



SELECT BOARD

Executive Session Meeting Minutes

Monday, February 12, 2024

5:45 PM

Virtual Only

Select Board Members Present: Jim Snyder-Grant, Fran Arsenault, Dean Charter, David Martin, Alissa Nicol

Additional Attendee: Town Manager John Mangiaratti, Assistant Town Manager Thomas Begin, and

Mr. Martin moved, seconded by Ms. Nicol to enter into executive session to discuss the purchase, exchange, lease or value of real property located at 19 and 35 Wetherbee Street under purpose 6 as an open session may have a detrimental effect on the negotiating position of the public body and approved unanimously 5-0.

Mr. Mangiaratti updated the Board on the progress to date, indicated he has connected with Mr. Ray Lyons on a potential transaction, and recently connected with Conservation Agent Mike Gendron to discuss any restrictions with this property. He has also discussed this with town counsel around potentially drafting a letter of intent. Mr. Lyons indicated that the sellers have recently completed a new appraisal on the property and received a revised value of \$4.1 million, which is the price they are offering for the property. Mr. Lyons discussed potential removal of the towers from the property which total roughly a dozen and are over 100 feet tall. The sellers spoke with a company to remove the towers which would cost \$65K and wouldn't be completed until the fall, which would push the potential sale of the property late into the fall. Mr. Mangiaratti requested a phase 1 environmental study which the sellers agreed to pay. Mr. Mangiaratti discussed the possibilities of carving out a portion of the property that has the building structure which could be considered for future municipal usage or sale to help recoup some of the cost; however the sellers were not interested in that suggestion. Mr. Charter agrees with preserving the entire parcel as open space but would be open to discuss other, alternative future usage. Ms. Arsenault agrees with the sentiment of keep the entire lot as open space. Mr. Martin discussed an option of removing a portion of the property that currently contains a structure from the purchase, and reducing the selling price accordingly indicating this could be a negotiating point, suggesting the Town counter with an offer roughly \$2-300,000 less. Mr. Martin indicating the purchase should be funded through CPA funds that are currently set aside for future land purchases, and mentioned possible fundraising could occur as well, Acton Conservation Trust has committed \$100,000 in fundraising for the purchase, and stated the Town could sign a purchase and sale agreement contingent upon CPC funding allocation and Town Meeting approval. He mentioned that Mr. Bill Alesbury noted that the CPA monies would qualify to be used to pay the annual bonding costs. Ms. Nicol expressed disappointment that the sellers would not consider carving off the lot with frontage next to 2 houses and suggests reducing a counter offer by \$500,000 to reflect this. She also recommended including language in the negotiations that would not allow future building on the property, and allow active recreation. Mr. Snyder-Grant indicated he would like some housing on the parcel, mentioned conservation areas have parking to rail trails and possibilities of non-paved parking areas,



expressed interest in utilizing a portion of the property for wastewater treatment on Great Road. Mr. Martin is not in favor of using the land for wastewater treatment which would require cutting down trees on the property. Mr. Martin suggests offering \$3.5 million considering the Town can't recoup funds without the house lot for potential building. Mr. Mangiaratti noted the size of the Kennedy parcel that sold to Acton Housing Authority is about the same size of the portion of the parcel with the house on it which sold for \$1 million and suggests beginning negotiations at \$3.1 million. **Mr. Martin moved, seconded by Ms. Arsenault to go forward with negotiations with the considerations the Board specified for \$3.1 million dollars and approved unanimously by roll call vote 5-0.**

Mr. Martin feels it would be appropriate to potentially place this purchase on the Annual Town Meeting warrant if negotiations go well. Mr. Charter voiced concern with this approach and that a fall Town Meeting would be more appropriate and take pressure off the Town Manager. Ms. Arsenault questioned whether we could hold off until next spring Town Meeting, Mr. Martin commented that the sellers have a sense of urgency to get it done this year.

Mr. Martin moved, seconded by Ms. Nicol to exit executive session and approved unanimously 5-0 by roll call vote.

Mr. Martin moved, seconded by Ms. Arsenault to adjourn and approved unanimously 5-0 by roll call vote. Meeting adjourned at 7:20 PM