

China Lake Assess Feasibility Committee  
Minutes of Sept. 14, 2012

The meeting was held at Four Season's Club at 3:00 p.m.

**In Attendance:** Dale Worster, Jenny Clair, Janet Preston, Dan L'Heureux, Frank Soares, Irene Belanger, Steve Hughes

**Four Season's Club:** We looked at the property to see if it would be a feasible place for a town beach. We were encouraged about the possibility. Frank, who is a member of the Four Season's, said about 1/3 of the members do not want to sell to the town, but he felt that most of the members would be interested. Dan will try to find out if they might be interested in working with us, and what they might envision an arrangement to be. We will also need to find out from the DEP what we will be allowed to do in terms of improving the land at the beach area.

**Appraisal of Candelwood:** They are under water and may simply be willing to wait it out. Dale contacted Dwyer Associates to ask them to appraise the property cabins as individual properties, hoping that if the property is valued at \$1.5 million, for example, the sellers could donate the three acres to the town and take a tax write-off. Dwyer was not interested, and another company said they'd do it but would include a disclaimer. This idea does not seem feasible at this point.

**Next Steps:** Ask Wachusett to make a formal counter offer. Request to meet with them next weekend to discuss an agreement in person. Dan will find out what would be a good time and let us know.

Next meeting will be held at Candlewood with the sellers next weekend - we hope!

Janet Preston