

## **MINUTES – SELECTMEN’S MEETING**

**Monday, April 11, 2018**

**Town Hall, Selectmen’s Hearing Room**

Present: Michael G. Bradley, Chairman; James J. Fitzgerald; Michael A. Maresco, Town Administrator

Excused: Joseph E. Kelleher

Mike Bradley opened the meeting at 6:45 p.m.

Vote to ratify Firefighters IAFF Local 2568 Contract – Mike Bradley noted that the Board agreed to the terms of this contract in Executive Session on April 9, 2018. Mike Bradley moved, seconded by Jim Fitzgerald, to ratify the three year contract as agreed to by the Firefighters union. The vote was 2:0.

Vote to Accept Library Grant for Summer Internships – Michael Maresco gave a brief explanation of this grant. Mike Bradley moved, seconded by Jim Fitzgerald, to accept this grant. The vote was 2:0.

Community Preservation Committee Meeting – The Board of Selectmen moved to Hearing Rooms 2&3 to attend the Community Preservation Committee discussion regarding the YWCA property.

CPC Chair Kevin Cantwell read through the application for CPC funding to purchase the YWCA property for open space and/or recreational purposes. Mike Bradley gave some background on the Board’s deliberations leading up to this application and noted that the Board has not determined a use for the property.

Kerry Richardson asked if the appraisal contains a best use. Bob Galvin said that the highest and best use is as one single family lot and a camp.

Kevin Cantwell asked how much of the property lies in the flood plan and if the septic would have to be moved to another part of the property. Michael Maresco said it was inspected last year and received a Title 5 certificate.

Kevin Cantwell asked about the deed restrictions requiring that the property be used as a camp. Bob Galvin said that restriction is no longer valid.

Tim Russo noted that this article would require borrowing. There was some discussion about how this purchase would be funded.

Gary Pina, Recreation Commission, gave some details on the camp proposal that was put together by the Recreation Director. Mr. Pina said that the Recreation Commission has reviewed the plan and it is a good one. Kevin Cantwell said that the report is missing operating costs. Patrick Dello Russo spoke about the cost of operating a camp and how it would be funded. Mike Bradley said that if it is determined that the camp cannot succeed financially the property would be used as open space.

Tim Russo asked if affordable housing is an option for this property. Bob Galvin said that the town can acquire the property using CPC without determining what the use will be as long as it is one of the allowable uses. Jim Fitzgerald said that it would not make sense financially to use this space for affordable housing.

Kevin Cantwell asked where the \$420,000 to bring the building up to compliance to run a camp would come from. Michael Maresco said that the Board would submit a separate CPC application to fund building renovations if they decide to use the property for a camp. Jim Fitzgerald said that this is the reason they have not come up with a use yet, and noted that they just received the Vertex report today. There was some discussion on the value of the buildings and the best use for them.

Kevin Cantwell asked about the purchase and sale agreement. Bob Galvin said there is a due diligence period of 60 days included in the P&S and it is conditional on CPC and Town Meeting approval.

## **MINUTES – SELECTMEN’S MEETING**

**Monday, April 11, 2018**

**Page 2 of 3**

Bert O’Donnell asked if they would have a decision on use prior to town meeting. Mike Bradley said that they would and added that they will schedule an executive session for next week to discuss this.

Kerry Richardson asked if the Community Preservation Committee can re-vote after they have time to review the information that was just received tonight. Bob Galvin said that could be problematic and recommended that they make a decision tonight. Mr. Galvin said that it might make sense to vote on the appraised value which is \$850,000 rather than the assessed value which is in the application.

Jim Fitzgerald noted that we don’t often get an opportunity to purchase waterfront property. Mr. Fitzgerald added that one issue seems to be the aspect of borrowing and said that Patrick Dello Russo has said that there are remaining unspent balances that could cover the cost of this purchase without borrowing.

Jim Fitzgerald noted that the use is not completely undefined, the property will either be used as a camp or as open space. Mr. Fitzgerald said that we don’t want to acquire another piece of property and do nothing with it.

