

INITIALS _____

TOWN OF LUNENBURG



Open Space Acquisition Advisory Team
Minutes
March 27, 2014

Meeting Posted: Yes

Place: Ritter Memorial Building, 960 Massachusetts Avenue, Lunenburg, MA

Members Present: Paula Bertram (Board of Selectmen), Brandon Kibbe (Open Space Ad Hoc Committee), Jean-Joseph Cote (Conservation Commission), Emerick Bakaysa (Planning Board)

Members Absent: none

Meeting Called to Order: 5:45pm

1. The committee reviewed and approved executive session minutes from 3/20/14 meeting.
2. Committee reviewed draft presentation to be given to Finance Committee later that evening. Paula Bertram suggested adding information about the impact to the Town budget development of the property could have on the community, particularly related to the cost per student residential development would have on the school budget. The committee agreed that the financial impact of residential development would be of interest to the Finance Committee. Because the committee did not have specific numbers relating to state reimbursement of costs, it was decided to highlight the residential development "cost avoidance" attribute of the project while discussing the conceptual development plan, and again at the end of the presentation. The presentation was otherwise approved for delivery to the Finance Committee.
3. Brandon Kibbe updated the committee on the status of the appraisal. Ken Croft of the The Foster Company (Leominster, MA) was selected as the appraiser from 3 successful bids. The 3 bids were all within a couple hundred dollars of each other, and since the agreement with the seller involves an appraisal contingency on price, Brandon Kibbe reviewed the 3 bidders (exclusive of bid price) with seller's realtor, Keith Ross of LandVest. Mr. Ross approved of Mr. Croft and one other bidder as satisfactory appraisers. Since Mr. Croft's firm was local and more familiar with the local market, and

because his bid was lower than the other firm, the Town selected Mr. Croft. Appraisal due date is April 24th, 2014.

4. Brandon Kibbe updated the committee on the status of the Purchase and Sale contract. Last outstanding item is whether or not the seller will agree to cut and cap the water line; their contractor has been out of town, and they want to discuss prospective cost prior to agreement. No problem is expected. P&S should be finalized in time to be signed by the Selectmen at their upcoming April 1st, 2014 meeting.

Meeting Adjourned: 6:45pm