

China Lake Access Feasibility Committee  
March 1, 2013

**In attendance:** Dan L'Heureux, Jenny Clair, Sheri Wilkens, Janet Preston, Irene Belanger

**Discussion:** Review discussion at the meeting with Wachusetts. They are holding fast at the \$710,000 figure. We will not be coming up with that, so we have decided to move ahead and pursue another property. It was made clear to them that we are continuing to look for other properties, and that we would not get approval from the voters for that price. Dan will send an email to summarize our decision and inviting them to get back with us if they decide to come down to the appraised value.

**Gilman Property:** Very attractive to us. She would prefer to take a down payment and take yearly payments over the next 5 years or so. The assessed value on the tax card is \$230,600. She asked for \$210-220K. We already have enough to pay a large down-payment, and it also seems more manageable to start with.

**Questions for Judy Gilman:**

- Can we offer to pay for half of the appraisal, since we need that anyway.
- Does she want to be anonymous at this point?
- Could we draw up a purchase and sale agreement for her to look at?

**Austin's:** We would be interested in getting a right of first refusal on the Austin property next door. That is valued at \$263,200. Dan will talk to them and ask them if they are supportive of our purchasing Gilman's property and explain that we would be interested in his property as well, if her were to sell it.

**Questions for Land for Maine's Future people:**

- Do we need to reapply to *Land for Maine's Future*? They pay for land only, so the amount of the grant would be about \$75K, half of the value of the land.
- What restrictions come along with the grant, such as who can use the beach?
- What other town's have received this grant for this purpose? We would like to contact those towns and ask what issues have come up as a result of accepting the grant.

**Selectboard meeting on March 11:** Jenny and Janet will be there. If anyone else from the committee would like to be present as well, that would be great. We will update the board on our progress and ask them to transfer their permission to pursue another property.

We will include some survey questions in the pamphlet to be handed out at Town Meeting:

- Survey at town meeting asking whether people want it to be restricted to town residents only? If we accept a grant, we may be required to open up the beach to non-residents. Would they be willing to pay more to restrict use to town residents only?

- We will ask for Selectboard approval to move forward with this other property. We will not offer any information about which property it is.

**Next meeting: March 15 at 3:00 at the town office.**