

**SELECTBOARD MEETING**  
**April 29, 2010**

Present:       John Quinn  
                  Dave Tilton

Guests:        Ira Allen                               Lois Reynolds  
                  Lynn Gauthier                     David Gauthier  
                  Leni Jorschick                     June Ross (site visit only)

The meeting was called to order by David Tilton at 6:30 p.m.

**CONSIDERATION OF OPTIONS FOR THE SPILLER PROPERTY ON THE SOUTHWEST CORNER OF THE TOWN COMMON**

Ira said that the 1.7 acre Spiller Property is available for sale, and is currently only advertised by a sign in the yard. The asking price is \$150,000. He indicated that the Westford Historical Society has adequate funding to purchase the property for cash. They do have other projects they intend to invest in however, so they are approaching the Selectboard to see if there is an interest in participating in a 50/50 joint venture between the Town of Westford and the Westford Historical Society for the purchase, future development, etc. of said property. An offer has already been made on the property for \$125K, with a number of stipulations, by another party.

John pointed out that the property is appraised on the Westford CLA for \$138.9K. The lot is 1.7 acres. Zoning in this area is 1/2 acre and multiple mixed use PUD's are permitted.

Dave and John agreed that the Town is interested in the property because it has the potential to help the Town fulfill several objectives outlined in the Town Plan to realize the future vision of our Town Center District. The site could potentially accommodate one or more of the following mixed uses, a new Town Office / Historical Society Museum, relocating the town Post Office back on the Town Common, commercial lease space for an accounting or law office, tavern, bakery, etc., and affordable housing. There was a consensus that the residence building cannot be salvaged.

Dave moved that the Selectboard indicate its positive intent to explore the feasibility of developing an agreement with the Historical Society including mechanisms to reimburse the Historical Society via voter approved bonding, sale of an existing Town owned parcel, etc. Seconded by John. Approved.

John agreed to serve as the point-person for the Selectboard on the project, and will meet with the Town attorney in the next week, if possible, along with a member of our Historical Society. The intention of this meeting is to begin developing a letter of intent between the Westford Selectboard and the Westford Historical Society to participate in a joint venture to purchase a property.

The meeting relocated across the Common to the Spiller Property, toured the house, and met with June Ross, who is a member of the family that is selling the property. Mrs. Ross stated the family's intent to advertise the property on the Picket Fence Preview in the next week.

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Dave asked if they could postpone the advertisement for a week, to give the Town another week to confirm its intentions, and Mrs. Ross agreed.

The meeting adjourned at 7:28 p.m.

Respectfully Submitted,

David A. Tilton, Chair  
Westford Selectboard