

Timeline of Ownership of 6 North Road

- **08/22/18** Town Administrator mailed out RFPs to owners of property within ½ mile of Town center to inquire if there was interest in selling 3+ acres of land to the Town. (This was a legal requirement of the Town purchasing property.)
- **10/29/18** The Select Board reviewed the 5 RFP responses to sell property to the Town. All agreed that 6 North Road (central location, frontage on 2 roadways, and had 11 acres with a house and barn) suited the Town's needs the best. The Select Board agreed to make a proposal to purchase the property, contingent upon positive perc test and pit test results and a positive vote at a Town Meeting to purchase the property.
- **11/26/18** Highway Superintendent Matt Smith reported to the Select Board that 11 test pits and 2 perc tests were done on the 6 North Road property. Perc tests passed and test pits were 6' – 8' deep with little to no ground water visible. Some ledge was discovered at 2' – 6' below ground level at some locations. Sanitary engineer Mark Thompson would provide a detailed report.
- **11/28/18** Home inspection completed on 6 North Road for the Town.
- **12/10/18** Select Board and Finance Committee met to discuss the proposal to purchase 6 North Road. Mr. Fuller provided the background on the property and explained that based on the issues identified in the home inspection, he was currently negotiating a lower price for the property. The option of the Town to auction off the house, barn, and 2 acres of land after purchasing the property was discussed. The Davenport site feasibility study was discussed and it was noted that public safety officials were not in favor of building a public safety complex on the Davenport site. A draft warrant for the acquisition of the 6 North Road property was reviewed.
- CodeRed outreach call made and postcards mailed informing residents of the upcoming Public Informational Meeting to discuss the purchase of 6 North Road and the STM on 1/9/19. Postcard info is below:

Informational Town Meeting:

Wednesday, December 19th at 6:30 p.m. at the Community Center

This Informational Town Meeting has been scheduled to discuss the Town purchasing property at 6 North Road.

Special Town Meeting:

Wednesday, January 9, 2019 at 6:30 p.m. at the Community Center

Snow date for the Special Town Meeting is Tuesday, January 22, 2019 at 6:30 p.m.

The warrant will be available on the Town's website after December 20th.

- **12/19/18** Public Informational Meeting was held at the Community Center to discuss the acquisition of 6 North Road. It was noted that the negotiated purchase price was \$217,000. Mr. Fuller explained that a STM would have to be held to approve the purchase.
- **01/09/19 STM** to vote authorization to purchase 6 North Road (transfer \$126,000 from Future Land Acquisition and \$99,000 from Free Cash). **(YES=71, NO=6)**
- **04/29/19** The Select Board voted to declare the 6 North Road house, barn, and its associated 2 acres as surplus, allowing for RFP solicitation.
- **05/13/19 ATM** vote to authorize the Select Board to convey house, barn, and 2 acres of land at 6 North Road. This was necessary to allow RFPs to be solicited to sell the house, barn, and 2 acres. **(YES=41, NO=14)**
- **06/24/19** Select Board meeting discussed the RFP to solicit offers for the property. Select Board discussed the value of keeping versus selling. Both Mr. Recos and Ms. Colson-Montgomery noted they heard from several constituents opposed to selling any of the property. Mr. Fuller opined it was necessary to find out what price someone would pay for the property since that option had been discussed to recoup some of the acquisition cost.
- **07/31/19** Advertised RFP to solicit proposals to purchase the house, barn, and 2 acres of land.
- **09/03/19** Deadline for RFP replies. One response received for \$81,000.
- CodeRed outreach call made and postcards mailed informing residents of the upcoming STM and the Public Informational Meeting immediately following to discuss the RFPs for 6 North Road. Postcard info was:

Special Town Meeting:

Tuesday, September 10, 2019 at 7:00 p.m. at the Community Center. The warrant is available on the Town's website.

Informational Town Meeting:

Immediately following the adjournment of the Special Town Meeting. This Informational Town Meeting has been scheduled to discuss the results of the Request for Proposals (RFP) to purchase the house, barn, and 2 acres of land at 6 North Road. This will allow voters to weigh in on whether the Town should keep or sell this portion of property.

- **09/10/19 STM followed by Information Town Meeting** to review the singular RFP received to purchase the house, barn, and 2 acres for \$81,000. 39 registered voters attended. Discussion included the importance of retaining land in the center of Town. The group present indicated their preference not to sell any of the property. Since it was not an article, no vote was taken.
- **09/30/19** The Select Board discussed the results of the Informational Meeting that was held on 9/10/19. This is the excerpt from their minutes:

6 North Road:

Mr. Fuller noted that attendees at the September 10th Informational Meeting (to discuss whether or not to sell the house, barn, and 2 acres of land at 6 North Road) were strongly in favor of not selling. In light of sentiment to keep all 11 acres for Town use, Mr. Fuller made a motion to not sell the house, barn, and 2 acres for the high bid of \$81,000. Mr. Recos amended the motion to include moving forward with demolishing the structures. The amendment was approved and the motion was seconded by Mr. Recos. Unanimous vote.

Ms. Labrie will draft an Invitation to Bid to demolish the house and barn as well as fill the cellar hole and regrade the area. She is going to contact Building Commissioner Paul Tacy for demolition permit requirements. After the structures are demolished, insurance can be cancelled. The Select Board discussed what to do with the contents of the buildings, which can be declared surplus. Mr. Recos suggested the Recreation Committee may be able to utilize some of the wood and materials in the barn. It was also suggested the Historical Commission be invited to look through the buildings and determine if they would like to keep anything historical. Mr. Fuller suggested the new oil tank in the basement could be used by the Highway Department for waste oil storage.

- **10/15/19** Select Board requested utilities be disconnected from the buildings and start the process to remove the heating oil tank.
- **10/28/19** Fire Department requested permission to train inside the 6 North Road house since it was going to be demolished. Permission was granted.

- **10/23/19** Town Administrator provided a summary of the Hazardous Materials Report completed by ATC regarding asbestos and lead in the 6 North Road house and barn. The asbestos will need to be abated prior to demolition of the buildings.
- **11/27/19** Town Administrator listed woodstove from barn on Municibid.
- **12/09/19** Municibid auction closed. Woodstove sold for \$560.
- **03/23/20** Town Administrator listed the heating oil tank from the house on Municibid.
- **04/08/20** Municibid auction closed. Oil tank sold for \$51. Purchaser was required to apply for a permit to remove oil tank through the Fire Department and the tank was pumped empty and removed 06/27/20.
- **06/01/20** Advertised for bids to remove asbestos and/or demolish the house and barn at 6 North Road.
- **06/17/20** Opened bids. 4 received. Low bid was \$38,280. High bid was \$49,200.
- **06/20/20** ATM – Article for \$40,000 from Free Cash was to abate asbestos and demolish the house and barn - was not recommended by the Finance Committee and was tabled by the voters. (Vote to table: YES=22, NO=19)