

**BOARD OF SELECTMEN**  
**JULY 29, 2005**  
**EMERGENCY MEETING MINUTES**  
**“APPROVED”**

The meeting began at 8:30 A.M.

Present: George F. Dillon, Jr., Chair; John L. Saball, Vice Chair; Robert W. Nordblom, Clerk; Peter S. Cunningham, Member; Mihran Keoseian, Member and Maria Casey, Administrative Assistant.

Guests: Planning Administrator Michelle Collette (MC); Highway Surveyor Tom Delaney; Conservation Commissioner Bruce Clements; Trails Committee Vice Chair Paul Funch and Greenway Committee Representative Marion Stoddart.

**Executive Office of Transportation Offer 05C-28**

Mr. Dillon stated that the reason for the Emergency Meeting was that the Town had received the abandoned Railroad offer (attached) late on Wednesday, July 27, 2005, and four of the Board of Selectmen will be on vacation thus there would be no quorum in order to discuss and vote on this important matter by the deadline submission date.

The piece of land being offered appears to begin at Hill Road and continues close up to Fitch's Bridge. Part of Fitch's bridge is owned by the Conservation Commission.

Mr. Dillon noted that there are discrepancies in this offer as follows:

1. The deadline submission date stated on the Fact Sheet is Friday, August 8, 2005. August 8<sup>th</sup> is a Monday.
2. Also on the Fact Sheet under the Description of Parcel, It states that "Approximately 5,000 square feet of the row will be sold," yet the Summary under Price states 8.61 acres.

Mr. Cunningham stated that it would appear, according to the attached map by DeWolfe Real Estate, that perhaps only 5,000 square feet near Maple Avenue as denoted by the circle on the map was the offer.

Michelle Collette (MC) stated that she has called Donna Hill, Senior Project Coordinator for the Rail Unit and left a message for a return call in order to clear up any discrepancies. As of this morning, she had not heard from Ms. Hill. MC further noted that this is a real opportunity for the Town to connect the Trail Corridor because the connecting trails on the South at Hill Road parallel to Spencer Circle and runs along the back of the Senior Center and further connecting the rail that West Groton Water Supply District recently acquired what was known as the "Greenville line" along the Squannacook River. This portion available would bind the connections from West Groton and the Town Forest up through to Fitch's Bridge.

Mr. Keoseian stated that it would appear that the BOS would take a proactive position on this offer and present an either/or motion to cover all bases for interest.

It was further noted that the Board of Selectmen had not received notification of this offer.

MC stated that the Planning Board voted last night, July 28, 2005, to unanimously support the Town's offer for the 1<sup>st</sup> right of refusal.

Mr. Nordblom stated that this is an important parcel which would greatly benefit the Town and the Trail System.

Ms. Stoddart stated that the Greenway Committee and the sub-committee "Fitch's Bridge" is also very interested in this portion of the railroad and trails system and that one of their goals is the repair of Fitch's Bridge.

MC stated that the Conservation Commission is currently actively pursuing the "Adamovich" property for Open Space. MC further stated that this rail would complement the existing trails and that the width of the rail bed is ideal and the base of the rail bed would be solid.

Mr. Funch, Vice Chair of the Trails Committee stated that their first priority is restoring Fitch's Bridge, but second priority was this parcel of land. He also added that to the North of Fitch's Bridge, that parcel is owned by Nashoba Conservation Trust in Pepperell which adds another connection. He stated that he believes the parcel in question goes through "Ginny & Chris" Shattuck property and asked the BOS if they knew how the EOT came up with the price determination.

MC answered that the EOT is very familiar with the value of land especially in light of the many acquisitions in the state with the rail beds for trail systems -- the Nashua River Rail Trail being one in particular, and that she is sure that the price is standard. She added further that \$5,000 per acre seems very reasonable.

Mr. Dillon asked Mr. Funch if there had been prior efforts to acquire this parcel by the Trails Committee. Mr. Funch replied no but that they are very interested.

Mr. Nordblom inquired who would be the custodian of this land? MC replied Conservation Commission. Mr. Nordblom continued further if it would make sense to place a restriction on this parcel.

MC stated that Barbara Ganem, Conservation Assistant, is in Maine but would have attended this meeting and that either Conservation Fund or CPA monies would be appropriate. MC added further that this land would be protected under Article 97 of the Constitution which is more restrictive than a restriction.

***Mr. Saball moved to submit a letter of interest for +/- 8.61 acres or any part thereof of land in Groton, MA offered by Boston and Maine Railroad in the amount of up to \$43,050 as noted on the attached Fact Sheet and map entitled "Boston & Maine Corporation, Land Sale Plan, Groton, MA, Hollis Branch, V.S.36.5, Maps 2 & 3; Milepost B-41 dated June 30, 2005. Seconded by Mr. Nordblom. Unanimous vote.***

***Mr. Saball moved to authorize the Chairman to sign the Agency Response Sheet. Seconded by Mr. Nordblom. Unanimous vote.***

Mr. Saball moved to adjourn the meeting at 8:55 a.m. Seconded by Mr. Nordblom. Unanimous vote.

Approved: \_\_\_\_\_  
Robert W. Nordblom, Clerk

\_\_\_\_\_  
*Respectfully submitted,*  
Maria Casey,  
Administrative Assistant

Date Approved: July 25, 2005

Attachment (1) – Notice of Offered Railroad Property, Offer Number 05C-28 and maps – 6 pages