Kevin Cantwell spoke about the ranking scale for open space and noted that this request did not go through the same process as most open space purchases. Bob Galvin said that this is different than a typical open space purchase due to the time constraints. Karen O’Donnell said that the Open Space Committee has not voted on this because they did not have enough information. Jim Fitzgerald said that this was an opportunity that required a quick decision.

Mike Bilas asked why they are using CPC funds if this purchase is so important. Jim Fitzgerald said that there is not a lot of funding for capital projects. Bob Galvin said that historically land acquisitions for open space have not been funded unless it is through CPC funds. Michael Maresco reviewed the budget process to explain why they are seeking to purchase this property with CPC funds.

Bert O’Donnell noted that the ranking that Kevin Cantwell referred to is similar to the rankings for the Pratt and Gaughan properties. Mr. O’Donnell said that it is very expensive for open space and it should be looked at as a recreational use. Jim Fitzgerald agreed that if they decide not to operate a camp, it would be open space for passive recreation.

Jackie Little, former chairman of the Recreation Commission, spoke in support of purchasing this property for use as a camp.

Carolyn Shanley asked if the financial investments the Town has made on this property entitle them to a discount on the purchase price. Bob Galvin said that any improvements made by the Town or its residents were gifts and would not have any impact on the purchase price.

Tom Whalen spoke against the purchase of this property due to the cost and said this is money that could be used for other projects.

Linda O’Callaghan spoke in support of purchasing this property.

Amy Gordon said that she worked at the YWCA camp and said that the building was used outside of the camp and the Town could charge of fee for use of the building. Gary Pina, Recreation Commission, said that if the Recreation Department took custody of the property they would certainly be open to that possibility.

Nancy Curry spoke in support of purchasing this property for use as a camp.

Kevin Cantwell asked how many kids would typically attend the camp. Amy Gordon said that last summer some weeks had 120-125 kids registered for camp.

## **MINUTES – SELECTMEN’S MEETING**

**Monday, April 11, 2018**

**Page 3 of 3**

Michele Campion asked about camp fees. Amy Gordon said they charged \$210 per week. Jill Goodwin, Camp Director, said that they had about 611 campers over the 8 weeks, with an average of 87 campers per week. Ms. Goodwin added that the operating cost is \$57,000 to \$60,000 per year.

Doug Little asked when the deed restriction ended. Bob Galvin said that it expired after 30 years.

Doris Carol asked if handicap access is included in the cost. Kevin Cantwell said that it is included in the \$420,000 Vertex number for building upgrades.

Kevin Cantwell asked about zoning setbacks. Bob Galvin said that it is a pre-existing non-conforming lot.

Matthew McDonough spoke in support of purchasing this property for use as a camp and encouraged the Community Preservation Committee to vote in favor of the \$850,000 tonight so that the Board of Selectmen can begin negotiations with the YWCA. There was further discussion about funding options.

Matt Curry said that the more quickly we move the more likely the Cambridge YWCA is to accept the offer and asked the Community Preservation Committee to vote in favor of this application.

Keven Cantwell read into the record a letter from Judy Crowley in opposition of the purchase of this property.

Mike Bradley asked the Community Preservation Committee to vote in favor of this purchase.

After further discussion, Kerry Richardson moved, seconded by Bert O’Donnell, to approve up to \$850,000 for the purchase of the YWCA property at 76 Ferry Hill Road. The motion failed with a vote of 3:3 with Bert O’Donnell, Kerry Richardson and Michele Campion in favor and Kevin Cantwell, Tim Russo, and Mike Bilas opposed.

The Board of Selectmen adjourned their meeting at 9:00 p.m. There was no executive session held.

Respectfully submitted,

Catherine Burke

*The following documents and exhibits were presented at the meeting: memorandum of understanding with Marshfield Firefighters; information on Library internship grant; appraisal for 76 Ferry Hill Road; camp proposal from Recreation Director; Vertex report on property at 76 Ferry Hill Road; P&S Agreement for 76 Ferry Hill Road; information from Treasurer/Collector on funding sources for purchase of 76 Ferry Hill Road*