

MINUTES OF THE SELECTMEN'S MEETING

stated that the six parcels that qualify would still qualify if the acreage were doubled to sixty acres, and he cautioned against the appearance of spot zoning. Ms. Coletta also cautioned that bylaws that are too restrictive increase the likelihood of developers seeking MGL c.40B relief through DHCD. Discussion ensued on Chapter 40B regulations. Mr. Wayne Rankin of Dwelley Street asked the Selectmen to place an article in the warrant to buy the golf course. Mr. Trabucco asked Mr. Rankin to stay to discuss this when the item comes up on the agenda after the current topic has been resolved; however, Mr. Trabucco did state that he is opposed to the purchase of the property. Mr. Boyle questioned whether the town could buy the land and subdivide it for a profit. Mr. Trabucco stated that he is opposed as it is not the town's strength to act as a land developer and land sales agent; the private owner and developer have a plan to save the golf course with responsible land development for profit with a tax positive result to the town. Mr. Thorne reminded the Board that a vote was taken two weeks ago to recommend unfavorable action on this bylaw, article 18, and this is an opportunity to take another vote on the issue with new information. Mr. Trabucco moved to reconsider the Selectmen's recommendation on article 18. The motion died for lack of a second.

GENERAL DISCUSSION AND POSSIBLE VOTE: RIGHT OF FIRST REFUSAL, 94 WEST ELM ST (B11-33, A12-47)

Mr. Trabucco opened the discussion stating that he feels the Selectmen should waive the Town's right of first refusal on this parcel. Mr. Brown stated that he is also not in favor of purchasing the property. Mr. Boulter stated that he would love to see the town buy the property, but the town is struggling financially and this is not the first priority. Mr. Boulter inquired into the costs as set forth in the purchase and sale agreement. Mr. Thorne advised that the town may accept the proposal as presented or decline, and there is no mechanism under statute to negotiate a different agreement. Mr. Thorne stated that the purchase and sale is clear that the cost of the land is \$4,360,000 and also clear about the three year lease back to the current owner with two one-year options at \$75,000 per year. Mr. Trabucco stated that the town could not carve off lots with this agreement as written; he also pointed out that the golf course will remain regardless of which entity executes this agreement. Mr. Boyle stated that he feels an appraisal would be advantageous to help determine what the value of the land would be if developed. Mr. Rankin stated that traffic would become terrible on what are essentially country roads and asked if the town had looked into how much a golf course could earn the town. Ms. Coletta advised that there is little to no frontage available to build a subdivision and a land use plan would not be as easy as subdividing and selling off lots. School Committee Chairman Patrick Chilcott stated that the School Superintendent, the Police Chief and the Fire Chief have come together to voice opposition to this purchase. Mr. Chilcott stated that the Advisory Committee voted to recommend against the purchase. Mr. Chilcott stated that town is facing serious financial challenges right now and it is a struggle to see how it is a responsible financial decision to buy the golf course; he further stated that the School Department laid off eleven teachers as a result of this budget cycle. Mr. Chilcott stated that the plan presented by the developer leads to a project that would create \$1million in new revenue; Mr. Chilcott stated that the Revenue Subcommittee struggled to identify additional sources of revenue for the town and no plan presented came close to generating a recurring source of \$1million. Mr. Chilcott concluded by stating that the situation and numbers might have been different if the town could have negotiated a deal, but as they cannot, he requested that the Selectmen vote to waive the town's right of first refusal. Mr. Walter Roenick, Current owner of the golf course and accompanying country club, stated that the purchase of \$4,360,000 will cost the town \$6.1million over twenty years just in the purchase, and that does not account for the millions of dollars' worth of improvements necessary over the next twenty years to maintain the parcel an update the thirty year old facilities. Mr. Roenick confirmed that the fixed lease price payed to the town in the agreement is \$75,000 per year and all profits stay with the lessee. Police Chief Wall stated that he spent over one year on the Capital Committee that stalled for lack of funding, leaving the plans for the station just drawings on the wall with \$0 of funding in sight. Chief Wall stated that he believes that the best thing for the town is to keep the golf course a golf course and accept the revenue stream of \$1million per year. He concluded by stating that the town has to endorse this deal between the owner and the developer, and stated that this is a timely gift to the town and the best news that the town could receive. Fire Chief Hill stated that 55 plus communities are generally very healthy communities with no observable increase in medical service needs; he anticipates no additional needs where no visible increases to Fire Department services are anticipated. Chief Hill concluded by stating that the common sense answer is to accept the revenue and vote to waive the town's right of first

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ACCEPT RESIGNATION OF SANDRA SIMON FROM CONSERVATION COMMISSION

Mr. Boyle moved to accept the resignation of Sandra Simon with regret; Mr. Boulter seconded the motion./
The vote was unanimously in favor.

OLD BUSINESS

Vote Selectmen's Recommendation, Zoning Bylaw Articles 19, 20, 21, 23, 24, 26, 27, 31 and 32

Mr. Boyle moved a Selectmen's recommendation of favorable action on the articles as listed; Mr. Boulter seconded the motion. The vote was unanimously in favor.

TOWN MANAGER'S REPORT

Legislative Update

Mr. Thorne advised that Representative Cutler's office reached out to inform the town that there is a \$25,000 earmark for Library technology improvements and a \$25,000 earmark for improvements to the Mattakeesett Street baseball fields; they have passed the House and are en route to the Senate for a vote.

ASK THE SELECTMEN

Mr. Trabucco requested that an item be added to the upcoming agenda to authorize the Town Manager Search Committee to hire a consultant.

NEW BUSINESS

Mr. Brown distributed a draft of a joint letter of support for the Board's consideration at the next meeting. Mr. Brown advised that both boards were encouraged by Representative Cutler and Senator deMacedo's support of regionalized transportation as expressed in their letter of March 27th, yet Pembroke remains concerned by the lack of action on vocational transportation. Mr. Brown advised that he is presenting this letter for support at the upcoming School Committee meeting on April 30th and would like the Board's support at the next meeting.

At 9:30 pm, Mr. Furlong read the upcoming issues from the agenda. Mr. Boyle moved to adjourn and Mr. Boulter seconded the motion. The vote was unanimously in favor.

MATERIALS & EXHIBITS

Herring Fisheries Comm. Mission Statement, Duties, Stream Maintenance Report (HFC/BOS/TM Office)
Notice of Intent to Sell, Purchase & Sale Agreement; 94 West Elm Street (BOS/TM Office)
Final ATM and STM warrants (BOS/TM Office)
Draft Letter, J. Brown: School Committee/Selectmen re: legislative appeal (BOS/TM Office)