

**MINUTES OF BOARD OF SELECTMEN MEETING
MONDAY, JUNE 20, 2016**

Chairman Mauceri called the meeting to order at 6:33 p.m. in Room 14 at the Town Hall in the presence of members Mr. Yull, Mr. O'Leary, and Town Administrator, Michael Gilleberto. Mr. Prisco was absent. Mrs. Manupelli was not present at the start of the meeting.

CALL TO ORDER OPEN SESSION

Chairman Mauceri called to order the open session at 6:33 p.m.

IN THE ABSENCE OF MRS. MANUPELLI, I MOVE TO APPOINT MR. YULL ACTING CLERK.

MOTION BY: MR. O'LEARY
SECONDED BY: MR. MAUCERI
VOTED BY: MR. O'LEARY
 MR. YULL
 MR. MAUCERI

VOTE: 3-0 (MRS. MANUPELLI AND MR. PRISCO WERE ABSENT)

The Board determined that a lengthy amount of time was needed at the July 18th BoS meeting to discuss the JT Berry Property, therefore the Show Cause Hearings scheduled for that date need to be rescheduled.

6:38 – Mrs. Manupelli joins the meeting

GINGER GOURMET

MR. CHAIRMAN, I MOVE TO SCHEDULE A SHOW CAUSE HEARING FOR THE COMMON VICTUALLER/ALL ALCOHOL LICENSE FOR GINGER GOURMET, 265-277 MAIN STREET ON AUGUST 1, 2016 AT 8:00 P.M..

MOTION BY: MR. YULL
SECONDED BY: MRS. MANUPELLI
VOTED: 4-0 (UNANIMOUS) (MR. PRISCO ABSENT)

RYERS

MR. CHAIRMAN, I MOVE TO SCHEDULE A SHOW CAUSE HEARING FOR THE PACKAGE STORE/WINE AND MALT BEVERAGE LICENSE FOR RYER'S STORE, 162 PARK STREET ON AUGUST 1, 2016 AT 8:20 P.M..

MOTION BY: MR. YULL
SECONDED BY: MRS. MANUPELLI
VOTED: 4-0 (UNANIMOUS) (MR. PRISCO ABSENT)

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CHRISTOPHER'S MARKET

MR. CHAIRMAN, I MOVE TO SCHEDULE A SHOW CAUSE HEARING FOR THE PACKAGE STORE/WINE AND MALT BEVERAGE LICENSE FOR CHRISTOPHER'S MARKET, 2 WASHINGTON STREET ON AUGUST 1, 2016 AT 8:40 P.M..

MOTION BY: MR. YULL
SECONDED BY: MRS. MANUPELLI
VOTED: 4-0 (UNANIMOUS) (MR. PRISCO ABSENT)

11 MAGNOLIA STREET

Mr. Gilleberto informed the Board that Town Counsel confirms that the Chairman may determine if the matter of 11 Magnolia Street should be discussed in executive or open session. Chairman Mauceri stated he would do whatever the Board decided. It was the consensus of the Board to stay in open session.

Homeowner Valerie Taylor was present.

Mr. Gilleberto reviewed the three options he presented to Ms. Taylor to convey the land to her. Ms. Taylor informed the Board she would like to purchase the land for \$9,500 plus any fees charged to convey the land. Mr. O'Leary stated that legal fees of \$3,400 incurred to date should not be included in the purchase price as it is the cost of the community doing business. Mrs. Manupelli and Mr. Yull agreed with Mr. O'Leary. Ms. Rourke stated that a payment plan could be an option however a lien would have to be put on the property. Ms. Taylor was not comfortable with that option. Chairman Mauceri stated that in his opinion the land could not be conveyed to her for less than what the Town acquired it for. Mr. Yull stated that the Board has put their best efforts out there for find a resolution for Ms. Taylor. Ms. Taylor stated that the land may have decreased in value due to the faulty septic system. Mrs. Manupelli stated that this hazard should not continue that's why the Board is trying to work with her. Mr. Yull stated that the title company is the biggest culprit. Ms. Taylor stated that the Town violated its own setback bylaws at the time of the taking, that's a reason for her asking for a reduction in the purchase price. Mr. O'Leary inquired about her review of the plot plan when she originally purchased the property. Mr. O'Leary suggested that home inspector and title five inspector may have missed something and that she should have been more aware of what she was purchasing.

The Town Administrator and Finance Director will work out the numbers to determine the final costs which will include the fees incurred during the conveyance. An appraisal will need to be done. Mrs. Manupelli inquired about the Assessor doing the appraisal. Mr. Gilleberto stated that an independent appraiser would do the appraisal.

Mr. O'Leary stated he would not be in favor of restricting the use of the property since this is a unique situation. There was no objection. Building Inspector Jim DeCola commented that a house could not be built on the lot; however a shed or garage could be erected on the property.

Mrs. Manupelli inquired about the timeline to fix a failed septic system. Health Inspector Bob Bracey responded 2 years. Mr. Gilleberto noted that he believed that a 30 day timeframe was a

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reasonable amount of time to close the deal once that Board signs the documents to convey the land.

7:46 - Board enters Executive Session.

9:32 - Board reconvenes in open session to adjourn.

MR. CHAIRMAN, I MR. O' LEARY MOVE TO ADJOURN OPEN SESSION.

SECONDED:	MR. YULL	
VOTED:	MR. O'LEARY	AYE
	MR. YULL	AYE
	MRS. MANUPELLI	AYE
	MR. MAUCERI	AYE

VOTE: 4-0 (UNANIMOUS) (MR. PRISCO WAS ABSENT)

ADJOURN: 9:33 p.m.

DATE

KATHRYN MANUPELLI, CLERK