

**Community Preservation Committee
Meeting Minutes
Wednesday, November 5, 2014, 6:00pm
Miscoe Hill School**

Members present: Dan Byer, Peter Denton, Mike Goddard, Barry Iadarola, Anne Mazar and Wayne Wagner

Mike Goddard made a motion to accept Articles 19, 20 and 21 as written, Barry seconded the motion and it was unanimously approved.

Article 19

The Community Preservation Committee recommends that the Town transfer \$275,000 from the Community Preservation Budgeted Reserve Account and \$50,000 from the Community Preservation Open Space Account to acquire a conservation restriction, and pay for related costs, to be under the control of the conservation commission to allow sustainable agriculture and/or open space preservation on 36 +/- acres of the so-called Pearson property located at 43 Quissett Road in Mendon, MA, shown as "B & C" on a plan entitled "Pearson Property, Mendon, Mass., Aerial Map, Department of Fish & Game Division of Fisheries & Wildlife Map Prepared by James McCarthy, Central District Land Agent," which plan is on file with the Office of the Mendon Town Clerk, and I so move.

Article 20

The Community Preservation Committee recommends that the Town pass over this article, and I so move.

Article 21

The Community Preservation Committee recommends that the Town authorize the Selectmen, on behalf of the Town, to purchase the so called Pearson Farm located at 43 Quissett Road consisting of 70 +/- acres and shown on Mendon Assessors' Maps as Parcel #27-212-43 for a total purchase price of \$800,000; in order to fund such acquisition, to authorize the Selectmen contemporaneously with the acquisition of said Pearson Farm, to convey or reserve following interests in said land and to use the following proceeds for the purchase price:

- (a) Convey 34 +/- acres to the state Department of Fish and Game on behalf of the Division of Fisheries and Wildlife for \$165,000;
- (b) Convey 36 +/- acres subject to perpetual conservation restriction to be held by the Town which limits the use of such land to open space, agriculture, and uses related to agriculture, to a person or entity selected under the provisions of M.G.L. c. 30B, s. 16 for not less than \$335,000 and up to an additional \$50,000, which amount shall be used for related cost of acquisition;

(c) Reserve to the Town the conservation restriction on the 36 +/- acres referenced above for no more than \$300,000 appropriated pursuant to Article 19. From said \$300,000, a non-refundable deposit of \$50,000 shall be paid to the Seller,

and I so move.

The committee members proceeded to the special town meeting and the CPC meeting was adjourned when the special town meeting adjourned.

Submitted by Anne Mazar