

(1) EXECUTIVE SESSION CONFIDENTIAL

The purpose of the executive session (ES) was to discuss the Lakeview Property

The ES was part of the Wenham Board of Selectmen (BOS) **January 5, 2016** 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; Catherine Tinsley, Recording Secretary
Tom Harrington, Special Counsel, Emilie Cademartori, Planning Coordinator

Attorney Harrington updated the Selectmen on the progress of the Host Community Agreement, Version 13, saying the draft was returned from the developer's Attorneys Glovsky & Glovsky with minor changes. Dan Doherty, Attorney for the property owners had no comments.

If the Board accepts the changes, the Community Host Agreement is ready for signing, but advised that the Board should be the last ones to sign the Agreement. The Developer requested that the Host Community Agreement exhibits not be released until the Public Hearing. It was agreed that this was not possible as the HCA would be a public document once executed by the Selectmen. The date for the Public Hearing was set for January 19, 2016.

Ms. Cademartori reviewed the Planning Board would have some discretion on the proposed development such as the number and location of affordable units. The development as proposed would not go to the Zoning Board of Appeals.

The BOS agreed additional time would be necessary to hold a public hearing and further research possible municipal uses for the property and asked Attorney Harrington to request an extension on their behalf to February 15, 2016. In addition, the Selectmen discussed and agreed an Ad Hoc Committee be formed to recommend to the to Selectmen what municipal uses might be available should the town purchase the property and to include potential associated costs, and revenues.

At 7:01 pm Mr. Wilhelm moved, and it was seconded, to return to open session. The motion carried unanimously by roll call vote.

Respectfully submitted by

Catherine Tinsley
3.2.16