

**EXECUTIVE SESSION (ES) CONFIDENTIAL**

The purpose of the ES was to discuss the Notice of Intent to Convert Property Under MGL Ch. 61 B.

The ES was part of the Wenham Board of Selectmen (BOS) **December 11, 2015** posted meeting. Pursuant to Open Meeting Law, M.G.L. c. 30A, § 22 (f) the minutes of any ES, the notes, recordings or other materials used in the preparation of such minutes and all documents and exhibits used at the session, may be withheld from disclosure to the public in their entirety under sub clause (a) of clause Twenty-sixth of Section 7 of Chapter 4, as long as publication may defeat the lawful purposes of the ES, but no longer; provided, however, that the ES was held in compliance with Section 21. These minutes will not be released until approved for release by the Selectmen and notice of such approval has been entered into the regular minutes.

Selectmen Present: Chair Catherine Harrison; Jack Wilhelm; John Clemenzi  
Also Present: Peter Lombardi, Town Administrator; Planning Coordinator, Emilie Cademartori  
Special Counsel Tom Harrington; Appraiser Robert Shannon

The Board was provided with the land appraisal of the Lakeview Golf Course at a value of \$2.75 million, as completed by Mr. Shannon.  
The house in the front of the property is not a part of the property under Chapter 61 and therefore was not included in the appraisal.

Mr. Shannon summarized in detail the appraisal and accompanying supporting documents.  
The appraisal was based on the highest and best use of the property; limited by zoning / wetlands, including the value based on a flexible (cluster) vs. conventional development plan and other Golf Course sales.  
Sales could be impacted negatively being so close to the railroad tracks

The Selectmen concurred that the appraisal information appeared accurate.

A discussion followed on whether or not to provide a redacted revised report or an executive summary for the seller and further discussed their strategy going forward.

The Selectmen asked for as much information as possible, should the town acquire the property, all the possible options and cost/revenue associated with each potential use and potential funding scenarios. It was observed that funding would have to be approved at a town meeting.

Attorney Harrington will continue to refine the Host Community Agreement (HCA) for the Selectmen's review. A HCA would identify details for a development, should the town not purchase the property.

The Selectmen agreed to take action to maintain the right of first refusal.

*Mr. Wilhelm moved to adjourn at 10:38 AM. The motion carried unanimously by roll call vote.*

Respectfully submitted by

Catherine Tinsley  
2.29.16