting. \_\_\_\_\_ Moved - to authorize the Town Manager to use the CPA fund as proposed; \_\_\_\_\_ second UNANIMOUS. Mr. Ledoux added that the nephews had authorized his sharing the owners' appraisal to the Town's appraiser.

\_\_\_\_ Moved - to adjourn Executive Session and move into the Regular Session, \_\_\_\_\_ second. Clerk roll-call vote: All Ayes.

  
Janet Adachi  
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Mike Gowing, Clerk  
Date 2/25/13