

TOWN OF WENHAM

Board of Selectmen
Meeting of November 10, 2015
Town Hall, 138 Main Street

Pursuant to the Open Meeting Law, M.G.L. Chapter 30 A, §§ 18-25, written notice posted by the Town Clerk delivered to all Board members, a meeting of the Board of Selectmen (BOS) was held on TUESDAY, November 10, 2015 at 7 PM in the Selectmen Chambers.

WELCOME- Call to order

With a quorum present, Ms. Harrison called the Board of Selectmen (BOS) meeting to order 7 PM. Selectmen present Catherine Harrison, Chair; Jack Wilhelm, Vice Chair; John Clemenzi, Clerk
Also Present: Peter Lombardi, Town Administrator; Paul Weaver, Town Counsel
Catherine Tinsley, Recording Secretary

Public Information

Recorded with permission by HWCAM

Agenda

Announcements

Electronic Notification – MGL Ch. 61B / Lakeview Golf Course

PUBLIC INPUT – There was none

ANNOUNCEMENTS

- Current Board / Committee openings are posted on the Town's Web page
- The fall leaf pickup schedule is posted on the Town's Web page
- Veteran's services will be held at the Veteran's War Memorial at 11:00 AM
- A Public Hearing to gather public input on the Demolition Delay By law is Thursday November 19, 2015
- A Presentation hosted by the League of Women Voters on the School District Master Plan, is Thursday November. 12. 2015 at the Bessie Buker School

REPORTS

Town Administrator

Mr. Lombardi reported:

- The Executive Assistant to the Town Administrator has given her two week notice; her last day being November 13, 2015. The position will be posted on the Town's web site and advertised in local papers.
- The Finance Assistant/ Payroll clerk recently hired has given her notice and this position will also be posted.
- State / Federal Water regulations – Two regulations impact Wenham significantly: 1. MS4 -Federal Stormwater 2. State Water Management Regulations.
- The Division of Local Mandates is determining which policies are creating unfunded mandates and potential cost impacts of the regulations; Wenham is preparing a response. A regional plan and policy going forward is also being addressed.

NEW BUSINESS – There was none.

OLD BUSINESS

Lakeview Property and MGL Ch. 61B – Update

The Town received a *Statement of Intent to Convert* and a *Statement of Proposed Use of Land, known as the Lakeview Golf Course*, 56 – 60 Main Street, electronically from the Attorney’s for the Estate of William Flynn; these documents were sent certified mail and are not considered official until received by the Town.

Attorney Donna Brewer, Miyares & Harrington, was present for Special Counsel Tom Harrington. Ms. Brewer gave a general overview of MGL Ch. 61 B that gives landowners who dedicate their land to an allowable use (recreational) according to MGL Chapter 61 a reduced property tax. The landowner must notify the town of a change in use (residential); the town has the right to “ first refusal” to purchase the property.

Ms. Brewer went on to review the timeline for the Ch. 61 process saying the town has 30 days from the date when written notification is received by certified mail, to have an appraisal of the property done, 120 days to hold a public hearing to exercise or assign the Right of First Refusal, and hold Town Meeting to appropriate the funds.

The consideration of the purchase of the land was further discussed in executive session.

EXECUTIVE SESSION – Lakeview Golf Course Property

Vote: Ms. Harrison moved, and it was seconded, the BOS enter into executive session under M.G.L. Ch. 30A, § 6. To consider the purchase, exchange, lease or value of real property if the chair declares that an open meeting may have a detrimental effect on the negotiating position of the public body, and the Chair so declared, and to include Paul Weaver, Town Counsel; Donna Brewer, Special Counsel; Emilie Cademartori, Planning Coordinator, and to return to open session to take any action required in open session. The motion carried unanimously by roll call vote.

The BOS returned to Open Session at 8:32 PM and took the following action:

VOTE: Mr. Wilhelm moved, and it was seconded, the BOS authorize the Town Administrator to retain a certified appraiser to perform an appraisal of the Lakeview property, the contract not to exceed the cost of \$15,000, as part of the process of exploring all town options and reserving all rights. The motion carried unanimously.

ADJOURNMENT

The BOS unanimously adjourned at 8:34 PM

Respectfully submitted by

Catherine Tinsley
11.14.15