

IN BOARD OF SELECTMEN  
MONDAY, APRIL 12, 1982

Present: Chairman William J. Cossart, John E. Murray and Anne W. Donald.

The statutory requirements as to notice having been fulfilled, the meeting was called to order at 7:00 p.m. in the library of the Lincoln-Sudbury Regional High School.

Constable's Bond

It was on motion by Selectman Murray unanimously

VOTED: To approve, under Section 92 of Chapter 51 of the General Laws, the surety of the constable's bond of Carol A. Stearns, bond number S-04-22-42, Peerless Insurance Company, surety in the amount of five thousand dollars, and to approve the filing of the bond with the Town Clerk.

Meeting Schedule

It was on motion unanimously

VOTED: To confirm the Board's telephone vote of April 7, 1982, to reschedule its regular meeting of April 19 to Tuesday, April 20, 1982, at 7:30 p.m. in the lower Town Hall, in the event Town Meeting is not held that week.

Minutes

It was on motion by Selectman Murray unanimously

VOTED: To approve the minutes of the Regular and Executive Sessions of April 5, 1982, and the Special Meeting of December 9, 1981.

Donations - Council on Aging

It was on motion by Selectman Donald unanimously

VOTED: To accept, on behalf of the Town, \$44.88 in donations for the Council on Aging, to be used for operating costs for the van.

Reserve Fund Transfer - Veterans' Graves, Acct. No. 1038

Present: Michael J. Cronin, Chairman of Finance Committee.

Following a brief discussion, it was on motion by Selectman Donald unanimously

VOTED: To approve Request for Transfer No. 1038, dated April 8, 1982, to Veterans' Graves, Account No. 950-61, in the amount of \$1,000, as requested by Veterans' Graves Officer Paul J. Leahy, for the installation of two memorials on the grounds of the Wadsworth Cemetery to the veterans of Sudbury who served in the Korean and Vietnam conflicts.

Joint Meeting with Finance Committee - Disposition of Excess Schools

Present: Chairman Michael J. Cronin, Stefanie W. Reponen, Susan F. Smith, Bernard J. Hennessy, David A. Wallace, William D. Wood, Lindalee A. Lawrence and William H. Maurhoff, Finance Committee; and approximately 30 people, Town officials, abutters, interested persons.

Chairman Cossart stated that the Selectmen would like this opportunity to explain to the Finance Committee their final recommendation for the disposition of the South Annex, the Fairbank, the Horse Pond and the Loring School buildings - Articles 33 - 36.

Selectman Murray reviewed those bid proposals which had been considered by the Selectmen for the above-mentioned schools and explained the Selectmen's final recommendation on each.

Following discussion on the individual recommendations for the four schools, the Finance Committee voted on the Selectmen's recommendations for Articles 33 - 36, as follows:

Article 33 - Disposition of South Annex

- To support the Selectmen's recommendation to sell the South Annex to Richard A. and Sara P. Mayo for \$60,000, in its present condition; the minimum price of said land to be \$30,100.

There was some discussion regarding what was to be done with the money from the total sale(s) and the establishment of a stabilization fund. On the recommendation of Town Counsel, it was agreed that the money would be held in the general fund since there was no debt outstanding on the building. Town Counsel stated that the first application of the money would be to Debt Service had there been any. Regarding the stabilization fund, and the implication by Chairman Michael J. Cronin of the Finance Committee that the Selectmen and/or the Town Facilities Committee had ignored their recommendation to establish one, Chairman Cossart stated that a specific application of these monies had not been addressed when these articles went to press.

Mr. Thompson added that the Selectmen had held their position with respect to the Town Facilities Committee's report of November 24, 1981, specifically on Items 2 and 4 - (#2) that the Town cannot afford to maintain these buildings or demolish them and hold the land long-term, and (#4) that net proceeds be applied to capital expenditures or debt service.

Town Counsel Paul L. Kenny confirmed Mrs. Stefanie W. Reponen's understanding that a stabilization fund could be established later and the funds from the sale(s) transferred at that time, and that the money could not be spent without being appropriated by a Town Meeting.

Article 34 - Disposition of Fairbank School

- To support the Selectmen's recommendation to sell Fairbank School to Mitchell Systems for \$307,000 in accordance with their bid dated February 8, to be used as a management training center and professional office building, based on price and similar use.

During discussion, it was on motion unanimously

VOTED: To determine the minimum price for the sale of said land to be \$250,000.

The Finance Committee voted to support the Selectmen's position on the same.

Selectman Murray explained that a zoning change was supported by the Selectmen, and that it would be necessary for Mitchell Systems to return to a special Town Meeting for the same.

Town Counsel confirmed that it would be allowable to negotiate upward with the bidder with the next viable bid, who is McCart at \$210,000 (single-family development), if Mitchell Systems were unsuccessful in receiving a variance or zoning change.

There was some discussion regarding the type of restrictive zone which would be created for Mitchell Systems. Mr. Thompson added that the Selectmen might sign a purchase and sales agreement which included the stipulation that there be a buffer zone around the property and that the use of the ball fields, the basketball court and the parking be reserved for the Town. Selectman Donald added that this proposal would bring in tax income for the Town. Mr. Thompson commented that the Selectmen feel this proposal is within the scope of value of that property, according to the Town Engineer's report of May 8, 1981.

#### Article 35 - Disposition of Horse Pond School

- To support the Selectmen's recommendation to sell the Horse Pond School to the Massachusetts Firefighting Academy, in accordance with their amended bid proposal dated March 25, 1982, for 8.81 acres of land at a price of \$170,000.

#### Article 36 - Loring School

To take no position on the Selectmen's recommendation to demolish the building and retain the land.

The Finance Committee members had conflicting positions regarding the immediate demolition of the building, the use of it by Lincoln-Sudbury West, and the future need for the land.

The Selectmen defended their position by indicating they had not received any viable offers for the property, that the land would be used as an area playground, and there would be high maintenance costs in retaining the building.

A tentative meeting was scheduled to meet with the Lincoln-Sudbury Regional School Committee at 7:30 p.m. tomorrow evening, April 13.

There being no further business to come before the Board, the meeting was adjourned at 8:00 p.m.

Attest:

\_\_\_\_\_  
Richard E. Thompson  
Executive Secretary-Clerk