SPECIAL TOWN MEETING – THURSDAY, JUNE 30, 2016
WALTER SILVEIRA AUDITORIUM – ELIZABETH HASTINGS MIDDLE SCHOOL
TOWN MEETING MEMBERS PRESENT 198 – QUORUM REQUIRED 100

Meeting called to order by the Moderator at 7:15 PM
The Moderator stated that the warrant had been properly served and that there was a quorum present.
Voted that the Moderator be relieved from reading each article in its entirety and that he be allowed to refer to the article by number and title only. Seconded
Voted that all appropriations voted at this town meeting be transferred from Surplus Revenue unless otherwise specified. Seconded.

Town Meeting members present:	Precinct 1 – 39
	Precinct 2 – 26
	Precinct 3 – 30
	Precinct 4 – 35
	Precinct 5 – 36
	Precinct 6 – 32
	TOTAL 198

ARTICLE 1 – SALE OF OXFORD SCHOOL

Voted, by majority vote, to authorize the Board of Selectmen to sell to Stratford Capital Group, LLC, the land appearing at Assessors' Map 22A, Lot 192, and a portion of the land appearing at Assessors' Map 22A, Lot 193 and the buildings thereon, constituting the Oxford School, but excluding from the sale that portion of Lot 193 containing the building known as Fire Station #3 and the grounds appurtenant to that building, subject to the following terms:

- The purchase price for the Property will be $325,000, with a deposit up to $20,000,
- The sale will close on or before December 31, 2018, but may be extended for up to two consecutive six month periods (until December 31, 2019) in order to secure low income housing tax credits,
- The fees and charges for building and related permits assessed by the Town will not exceed $90,000,
- The Town will file for a subdivision of the land to create a separate parcel for the former fire station owned by the Town, and the Purchaser will undertake the costs of civil engineering required for that subdivision,
- The Purchaser will have until June 1, 2017 to physically inspect the Property, evaluate and to conduct due diligence and underwriting on the Property,
- The Purchaser will advance $5,000 annually to the Town for property insurance, utilities and required maintenance for the school building,
- The permits and approvals obtained by the Purchaser will limit the Purchaser's use of the property to the development of housing for residents age 62 years and older, with a good faith effort to include veterans' preference in the assignment of available housing units,
- In the event of a fire or other casualty, Purchaser will have the option to purchase the Property and receive the insurance proceeds but not in excess of, the balance of the purchase price due to the Town at Closing,
- In the event of termination without fault of the Purchaser, one-half the Option Deposit will be returned to the Purchaser,
- In the event of default by Purchaser, the Option Deposit will be paid in full to the Town,

- The Town will have the option, to design, permit, and restore the cupola, at no cost to the Purchaser,
- The Purchaser will design and construct a 30 space asphalt parking lot adjacent to the northeast corner of the Property, and will grant to the Town a permanent easement at the northeast corner of the Property so that the public can access the parking lot.

ARTICLE 2 – FIRE STATION #3 SEWER TIE-IN

Voted to transfer from Surplus Revenue the sum of $25,000 for the purposes of designing and constructing a sewer tie-in at the Town building known as "Fire station #3" located on Assessors' Map 22A, Lot 193.

ARTICLE 3 – FUNDING LABOR CONTRACTS – FY 2017

Moved to Pass Over.

ARTICLE 4 – ROADWORK – WELCOME STREET SOUTH

Voted to transfer from Surplus Revenue the sum of $27,160 to reconstruct and hard-surface Welcome Street from Route 6 south to end.

ARTICLE 5 – OTHER BUSINESS

None.

Motion to adjourn sine die on Thursday, June 30, 2016 at 8:20 PM – Seconded.

Respectfully submitted,

Eileen M. Lowney

Eileen M. Lowney
Town Clerk