

(1) EXECUTIVE SESSION (ES) CONFIDENTIAL

The purpose of the ES was to discuss the Lakeview Property

The ES was part of the Wenham Board of Selectmen (BOS) **December 15, 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; Catherine Tinsley, Recording Secretary
Paul Weaver, Town Counsel, Donna Brewer Special Counsel; Emilie Cademartori, Planning Coordinator

The Board of Selectmen received the latest version (9) of the Community Host Agreement (CHA) in the afternoon before the meeting.

Attorney Harrington gave a brief, overall update saying the Board has met with the Appraiser. The property appraised at \$2.75 million. The sellers could challenge the town's appraisal and have their own appraisal done. A third and final appraisal is done if the parties cannot agree; this value would be non-negotiable.

A general discussion regarding the details of the HCA (version 9) followed. Additional details that have been proposed to be added to the CHA were noted.

Of importance, BOS were informed that banks do not have to go along with the CHA between the town and the sellers, and the developer would maintain the right to sell the property; the HCA would not carry over to the next buyer/developer.

Attorney Harrington reviewed the timeline for the town to act on their right of first refusal to purchased the property and for the proposed developer to provide the Town with conceptual plans.

The Town's thirty-day extension request will be awarded.

The BOS planned to ask for public feedback and hold a public hearing.

The BOS requested additional information of all options available to the Town if the right of first refusal is exercised. In addition, associated costs i.e. maintenance, improvements, construction, and any revenue that may be seen by the town.

Mr. Wilhelm moved, and it was seconded, to leave executive session to return to open session. The motion carried unanimously by roll call vote.

Respectfully submitted by

Catherine Tinsley
2.29.16