

Community Preservation Committee

February 8, 2010

MEMBERS PRESENT; Mr. Leavitt, Mr. McKain, Mr. Scott, Mr. Snow, Mr. Wood, Mr. Bulman (arrived 8:15)

Call to Order 7:28 P.M.

MOTION by Mr. Wood, SECOND by Mr. Snow and UNANIMOUSLY VOTED 5-0 to accept the agenda as submitted.

General Business –

1. Mirarchi Family Property – This application was deferred at the last meeting because the CPC asked the Family to present the Committee with an asking price for the property. Ms. Mirarchi respectfully asked if the Committee would consider a dollar amount of \$35,000 for the entire parcel. The parcel is approximately 4.5 acres, making the price approximately \$7,000 per acre. Mr. Wood, the liaison to the project, stated that he had walked the property, and it has significant frontage on the Town reservoir. Mr. Wood informed the members that the CPC had received letters of support for the acquisition of the parcel from the Conservation Commission and the Water Resources Committee. He further stated that of all the properties the Water Resources Committee has rated over the last two years they have given the Mirarchi property their highest score. The Water Resources Committee strongly recommends the purchase of this property and so does Mr. Wood. Mr. Scott voiced his support for the project as well. The question was asked whether or not an appraisal was needed. Mr. McKain explained that the motion would be to recommend purchase of the property to the \$35,000 or the market value, pending an appraisal, whichever is less. Ms. Mirarchi said that the family did have an appraisal done and it came in at \$265,000, contingent that there was enough upland for buildable lots.

MOTION by Mr. Scott, SECOND by Mr. Wood that the CPC recommend to Town Meeting the purchase of the Mirarchi Property and that the Town pay the lesser of fair market value or \$35,000 for the parcel as determined by an appraisal.

FURTHER DISCUSSION and MOTION BY Mr. Leavitt that the CPC should wait for an appraisal before voting, being NO SECOND, we returned to the main motion and it was UNANIMOUSLY VOTED 5-0 to recommend the purchase of the Mirarchi Property to Town Meeting.

2. Acceptance of the minutes from January 27, 2010 meeting. MOTION BY Mr. Scott, SECOND by Mr. Wood and UNANIMOUSLY VOTED 5-0 to accept the minutes of the January 27, 2010 meeting as amended.

3. CPC Website – Mr. Wood reported that currently Noreen Sharpe, the website designer, is getting her information from either Mr. McKain or himself. He feels the site is going to grow into an information warehouse and that there will be too much information for Mr. McKain and Mr. Wood to be the control point. Mr. Wood suggested that the information feedback should include the whole committee, as each member has their own area of expertise. Additionally, Mr. Wood feels that when the web site is fully operational it should include an information feedback that loops back to Ms. Sharpe from users. If she should have any questions on the information from users she can check back with the committee. Mr. Scott asked if this is something that should be passed by the committee chairman. Mr. Wood didn't necessarily think all information to be posted on the website needed to be run through the chairman but he does feel strongly that a policy on how to disperse information should be established. Discussion continued between the members on how to facilitate supplying the information to be posted to the website. It was decided that the proposed projects for the upcoming town meeting would be posted on the website.

4. There will no meeting February 22, 2010 or March 8, 2010, the next meeting will be the public meeting scheduled for March 22, 2010 at the GAR Hall. It will be advertised in the newspaper for two weeks prior to the date.

5. Mr. Bulman arrived and explained to the members that he would like to have an item included in the CPC article at Town Meeting that provides for the unexpended funds from projects, being finished projects with a remaining balance or projects that did not go forward, closed out and returned to the general fund. He asked the representatives from each committee to research the projects in their category and provide a report at the next meeting.

Respectfully Submitted,

Karen S. Crowell