



**LANCASTER BOARD OF SELECTMEN
EXECUTIVE SESSION MEETING
MINUTES OF SEPTEMBER 20, 2017**

Executive Session:

On motion by Chairman Starr and Seconded to go into Executive Session at 6:03 p.m., pursuant to MGL, c.30A, §21(a) #6 to consider the purchase, exchange, lease or value of real estate, if the chair declares that an open meeting may have a detrimental effect on the negotiation position of the public body and to reconvene back into open session.

Stanley B. Starr, Jr. vote Aye
Walter F. Sendrowski vote Aye
Mark A. Grasso, Jr. vote Aye

Present: Stan Starr, Chair BOS
 Mark Grasso, BOS
 Walter Sendrowski, BOS
 Ken Rapoza, Chair Conservation Commission
 Jim Coppolla, Town Counsel
 David Koonce, Conservation Agent
 Noreen Piazza, Planning Director
 Tom Christopher, Conservation Commission
 Phil Lawler, Chair Planning Board
 Jon Eichman, Town Counsel

S. Starr introduced topic.

J. Coppolla gave status of current court case. It was determined that North Lancaster, LLC has standing in redeeming taxes on Parcel 14-13. They also have a 50/50 chance of winning the case. Steve Boucher can gain title by presenting owners. There is approximately \$60,000 in legal costs outstanding that they would pay if allowed to redeem. Next land court date is 10/24/17.

K. Rapoza then gave a summary of the settlement agreement and its progress over the last 2-3 years. The latest version of the agreement is unacceptable. He also added that North Lancaster, LLC now wants the conservation restriction removed on 13-8 in order to increase its value.

M. Grasso asked that if the conservation restriction on 13-8 was dropped, and the bottom of 13-8 was given to the Town for its trails, than would the Conservation Commission be OK with this? K. Rapoza, T. Christopher and D. Koonce all said yes.

After some discussion, all agreed that the following should be part of the final settlement agreement:


- 1) Allow for the redemption of 14-13.

- 2) Offer 13-4 as part of the 30B process or as an RFP.
- 3) All other parcels will remain unchanged as part of the swap (portion of 13-8, 14-15, 19-11).

J. Coppolla stated that if this goes to land court instead of settling, there is a one-year period in which to vacate (appeal) the court's decision.

Seeing no further business, on Motion by Selectman Sendrowski, seconded by Selectman Grasso, it was unanimously voted the Board of Selectmen adjourn in Executive Session and reconvene in Open Session at 7:12 pm.

Respectfully submitted


Walter F. Sendrowski, Clerk
Approved and accepted: 11/6/17