

# Town of Windham

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## MEMO

To : Town Council  
From : Tony Plante, Town Manager  
Date : April 29, 2005  
Re : Proposed Land Purchase, 509 Gray Road

For several years the Town Council has pursued a policy of exploring property acquisition adjacent to other Town-owned properties or facilities. The property abutting the Smith Cemetery has long been identified as being desirable for cemetery expansion, the subject of a committee which studied cemetery needs several years ago, as well as other possible future municipal uses. This property has now been on the market for several months, and over the last few weeks we have been working on reaching an agreement for the Council to consider.

Attached are documents relating to the proposed purchase of about twenty-three acres of land adjacent to the Smith Cemetery on Route 202. The property has access to both Route 202 and Route 302. Key terms of the purchase and sales agreement, in addition to requiring Council approval, are:

- Purchase of land only consisting of about twenty-three acres at 509 Gray Road.
- Total purchase price of \$400,000, plus seller to be granted three burial lots (12 plots) for burial in any future expansion of Smith Cemetery (a current value of \$2,400).
- Agreement is contingent on an appraisal, at the Town's expense, to verify value to be at least \$400,000.
- Agreement is contingent on Town Council approval, or, Town Council approval and town meeting adoption of the fiscal 2006 budget, if the Council determines that the purchase should be included in the 2006 budget.
- The initial deposit of \$5,000 is refundable if the Town Council does not approve the agreement. A second deposit of \$5,000 following Town Council approval is non-refundable only if the Town does not follow through with the purchase.
- A survey will be done at the Town's expense to establish the boundary of the remaining house lot (a complete boundary survey has already been done, but an additional lot line will need to be created).

Town Council

April 29, 2005

Page 2 of 2

Funding for the purchase of this property is available in account 9130, Land & Building Improvements. For the last three years the budget has included \$70,000 for the purchase of land and/or major repair or renovation projects at municipal facilities that do not rise to the level at which the Town might consider issuing bonds. In addition to the \$210,000 set aside over the last three fiscal years, the remaining \$190,000 is available in carryover funding for land and building projects.

This proposal will be discussed at the Council's workshop of May 3, 2005. Please let me know if you have any questions.