

SELECTMEN'S MEETING

May 26, 2010

Agenda for Wednesday's meeting May 26, 2010, held at the Town Hall at 7:00pm is for an informational session on the Geddes Property.

Present: Michael Blaudschun, Chair; Margaret Schillemat, Warren Hammack & Gary Kinyon, Town Attorney.

Town residences came to ask questions and to listen to what has been taking place with the selectmen and town council to this point in time. The time line on the property is as follows:

- The property was taken for back taxes in May 2009.
- The town clean-up occurred on the property in the summer of 2009 with the removal of at least 20 out houses, all rubbish, hazardous debris etc.
- In November 2009 the selectmen held an informational meeting with Jim Phippard. Mr. Phippard had a plan to show the topography and how the land was not suitable for development of more than one or so houses.
- We as a board have decided that a 2000 square foot footprint would be fair. Also, you cannot see the property from the surface of the lake.
- In late January 2010 a registered letter was sent to Paul with the information that the town would be selling an easement on the land. Paul never responded to the letter sent to him by the attorney.
- The selectmen feel that there seems to be more pros than cons for having an easement on the property.
- The easement is going to protect the property and if someone should buy the property in the future the easement will go with the property.
- How long do you see the easement process lasting? If the selectmen move forward tonight, it should take 30 to 60 days for the process to conclude.
- The selectmen are looking very closely at the easement and the easement process. They will be sending out bids after the easement process is concluded.
- Under the law the selectmen have the right to stop the easement at any time before it is signed and even after they have received bids.
- The town has extended funds on this property.
- The townspeople would like to have access to the property for hiking, water access, maybe a parking lot. The land is very remote and is surrounded by other people's land.
- The value of the easement – How are you arriving at the easement pricing? If the town has an appraisal done then the town should get that amount.

- Are the town's people putting pressure on the selectmen to do this easement? No, because at anytime the former owner can walk in and pay the taxes for what he owes and that is all there is to the situation.
- What happens to the easement on the property? The easement stays with the property and whoever buys it has to keep it on the property.
- We the selectmen have an obligation to do what is best for the entire town and the residences.
- Are we stepping on the property owner's rights? We should be very careful not to step on his rights.
- Town Council said the law is ten years old. We have taken every precaution to not make sure the land owner's rights are protected. The town has proceeded very carefully.
- If a buyer purchases the land he also purchases the land with all encumbrances or easements on the land.
- Is there a specific easement that the town is considering? A conservation easement that would restrict the owner from adding anything to the easement.
- What type of recreation would be permitted?
- What the town has a right to do but is not required to do. The town has a right to decide not to allow access to that property. The conservation easement allows the town to control the property even if the town sells to a third party.
- Could the property be subdivided? The town could keep some of the property. It appears that the property cannot be subdivided according to town ordinances?
- Could the selectmen put some case scenarios on paper for the people to see what choices there are and how you would get to the lake property?
- Would you allow one dock for the property? Mybe it could be done but docks are not looked on as good investments.
- A road would have to be brought up to DOT requirements. The road is a class VI road and it cannot be developed without permission from the town. It would have to be a class V road. Whoever bought the property for the one house that will be allowed on the property.
- We could write the recreational into the easement and this would go to any owner that buys the property.
- Gary's advice to the town is it will better in the future. The town will be better able to decide what is best. The easement doesn't require public access but it is part of the easement. Right now what should be allowed will have to be worked out. The town should be concerned with 24/7 public access. It is a problem always.
- Right now the town needs to get the easement in place but not wait a long time for the rest of the process to be done. The town will call the insurance carrier to ask what qualifications need to be in place before the people are allowed on the property.

Whatever rules or other things need to be in place to be part of the policy it will be done at that time.

- The town has already done a betterment on this property and for the town. It's a wonderful piece of land and now that it's cleaned up, thanks in part to Fred French and others there should be an easement on the property.
- Even if Paul buys the land back he cannot go back to what he was doing with the land.
- 1) Gary Kinyon will find the regulations needed and wanted for the property (Insurance Co) (LGC).
- 2) Reserve the right to have one dock.
- 3) Gary to do the easement, Post it on the web site for a week to 10 days.
- 4) Do the invitation to bid right after the posting.

The public have said hiking, swimming etc. Cost of insurance. Guide lines or regulations are needed from the Town.

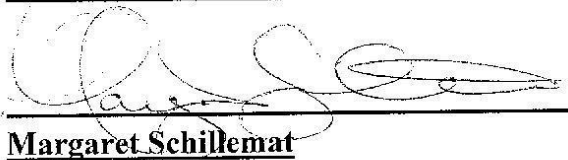
Town could est. an expendable trust account.

Safety rules need to be written down and put in a file.

Mike called for adjournment of meeting at 9:05pm. Warren seconded. Motion carried.



Michael Blaudschun, Chairperson



Margaret Schillemat



Warren Hammack