Members present: Bob Hardy, Helen Hanks, Kathi Mitchell and Sukie Clark. Also present: Ken Norton, Katherine Dawson, Sandy Plessner and Joyce Fulweiler.

**Memorandum of agreement between Selectmen and WRTA relative to purchase and sale agreement.** After reviewing the revised agreement, Bob Hardy questioned the 8 car parking lot and the costs of creating the lot. After discussion it was determined that the existing gravel is sufficient and this agreement simply means that the space for at least 8 cars will not be eliminated. Ken Norton added that there was discussion about the removal of the cement pad in the garage and that it might be possible to grind the cement and use it for the parking area.

Another area of concern was the wording relative to the 33 foot temporary easement for construction as it also included future maintenance needs. This item was separated to clarify the difference between the construction stage and future maintenance.

Helen Hanks moved, seconded by Kathi Mitchell to cover the closing costs for the purchase of Tax Map U4 Lot 71 up to $712.00, to be paid from the legal fee line item of the 2011 Conservation Commission budget. Motion passed.

Kathi Mitchell expressed concern that the P&S agreement says the closing will be January 30 which is Sunday, but the closing is planned for Monday the 31st. She asked if it could be scheduled for the 28th. Eliza will confirm that the seller has agreed to the 31st or, if not, ask that the closing be on the 28th. Eliza will also make sure the Attorney knows that WRTA paid the December tax bill which should not be prorated.

At the Attorney’s suggestion, the Memorandum of Agreement (see attached) should be notarized and recorded with the deed as the deed will simply reference the agreement. Katherine Dawson questioned the need for recording it as it will be a legal document even if not recorded. She added that when a final easement is recorded for the Trail, it may be confusing to have the Memorandum of Agreement recorded also. After discussion of this issue, members decided to have the Agreement recorded with the deed.

A thank you note will be sent to Atty Sessler for donating his legal fees for the closing.

Ken Norton, the Conservation Commission members and the Selectmen signed the Agreement which was notarized by Joyce Fulweiler.

Meeting adjourned at 7:00 pm.

Respectfully submitted,

Eliza Conde, Secretary

*Minutes approved 02-21-2011*