



**TOWN OF WESTFORD
Drew Gardens Committee**

TOWN HALL

55 Main Street

WESTFORD, MA 01886

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Approved 5-5-16; Approved for release

**Drew Gardens Committee Executive Session Minutes
September 25, 2014**

Attending: Andrea Peraner-Sweet, Bob Boonstra, Keith Bohne, Jim Geraghty, Bob Waskiewicz, Kate Hollister, Joyce Minosh, Charlie Andrews, Chris Kluchman

- Nancy Morten DG Lease: Town counsel just got to look at it
 - We do not have copy of lease
 - NM Has money to make her rent payments
 - Renter has 30 day termination notice
- Appraisal discussion
 - Most committee members surprised at high level (\$725,000)
 - BB: Appraisal done on cost per acre 25K per acre for 6 acres
 - 200K per for 2 acres with building
 - Comparables show high value for farm stands in our market
 - If there are specific questions, appraiser will answer them
 - Based on Appraisal, cannot use CPA funds
 - Discussion about thoroughness of appraisal
 - BB - Was any consideration given to existing business variances?
 - Town has recommended to Nancy Morten to refresh the variances
 - Now: Option to buy at \$735K
 - KH: What's the total cost?
 - Town would have to ask for free/volunteer work, but still some costs
 - Have to have compelling reason to ask town to pay whole cost
 - Would BOS grant Current owner permit for mulch, etc.?
- Motion by KH - The Committee recommends not to exercise the right of first refusal on Drew Gardens
 - Seconded by Keith Bohne
 - Discussion: - Reasons:
 - No CPS funds
 - Not just \$735K, but more costs to the town.
 - Assure APR remains enforced on property
 - Town has authority to enforce APRs with property in private hands
 - VOTE: Unanimous
- Chris Kluchman will prepare memo, and APS will address BOS
- BOS meeting 7:00 pm on 9/30/14 for exec session to address this
- We will express opinion that land should be kept as agriculture use
- create a brief memo to BOS with these points
 - Should there be another offer, here are some uses

- Gateway property to town
 - BOS drives enforcement of APRs or C&D order
- Vote to leave exec session
 - Seconded and approved