

**TOWN COUNCIL BUDGET/MANAGEMENT COMMITTEE  
TOWN HALL-COUNCIL CHAMBERS  
JUNE 9, 2009-EXECUTIVE SESSION**

Present: Kenneth DiFazio, Chairman  
Patrick O'Connor  
Michael Molisse  
Arthur Mathews  
Ed Harrington

Also Present: James Wilson, Chief Financial Officer  
James Clarke, Director of Planning and Community Development  
Walter Flynn, Chairman of Community Preservation Committee

Recording Secretary: Diane T. Hachey

**09 088-Community Preservation Fund Land Purchase**

At 6:47 PM Councilor Mathews motioned to enter executive session for the purpose of considering the purchase, exchange, lease or value of real property and to reconvene in open session in order to address the remaining agenda items. Councilor O'Connor seconded the motion and a roll call vote was taken by Chairman DiFazio:

Councilor Molisse-Y  
Councilor O'Connor-Y  
Councilor Mathews-Y  
Councilor Harrington-Y  
Councilor DiFazio-Y

The vote was unanimous to enter executive session. All members of the audience vacated the chambers with the exception of : Budget/Management Committee members, Recording Secretary (Diane Hachey), James Wilson, James Clarke and Walter Flynn.

Mr. Clarke distributed items pertinent to the property for the committees' perusal: an overview of the land purchase and 2 maps of the location (one from the property viewer). The land purchase under negotiation is known as the Kibby property which is located adjacent to Abigail Adams State Park and abuts the Back River. The Community Preservation Committee has been working for two years in an effort to obtain this property; in conjunction with the state and the DCR (Department of Conservation and Recreation). The property has been appraised at \$500k by the Town of Weymouth, and \$586k by DCR.

The property consists of three parcels: a single family home, a strip of land to Route 3A which connects to the car dealership, and a parcel of land to Neck Street.

Richard Kibby is the property owner whom the town is currently negotiating with in an effort to obtain this property. The price is \$445k with \$50k towards cleanup efforts, of which DCR has agreed to pay half. Clean- up includes removal of a cesspool, razing of the house, and brush clearing. Nothing has formally been signed to date and the title is currently under legal review.

A developer has made a substantially higher offer to Mr. Kibby but he is hoping to work out a deal with the town as he would like to see this remain as open space. Mr. Clarke has a tentative meeting with Mr. Kibby later in the week in hopes of sealing the deal. The Community Preservation Committee advocates for obtaining this property as it abuts the state park, the Back River and would complement the open space in that area. There would be a conservation restriction on the property. The Community Preservation Committee has authorized up to \$339k in funds towards the purchase of these parcels. Mr. Clarke noted a timing issue involved in that the purchase is made prior to the close of fiscal year 2009.

Chairman DiFazio asked how much in taxes the town receives on these parcels-to which the answer was \$4k. He additionally asked what the offer was from the developer-to which the answer was \$650k.

A discussion ensued concerning where the purchase funds would be obtained. Mr. Wilson stated that the remaining 55% of the CPC budget for fiscal year 2009 remains in the unreserved fund balance. Should this measure be approved, the balance in that fund would be \$650k.

Chairman DiFazio questioned what other benefits the town would reap from the purchase of these parcels. Mr. Flynn confirmed that this purchase matches the philosophy of the Community Preservation Committee in that it adds waterfront to Abigail Adams Park, access from Neck Street and extends the existing parks in the area. Additionally, of importance is that the town's obtaining this property prevents commercial build-up in that area.

The approval time-line was discussed. Mr. Clarke explained that this measure does not need to be voted this evening, it is his hope that it is before Council at the 15 June meeting.

Councilor Mathews suggested scheduling a Budget/Management Committee meeting prior to the Town Council Meeting; in addition to the public hearing either continued or postponed at that point.

Councilor Mathews motioned to continue this matter until the 15 June Budget/Management Committee Meeting, at which time further updates to the situation will be available to the committee, motion seconded by Councilor O'Connor and voted unanimously.

Councilor Mathews motioned to adjourn from executive session and reconvene into open session, motion seconded by Councilor O'Connor and a roll call vote was taken by Chairman DiFazio as follows:

Patrick O'Connor-Y  
Michael Molisse-Y  
Arthur Mathews -Y  
Ed Harrington-Y  
Ken DiFazio-Y

Respectfully submitted by Diane T. Hachey

Approved by Chairman Ken DiFazio

At 8:17 PM, there being no further business to attend to, Councilor O'Connor motioned to adjourn, motion seconded by Councilor Mathews and voted unanimously.

Respectfully Submitted by:

Diane T. Hachey

Approved by:

Kenneth DiFazio  
Chair of the Budget/Management Committee