

For approval 2-23-16

TOWN OF WESTFORD
BOARD OF SELECTMEN
EXECUTIVE SESSION MINUTES

DATE: December 22, 2015
TIME: 7:00 PM
PLACE: Town Hall Meeting Room

PRESENT: Kelly Ross, Scott Hazelton, Andrea Peraner-Sweet, Mark Kost, Don Siriani

ABSENT:

OTHERS

PRESENT: Jodi Ross, Town Manager, Chris Kluchman, Director of Land Use Management

EXECUTIVE SESSION

At 7:02 pm the board voted by roll call to go into Executive Session to consider the purchase, exchange, lease or value of the Drew Gardens property located at 66-68 Boston Road, as an open session may have a detrimental effect on the negotiating position of the public body

Chris Kluchman, Director of Land Use Management reviewed materials relative to Ebi Masalehdan's Purchase and Sale for the Drew Garden's parcels along with his plans to renovate the current structure and site. She discussed the various ways the board could proceed if they desired not to exercise their right of first refusal, and give their approval to move forward. She explained a town meeting vote will be necessary if the board wants to amend the Agricultural Preservation Restriction (APR) requirements on the portion of the property affected by the proposal. The board discussed wanting some sort of consideration for amending the APR. The board discussed Mr. Masalehdan's commitment to add a sidewalk along the entire property abutting Boston Road and felt that did add value to the town, particularly as sidewalk construction is so expensive and that it is sloping site. The board discussed the parking lot size as too large and they would be looking for a reduction. They also felt the need for more buffering along the road. Chris Kluchman explained all these details could be worked out through reviews of the project by the Planning Board, the Board of Appeals and the Conservation Commission. Selectman Kost was concerned with the appearance of the property entering from Route 110 and 495 as this area will change with the construction of a new fire station in addition to this new development. Selectman Siriani asked what protections we have against resale. Ms. Kluchman explained that the APRs will continue to give the town the right of first refusal. She asked if the board was comfortable with \$50,000 as consideration when reviewing the project in its entirety. The board indicated their support of the \$50,000.

**Motion made to support the \$50,000 consideration by Selectman Peraner-Sweet,
Roll call in favor: Selectman Peraner-Sweet-yes, Selectman Ross-yes, Selectman Hazelton-yes, Selectman Kost-yes, Selectmen Siriani-yes**

