Hopkinton Conservation Commission
September 24, 2019 Meeting
Held at Kimball Cabin

9/24/19 Non-Public Session Minutes – Accepted 10/8/19, Unsealed 4/27/21

Present: Lee Wilder, Ron Klemarczyk, Rob Knight, Cleve Kapala, Melissa Jones and Bob Lapree
Alternatives present: Jonathan Bradstreet, James Newsom
Meeting went into non-public session by unanimous vote of the commission at 8:12 to discuss a possible real estate transaction.

OLD BUSINESS

1. Land swap with Chuck Rose: Ron Klemarczyk has been investigating a possible land swap requested by Chuck Rose. Chuck is trying to get access to his lot to make it buildable. Chuck wants to swap his Thain Road lot (14 acres, assessed value $8,000) for the town's Burnham Intervale lot (10 acres, assessed value $22,000). The town lot is near the old railroad bed. The town lot has timber on it, which if harvested might make the appraised values more equal. Any swap would need an appraisal and approval at town meeting.
2. Acquisition of the Cameron lot (Map 251 Lot 8.1), abutting the New Cemetery and Kimball Lake: Lee Wilder reported that the Select Board approved the purchase but the board was unwilling at this time to commit to include HCC reimbursement in the town budget or to support a town meeting warrant article to reimburse the HCC for the funds expended for the purchase. Any reimbursement would have to be worked out as part of the budget process. Discussed the funds needed to make the Cameron lot purchase. Ron Klemarczyk reported that the Chesley's have contacted the OSC and are ready to proceed with the sale of their lot to the town for $120,000. The HCC had committed $30,000 from the Forest account toward this purchase.
   The negotiated price for the Cameron lot was $80,000, which is $5,000 more than the $75,000 the HCC voted to offer. Lee has an anonymous donor who will contribute $5,000 toward the Chesley Lot, if the HCC needs it, after spending $80,000 for the Cameron Lot. With the $5,000 contribution and the expected $2,000 change of use tax, less $75,000 for the Cameron lot and $30,000 for the Chesley lot, the HCC would be left with a total of about $1,500 in its various accounts.
   Discussed the possibility of reimbursement from the town for the Cameron purchase. Reimbursement could come from the town budget, from a separate warrant article, or by a petition warrant article. Would asking for money for two land acquisitions at the town meeting make approval less likely? In any case, the town meeting should increase the percentage that the HCC receives from the change of use tax.
   Cleve Kapala said the cost of $80,000 is much higher than had originally been discussed by the HCC, and reiterated his opinion that a house would not diminish the viewshed that much.
   A motion was made to remove the contingency regarding Select Board support for reimbursement from the HCC 9/9 motion. The new motion would authorize the HCC Chair to sign on or before October 9, 2019 a P&S for the purchase of Lot 251-8.1 (Cameron lot) for $80,000 with no contingency. Votes were as follows: Ron Klemarczyk - yes; Rob Knight -

yes; Bob Lapree - no; James Newsom - no, Cleve Kapala - no; Melissa Jones - no; Lee Wilder - yes. The motion failed.

James Newsom agreed to tell Judy Hampe, the realtor, that the HCC is withdrawing its offer for the Cameron lot.

At 9:16 the commission voted to return to public session.
Minutes submitted by Rob Knight, Secretary.