

Selectmen Present: Ralph S. Dormitzer, Chairman
Robert Spofford
Frederick Koed
Gary Vanderweil
Edwin Carr

Others Present: William Griffin, Town Manager
Jennifer Oram, Recording Secretary

Chairman Ralph Dormitzer called the meeting to order at 7PM.

Town Manager’s Report

Town Manager, William Griffin, stated that he was hopeful that the Governor’s budget that would be announced the next night will give specifics in regard to Government Aid.

Mr. Griffin added that he, Michael Buckley and Glenn Pratt had sat down for nearly two hours reviewing the water rates and the water budget. It is his hope to compile this information for the next Selectmen’s packet.

Selectmen Comment Period

Selectman Spofford asked Mr. Griffin to let Dan Coughlin know that he would like to hear about the MEPA certificate when he comes in the following week. Selectman Spofford also wished to acknowledge a letter from Gail Parks that thanked Harbormaster Lorren Gibbons for saving Mrs. Parks’ boat. Selectman Spofford commended Ms. Gibbons for going above and beyond to help a resident.

Chairman Dormitzer informed the community that he, Mr. Griffin, Mark Brennan, Tom Gruber and Representative Bradley met at the parking lot to discuss the proposed settlement offered from the MBTA. Chairman Dormitzer stated that the MBTA will not agree on landscaping as they promised to do in the past. Mr. Griffin added that he had heard from Mass Highway, and the Town may be in receipt of additional PWED funds, approximately \$300,000, which some could be put toward finishing off the public lot. Chairman Dormitzer added that this settlement would only settle the parking issue, not any other issues that may be outstanding with the MBTA.

Licenses & Permits

Selectman Vanderweil moved to approve a one-day liquor license for a fundraising event to benefit the Appalachia Service Project at St. Anthony’s Parish on April 28, 2007 from 6-11PM. Selectman Carr seconded the motion, and the vote was unanimous.

Articles for Review

Article 8 – Unpaid Bills – Mr. Griffin explained that this article is for unpaid bills from previous years. There are none for this year, so no action needs to be taken. **Selectmen Spofford moved to Indefinitely Postpone Article 8. Selectman Carr seconded the motion, and the vote was unanimous.**

Article 9 – Supplemental Appropriations - Mr. Griffin explained that this article is for appropriations to be used to help strained budgets, i.e. gas, oil and legal fees. In the past, the Town has averaged \$400,000 with this article, this year he is asking for \$60,000. **Selectman Spofford moved to recommend a supplemental appropriation of \$60,000. Selectman Vanderweil seconded the motion, and the vote was unanimous.**

Article 10 – Rate of Interest on Deferrals – Mr. Griffin explained that he just discovered that morning that the Town did not need this article. **Selectman Spofford moved to Indefinitely Postpone Article 10. Selectman Carr seconded the motion, and the vote was unanimous.**

Article 11 – Tax Exemption - Mr. Griffin explained that this Article had been voted on previously, but the Fiscal Year was omitted. **Selectman Spofford moved Article 11 adding that Fiscal Year 2008 people would qualify for Tax Exemptions. Selectman Carr seconded the motion and the vote was unanimous.**

Article 21 – Landfill Monitoring Services (\$25,000 to be requested). Mr. Griffin explained that this article would get the Town back on track with the required testing for the landfill. This testing is required by Massachusetts law. **Selectman Spofford moved to recommend that \$25,000 be appropriated for these inspections. Selectman Koed seconded the motion, and the vote was unanimous.**

Article 25 – West Corner Culvert Easement – Mr. Griffin explained that the Town would be granting an easement to Mass Highway so they can maintain the site after the work is done. It also grants a temporary easement for during construction, but that easement will be removed when the job is completed. After a brief discussion, members of the Board asked to view the site before making a decision.

Public Hearing – Right of First Refusal (ROFR)

Chairman Dormitzer read the advertisement for the public hearing aloud and asked the members of the Cohasset Land Foundation (CLF) to come forward and address the Board. Selectman Vanderweil asked to recuse himself from the hearing, and relocated to a seat in the audience. Chairman of the CLF, Mr. Rick Swanborg, addressed the Board and gave a brief background on the foundation. Mr. Swanborg stated that they formed about three years previous. He explained that the CLF's form was modeled on the Land Foundation in Lincoln, MA. Their objective is to find areas of open space as well as identify locations for affordable housing. Mr. Swanborg explained that the CLF has been working with Mr. Ingram for a long time to put the right deal together. As it sits now, the CLF can purchase the land for 1.25 million dollars. To help finance the purchase, the CLF plans on selling off approximately 12 acres of the 37.5 acre parcel. If perc

tests prove positive, three buildable lots would be created and sold. The Vendanta Centre is interested in purchasing six acres to buffer their existing lots. Another neighbor will have an option to purchase land that is next to their property. The CLF would then like to give 60% of the land to the Cohasset Conservation Trust to keep as open space. Their hope is to place the remaining parcel back under Chapter 61. There was then a lengthy conversation about the many open space options for the land i.e. trails, etc. Mr. Swanborg explained that until they know where the Board sits with the ROFC, they are not going to go much further in planning. Lisa DiTullio, of 7 Norman Todd Lane, asked Mr. Swanborg why there were orange flags near her property. Mr. Swanborg explained that they had done some preliminary engineering, but again, would not be proceeding until they were more aware of where the deal stood. He did say that the CLF would be working very closely with all of the neighbors, and that they would be involved throughout the process. He said that it was their hope to have one road in and out to the area where the new homes would be built. Mr. Swanborg went on to say that Mr. Ingram had been very generous and helpful to the CLF while putting the deal together and that what the CLF is proposing, is very much what Mr. Ingram would like to see done with his land.

Chairman Dormitzer stated the he felt the CLF had put together a very good deal and asked the Board what additional information they would need to make a final decision. Selectman Spofford stated that he is a great supporter of conservation land, but that he would hate for the Town to lose out on nearly 40 acres of land. He suggested that the Board should take it to Town Meeting and ask the Town if it would like to purchase the land. Selectman Koed stated that under the law, the Board of Selectmen should make the decision regarding the ROFR. Chairman Dormitzer added that he was ready to make a decision. He stated that he felt the foundation had done an excellent job, and that he did not see how the Town could improve upon it. Selectman Spofford asked Chairman Dormitzer to explain what he meant. Chairman Dormitzer said that the Board and the Town had spent a lot of time and money on the Cook Estate, and nothing came of it. Selectman Koed added that he did not see how the Board could improve the plan and offer that had been put together by the CLF. Selectman Spofford responded by saying that he felt they would be letting go a once in a life time opportunity. Chairman Dormitzer then asked the Board if they would like to vote that evening or close the hearing, look into a few things, and then vote the following week. Selectman Carr stated the he would like to wait so that he could visit the Vendanta Center, as well as meet with Mr. Ingram. Selectman Carr moved to continue the hearing until Monday, March 5, 2007. Selectman Koed seconded the motion, and the vote was unanimous.

Selectman Spofford moved to adjourn the meeting. Selectman Koed seconded the motion, and the vote was unanimous.

Meeting adjourned at 8:32PM.

Respectfully submitted,

Ralph S. Dormitzer
Chairman