

ARTICLE 8. To see if the Town will vote to appropriate the sum of **\$465,000 to acquire for general municipal purposes, by purchase or eminent domain, the improved 3.5-acre parcel located at 27 Main Street**, including all structures thereon, including the payment of all costs incidental or related thereto; further to authorize the use of such funds to demolish and remove the existing structure(s) on the property; said property also described in the records of the Office of Assessors as Map 32, Block 01, Parcel 22; and to meet this appropriation, authorize the Treasurer with the approval of the Select Board to borrow under and pursuant to Massachusetts General Laws Chapter 44, Section 7, or pursuant to any other enabling authority, and to issue bonds or notes of the Town therefor, and that any premium received by the Town upon the sale of any bonds or notes approved by this vote, less any such premium applied to the payment of the costs of the issuance of such bonds or notes, may be applied to payment of costs approved by this vote in accordance with Chapter 44, section 20 of the General Laws, thereby reducing the amount to be borrowed to pay such cost by a like amount; and to authorize the Chief Procurement Officer and the Select Board to enter into any and all agreements and execute any and all instruments as may be necessary on behalf of the Town to effectuate the acquisition of said land; provided further that the amount of borrowing authorized pursuant to this vote shall be reduced by any grant amount received prior to the issuance of any bonds or notes under the authority of this vote; or take any other action thereon.

Sponsored by the Select Board
Select Board to make recommendation at Town Meeting
Finance Committee to make recommendation at Town Meeting

MOTION: I move to borrow and appropriate the sum of **\$465,000 to authorize the Select Board to acquire for general municipal purposes, by purchase or eminent domain, the improved 3.5-acre parcel located at 27 Main Street, as described in and in accordance with article #8 of this warrant.**

COMMENTS: The property at 27 Main Street is a 3.5-acre parcel that abuts the back lot line of the Cole Elementary School. The Town has long been interested in this property and in the 1990's discussed acquisition with the current owners' father. The family was not interested in selling at that time. Although the house on the lot has been vacant for many years, it was not until this past March 2021, that the family placed the property on the open market.

Not surprisingly, a lot of this size without a builder tie-in created substantial market interest and a high offer was made; well above appraised value and asking price. The Town proposes to match the offer in an attempt to be fair and not diminish the earnings of the owner. Additionally, the article proposes funds for the safe demolition of the vacant home and the legal costs associated with the eminent domain acquisition.

