



Town of Wellfleet
Wellfleet Affordable Housing Trust
Board of Trustees
Minutes of May 3, 2021 Executive Session

Present: Elaine McIlroy, Kathleen Nagle, Sharon Rule-Agger, Harry Sarkis Terkanian, Gary Sorkin, and Mike DeVasto.

Absent: Jim Hood

The meeting was called to order at 8:12 PM by Mr. Terkanian. All members were present except Mr. Hood.

1. In response to an inquiry by the chair, all members present stated that they were alone.
2. 45 Wilton's Way. Mr. Terkanian reported on his cursory examination of the title to 45 Wilton's Way and presented his conclusions in the form of a memo to the trustees. In summary he expressed his opinion that there was deeded access to the parcel abutting Wilton's Way, but the access rights did not extend to the abutting two acre parcel, which has a separate title history. In light of the need to develop access rights to the two acre parcel and the possible difficulty and expense of doing so discussion focused on the parcel abutting Wilton's Way which has an area of slightly over three-quarters of an acre. The lot area would support development of up to three bedrooms only. In response to a question Ms. Nagle noted that typical prices for lots of this size were approximately \$230,000. A reduction in value would be appropriate due to the fact that access is over an unimproved road which has a right of way width of only twenty feet in one place. The terms of an offer to the owner were discussed. It was noted that the owner had paid \$212,000 in two separate transactions to acquire the parcels. Possible terms include a survey, approval of funding at town meeting, an appraisal supporting the offer price, an acceptable perc test and the property not being subject to endangered species restrictions. It was moved by Ms. Nagle, seconded by Ms. Rule-Agger and after discussion unanimously voted (6 – 0) by roll call vote to offer to purchase both parcels for a total price of \$212,000 subject to the following conditions: (a) approval of Community Preservation Act funding at the annual town meeting; (b) receipt of an appraisal at the Trust's expense in at least the amount of the purchase price; (c) a successful perc test at the Trust's expense; and (d) the property being outside areas regulated as having endangered species.
3. Minutes. The executive session minutes of April 2, 2021 and April 12, 2021 were reviewed and after corrections it was moved by Mr. Sorkin, seconded by Ms. McIlroy and unanimously voted (6 – 0) by roll call vote to approve both meeting minutes as corrected.

4. Adjournment. The chair stated that the meeting would not reconvene in open session. It was moved by Mr. DeVasto, seconded by Ms. Rule-Agger and unanimously voted by roll call vote (6 – 0) to adjourn. Meeting adjourned at 9:00 PM.

Respectfully submitted

Harry Sarkis Terkanian, Chair

Public documents:

1. Memo to Trustees on access rights to 45 Wilton's Way
2. Draft executive session minutes of April 2, 2021
3. Draft executive session minutes of April 12, 2021