

# HILLSBOROUGH CONSERVATION COMMISSION

October 9, 2014

Hillsborough Town Office

Non Public Session - Approved Minutes - Unsealed

Present: Commissioners: Terry Yeaton, Vice Chair; Linda White; Rob Drummond; Ann Ford (Alternate).

John P. Segedy, Recording Secretary & Alternate.

Bob Gould

**The Commission entered Non-Public Session at 7:14 pm.**

Bob Gould addressed the Commission. He said he was here to try to reach agreement on price. Terry Yeaton said he thought they had when he talked to Sue Rauth earlier in the week.

Bob Gould said that he understood the latest offer of the Commission to be \$32,000 plus the cost of water testing of up to \$2,000.00 using the current test well or \$3,000.00 if a new well needed to be drilled.

There was discussion of testing. Bob Gould asked why the Commission wanted to test. John Segedy explained that it was a combination of concern by the public when considering purchasing another property last year, as well as prudent due diligence in light of the fact that a test well had been dug and tests done previously at this property.

The Commission explained they would also want copies of the prior test reports.

Bob Gould expressed reluctance to provide the prior report as it was out of date and not relevant.

Bob Gould said there was also the additional cost for the subdividing of about \$1,000.00 (in addition to the \$1,500 they had already spent).

There was discussion of conditions that would be included in a purchase and sales agreement. Bob Gould said that he assumed it would be contingent upon obtaining subdivision approval, and satisfactory results from any testing. He said he would also like to receive documentation regarding valuation of the property above the price agreed to be considered a donation for tax purposes.

Rob Drummond expressed thanks to Bob Gould and his wife for being willing to continue this process with the Commission.

Bob Gould left the meeting for a few minutes.

The Commission discussed the negotiations.

Bob Gould returned to the meeting.

Terry Yeaton said that the Commission was willing to absorb the cost of the testing on top of the \$32,000.00 offer and would expect the seller to cover the subdivision cost. He said that they would want the prior test results provided.

Bob Gould said he would talk to Sue Rauth and get back to the Commission.

Bob Gould left the meeting at 8:08 pm.

The Commission discussed the reluctance to provide the prior test results.

Ann Ford asked if the Department of Environmental Services (DES) might have recommendations on what things to test for. Linda White said she would call DES and ask.

**Bob Drummond moved: *To come out of Non-Public Session.***

**Ann Ford seconded. Motion passed 5-0.**

**The Commission exited Non-Public session at 8:17 pm.**

Respectfully Submitted:

John P. Segedy

Recording Secretary

Approved October 23, 2014

Unsealed September 17, 2015