

SELECTMEN MEETING MINUTES

JANUARY 6, 2000

Brenda Charland called this meeting to order at 6 p.m. Attending: Dwayne Woodsome, Payson MacCormack, (acting manager of LAC) Jeff Brown (New manager of LAC) Tim Blanding (Board of Directors member LAC), Willis Lord, Millard Genthner, Steve Everett, Patti Berry.

This meeting has been called to discuss the disposal of town owned property. Brenda Charland explained the steps that have taken us to this point.

Tim Blanding states that he wants the Selectmen to understand that every year the town will be billed and the town will need to request a waiver on a yearly basis. Tim states that he understood that the town was going to dispose of as many lots, as quickly as possible. He added that it appears that we are stalling for some reason. Brenda Charland answers that it is not the Board's intention to stall this process. It has been agreed that these lots should be offered to the abutters first. This meeting tonight was set to regroup this process within the committee that was mandated at town meeting to dispose of LAC lots. Tim asks where the slow down is. Brenda explained that the Board of Selectmen started acting on disposing of the lots outside of the committee mandated at town meeting in error and we are now bringing this process back into the direction given at town meeting. The Selectmen dealt with the 13 lots that abutters sent letters of request to purchase. The intent was to send a notice to all abutters offering these lots and that did not happen because of the reminder that town meeting mandated this authority to a committee, not the Board of Selectmen alone.

There is much discussion regarding the proposed cost of these lots to abutters. It is agreed by all that these lots sold to abutters at whatever cost should have a non-buildable clause except for accessory structures.

Jeff Brown states that he feels the decision is an easy one. To offer the lots at a reasonable price to the abutters stating that they have this opportunity to purchase the abutting lot. If they chose not to purchase the lot, it will be placed on the open market for development. Jeff adds that by selling to abutters with a non-buildable clause the town could save money in future school budget fees for the potential home with 2.5 children in it.

Jeff recommends doing this by lottery. Patti Berry suggests the previous system that the town had of a sealed minimum bid. Patti adds that the town currently has verbiage that restricts building on Lake Arrowhead lots that are combined with currently owned lots.

Jeff Brown and Tim Blanding state and agree that Lake Arrowhead does not want to encourage future buildings in that development. It is a strain on the roads, the water system.

Steve Everett asks how much monetary interest does the town have vested in these lots. The answer to that is zero. Steve states that the town should give the lots to abutters. There is much discussion over that and then an agreement was made that some price should be placed on the lots.

Dwayne Woodsome brings up the harvesting of timber on two areas of Lake Arrowhead; Hunter Drive and the group of lots on the s-curves. These two areas of undeveloped lots Dwayne feels should be put into conservation land and that it would save Lake Arrowhead on building the roads and installing water lines. All from Lake Arrowhead agreed with that line of thinking.

Jeff Brown states that Mr. Sotir's concerns were that of he has the impression that the town does not want to hire a forester to manage the project of cutting the timber. Patti stated that this is not the case. Town meeting has mandated that the town hire a forester to ensure the proper management of the land.

Brenda Charland states that it was her understanding that these negotiations with Lake Arrowhead had a process and the first step was to identify the areas that the town and LAC would co-own and set aside as green space. The second step would be to offer the remaining lots to the abutters.

Tim Blanding states that the comments from Mr. Sotir about LAC not allowing the town to harvest trees could be changed by the Board of Directors very easily with this information. Tim states that of course the town would have to go through the process of making application to harvest. The Board understands that.

There is much discussion about the conversation between Brenda Charland and Tom Sotir. Tim Blanding states that he can explain Mr. Sotir's concerns. Tim states that he saw one of the selectmen's meetings on t.v. and got the impression that the selectmen were not going to hire a forester to manage the harvesting of timber, and they were concerned about the town sending a crew into Lake Arrowhead and creating a mess. Brenda took offense to Mr. Sotir's insinuations that the town would do this in the first place. Patti informs Tim Blanding that this meeting was not called as a result of Mr. Sotir's concerns. This meeting had been scheduled for a month to bring the committee into the process of disposing of the lots. Brenda added that we got off to a bad start and this meeting was called to get us back on track.

Willis Lord suggests that we put the list of available lots to be offered to the abutters up at Lake Arrowhead office and ask interested people to get in touch with the town.

Steve Everett adds that our objective should be to limit the building.

Dwayne Woodsome made the motion that the buildable lots be offered to abutters first giving them 30 days to express interest and 30 days to close, before being placed on the

open market for potential development at \$1,000.00 bearing all additional closing fees and these lots are to be restricted as unbuildable except for accessory structures.
Brenda Charland seconds.

Willis Lord amends the motion to offer them at \$2,000.00.
This motion dies for lack of a second.

Millard Genthner amends the motion to offer them at \$2,500.00.
Willis Lord seconds. Vote on the amendment is 2-3-0 against. Amendment fails.

Vote on the main motion is 3-2-0. Motion carries.

Dwayne Woodsome made the motion to reconsider the main motion. Steve Everett seconds. Vote is unanimous in favor. Motion carries. Dwayne made the motion to read a minimum of \$1,000.00. Steve Everett seconds. Vote is 3-2-0 in favor. Motion carries.

Payson McCormack asks what happens to the people who purchased their abutting lot for \$5,000. All agreed that we would deal with that within the committee if those people chose to come to the Selectmen with that.

Meeting adjourns at 7:07 p.m.

Approved
Date:

Brenda Charland

Willis A. Lord

Millard Genthner
