

Community Preservation Committee

December 4, 2019 open meeting

Members present: Cyndi Andrade, Betsey Whitney, Will Rigdon, Dave Turi, Bob Paschke

Members absent: Gary Searle, Paul Terrio, Betty Lehan, Peter Diamond

The meeting was opened at 7:30 p.m.

43 Rockwood Road: Members discussed a new property being offered to the town for purchase: 43 Rockwood Road. This property is located at the corner of Boardman St. and Rockwood Road, and consists of a small commercial building known for years as Boomer Real Estate. The house on the property was demolished previously. Via Attorney Thomas Nannicelli, owner James Lorusso has indicated his interest in selling to the town. The property is currently the subject of a pending lawsuit involving its use as a commercial property, while zoned residential. Purchase by the town would alleviate the lawsuit. Attorney Nannicelli has also reached out to Susan Jacobson of the Affordable Housing Trust to gauge interest. Cyndi Andrade is following up with Susan. A member asked if the AHT could purchase it themselves, answer yes, if they have the funds, in which case it would not be a CPA funded project. Property is 45,000 square feet. Attorney Nannicelli indicated there is no asking price yet, but he would estimate between \$350,000 and \$400,000. Assessors data card indicates taxed value at \$351,400. Correspondence from Attorney Nannicelli and Assessors data card is attached.

373 Main Street: Cyndi has spoken with George Armstrong regarding this property, owned by his mother. He would be looking to sell for more than the assessor's value of \$310,500. Mr. Armstrong stated perhaps two building lots could be created with a variance. He also stated he had developers look at it for a potential 40B in the past. A site walk will be scheduled once snow cover is gone/diminished. Cyndi will also contact Susan Jacobson to see if the AHT has any interest. Recreation has already indicated an interest in looking at it. The property (4 acres) abuts town owned property around Comey's Pond.

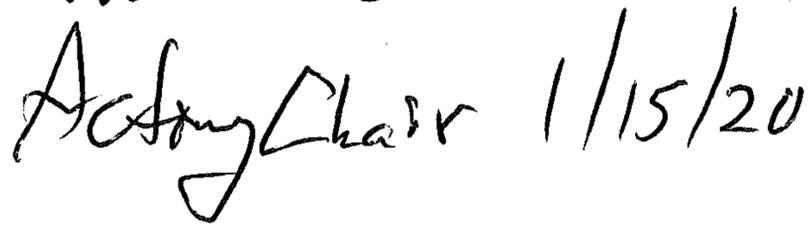
Vouchers for The Sun Chronicle and SZ Restoration (Tramp House) were signed.

The meeting adjourned at 7:50.

Minutes submitted by Cyndi Andrade, chair

Approved: 

Betsey Whitney, clerk

Date: 
Acting Chair 1/15/20