

Land Acquisition Review Committee
September 28, 2010 Executive Session Minutes
Flynn Building Conference Room

Present: John Sklenak, Chris Morely, John Cutting, Matt Barack, Debbie Dineen, Jody Kablack

Because the nature of the meeting is to discuss a land purchase, the LARC convened in Executive Session by a voice vote of each member.

The group had previously received a copy of the appraisal for the Fairbank Farm prepared for Bill Fairbank by Keystone Consulting Group. The appraisal for the land encumbered by an Agricultural Preservation Restriction pursuant to MGL c. 184 is \$755,000. This includes the reservation for one single family dwelling on the property, the potential for farm housing, allowance to use the property for agriculture, including expansion of existing operations, allowance to construct agricultural buildings, and no public access. The owner's offer is for the Town to purchase the development rights for \$750,000.

Committee comments on this proposal included:

- Any building envelope must be defined as to size and location.
- Farm housing should be in the building envelope.
- Farm housing should be out of sight from the public way and within a defined building envelope.
- We need to make sure that there aren't hazardous materials on the property (21E report).
- We should investigate trail linkages to Wolbach Farm. Public access should be attempted
- Will the land stay in 61A? Will the Town have a future right of first refusal?
- Can we restrict the ability to build farm housing in the APR and trump state law?
- We should define permanent versus temporary agricultural structures, similar to the Cutting APR.
- Review law on farm stands. How much product must be grown on the property?
- Think about a Historic Preservation Restriction on the barn. Would mean more money, but will preserve barn.
- We must justify the public benefit to the Town. Is preserving farms enough?
- Discuss potential monitoring of the property with SVT? They may be more interested if we get a trail easement linking to Wolbach.

A map of potential trail linkages will be prepared. A site visit of the Fairbank Farm will be scheduled.

The Town must complete an appraisal, and funds for the appraisal will be requested by J. Kablack from the Community Preservation Committee. Competitive bids were solicited, and the firm Prospectus submitted the lowest price of \$3,900. The Town has done business with this firm in the past and has been satisfied with their performance.

J. Kablack reported that another large landowner whose property is on the Open Space and Recreation Plan has approached the Town about preserving their property.

The minutes of July 8, 2010 were approved.

There being no further business, the meeting adjourned at 8:30 pm.