

# HILLSBOROUGH CONSERVATION COMMISSION

February 27, 2014

Hillsborough Town Office

Non-Public Session - Approved Minutes - Unsealed

Present:

Commissioners: Brett Cherrington, Chair; Terry Yeaton, Vice Chair; Richard Head; Ann Ford (Alternate); Rob Drummond (Arrived 7:15).

John P. Segedy, Recording Secretary & Alternate.

Bob Gould, Susan Rauth

The Commission entered Non-Public session at 7:10 pm.

Bob Gould addressed the Commission regarding the possible purchase of a part of their property. He thanked the Commission for their offer, but said it was not acceptable. Bob Gould said that the property was assessed at about \$15,000.00 per acre, and that real estate values have increased 20 to 30% since the previous offer a couple of years ago. Bob Gould said that although it was logged, only about ¼ to 1/3 of the timber was removed and that there is still \$15,000.00 in timber value.

Brett Cherrington talked about the limited funds that the Commission had. He discussed the fact that the Commission had a couple of warrant articles affecting the issue they were waiting to see the outcome of. He explained that the Commission's offer was based on the previous offer (\$36,000.00) and decreasing it based upon logging that took place.

Bob Gould talked about the land adding value to the retained portion. He said he had not gotten 'comparatives' and that it might be useful to do so.

Ann Ford asked the size of the parcel.  
Bob Gould answered it was 10.6 acres.

Richard Head voiced that in addition to the value of the property, the Commission had to consider the cost of not having money to spend on another property if it is spent here. He said they had to weigh the risk to this property of being developed against the risk to other properties.

Rob Drummond joined the Non Public session at 7:15 pm (he added his vote in affirmative to have entered non-public session).

Bob Gould said that having talked to Peter Mellen, he believed that less of the property would currently be in the flood plain due to some changes in their designation. Brett Cherrington said he would think that more would be within.

Ann Ford asked Bob Gould if they had been marketing the property.  
Bob Gould answered that they were marketing the whole property.

Rob Drummond said someone looking at the property would consider the the surrounding property.  
Bob Gould said that was the point he was making about it having value to the retained portion.

Rob Drummond asked what was the asking price for the whole property.  
Bob Gould answered \$800,000.00 to \$900, 000.00.

Rob Drummond asked about the possibility of buying a smaller portion.  
Bob Gould answered they would consider it. Sue Rauth said they willing to look for compromise.

Richard Head said that at this point he thought they would need to wait for results at Town Meeting.  
The consensus of the Commission agreed with him.

Sue Rauth and Bob Gould left the meeting at 8:43 pm.

Brett Cherrington reviewed the recent history of negotiations regarding the property for newer commissioners.

The Commission discussed logging that had been done, and previous ownership of the property (by the town).

**Richard Head moved: *To exit Non-Public session.***  
**Rob Drummond seconded. Motion passed 5-0.**

The Commission exited Non-Public session at 8:52 pm.

Respectfully Submitted:

John P. Segedy  
Recording Secretary  
Approved March 13, 2014  
Unsealed September 17, 2015