



Town of Carlisle

MASSACHUSETTS 01741

Office of

PLANNING BOARD

CARLISLE EDUCATION CENTER
872 WESTFORD ST.

MINUTES OF EXECUTIVE SESSION: SEPT. 13, 1993

At 10:40, Chair Ernstoff announced that he would entertain a motion to call an executive session for the purpose of considering a recommendation to the Selectmen regarding the purchase, sale and exchange of real property, as such discussion, held in public, may have a detrimental effect on their possible negotiating position. He proposed the Board would adjourn immediately afterward. The Board, on a motion from Colman, seconded by Hughes, voted in roll call vote to approve the motion: Chaput, aye; Yanofsky, aye; Duscha, aye; Evans, aye; Colman, aye; Hughes, aye; Ernstoff, aye. Selectman Nei and Executive Secretary Cohen presented a proposal made to Nei and the Town by the Congregational Church. The proposal asks the Town to give the Church the Fox land, comprising 10+ acres on Bedford Road, and 1.8 million dollars, in exchange for the Church building on 5+ acres on School St. and the 28* acre Malcolm parcel off Stern St., which is adjacent to the Davis corridor and to the Estabrook Woods parcel in Concord. An alternative proposal would offer the church and its land and the back 20 acres of Malcolm land, with 4 ANR lots cut out, for the Fox land and 1.2 million. The Board raised certain concerns regarding the appraised value of the parcels versus the cost, the importance of the Fox land as a visual open space gateway to the Town and whether it can be sold, whether the church is located centrally enough for use as a town hall and whether its condition is good enough to be used without major repair expenses, whether the Malcolm land is valuable to the Town and for what purpose, and how such a proposal fits with the ongoing analysis of the Highland School for use as a town hall. Nei explained that the factual issues will be researched but that she wanted to get enough of a feel from the Planning Board and ConsCom to ascertain whether it is worth the expense required to do the research. She emphasized the need for confidentiality, and invited the Board to name two members to a committee to study the proposals. They will attend a Selectmen's meeting on Sept. 21, at 7:30.

Evans recognized that he has a conflict of interest (his parents own abutting land), and he declined to take part in the discussion from that point on, or to vote on any matters relating to the proposals. The Board nominated Ernstoff and Colman, who were approved on the following roll call vote: Chaput, aye; Yanofsky, aye; Hughes, aye; Duscha, aye; Evans, abstain; Colman, abstain; Ernstoff, aye.

The session was adjourned on a motion by Colman, seconded by Hughes, and approved on a roll call vote as follows: Chaput, aye; Yanofsky, aye; Duscha, aye; Evans, abstain; Colman, aye; Hughes, aye; Ernstoff, aye. Adjourned 11:40.

* (Note: Later determined to be 37 acres.)

Sandy Bayne, Planner Assistant