

road. It improves our communications.

Vote 5-0

- 05-76 To act on an order to approve a Memorandum of Understanding with the School Department authorizing the establishment of a School Resource Officer Program and to authorize the Town Manager to sign the Memorandum of Understanding and to take any other necessary action related thereto.

David E:

Moves for this article, 2nd by Liz W.

David E:

We talked about this for 3 or 4 years, even before the Police Chief and Superintendent came to us with the scenario involving grant monies for the first 3 years of the program. This is something that the School Department looked at and the Council considered a number of times, but the timing was never right, but I think the time for this position is long overdue, and I think we should move forward.

Vote 5-0

- 05-77 To act on an order to approve the purchase of twenty-three acres (more or less) of land located at 509 Gray Road in the amount of \$400,000.00 pursuant to a purchase and sales agreement dated April 27, 2005, said purchase to be made from Land and Building Improvement funds.

David E:

Moves for this article, 2nd by Liz W.

Tom Gleason:

What is the purpose of the property, and why are you buying it? I have heard it was to expand the cemetery. Don't we have a ton of room over to the Arlington Cemetery?

Tony Plante:

We do own some additional property behind Arlington Cemetery. I cannot tell you how big it is, but I think it is pretty substantial. We do not have any plans for expansion of it at this time. The town has been on the lookout for areas to expand our cemeteries and also to look for land adjacent to any municipal land. This land is directly abutting Smith Cemetery, where there are currently no burial spaces for sale.

Tom Gleason:

Are you talking about putting new municipal buildings in?

Tony Plante:

There are any number of possibilities locating some kind of municipal facility in the future. Cemetery expansion is one of the things talked about.

Tom Gleason:

I can see cemetery expansion. I just do not want to see anybody leave this building. I would rather spend the money renovating this building, and stay off the main road. I am not going to say it is not a good deal, the jury is out on whether it is good or bad. It is a good price, but I do not think a municipality should be in business.

Bob M:

It is difficult because there is no set purpose for the land other than to try and get some expansion for the cemetery, but it is most of the Council's feeling that looking down the road they may require land, and it is the type of thing where we just want to look ahead. We are always free to sell it.

Lane Hiltenun:

I too think it is not a bad deal, but what I have a problem with is I feel for that amount of money the voters should have had a direct vote on Election Day as a Referendum question. For everyone's information, if it is voted in, I will start a petition drive to overturn the Council's vote immediately tomorrow morning.

Bob M:

The funds for that are coming from the Land and Building fund. Those funds have already been appropriated at previous town meetings. The money is there, and that is why we were not going to referendum.

David E:

Having walked the area behind Arlington Cemetery with the previous Town Manager, Public Works Directors, and one of the Funeral consultants we found that the land behind Arlington was wet, and the terrain was terrible because it was very rocky and ledgy, and that was going to pose a lot of problems for much more expansion. We have been looking for land to bank for that purpose and others. The Town Council has looked at several parcels of land over the last few years. Some on major highways that the Council felt would not work in the long run for many reasons. Admittedly, we cannot put a finger on a specific purpose, but if we didn't try to capitalize on opportunities like this we are really short changing future generations. We are not making land anymore. At some point in time we have to look beyond our immediate needs.

Liz W:

One of the reasons I am voting in favor of it is to make sure that we do get some cemetery expansion. I do not want that to be a maybe and that is my main motivation. I think as years go on there are a lot of people that live in Windham who will want to have a plot in Windham to be buried. This land it is right next to the cemetery, and it is

good land for burial, and I hope that if this vote goes through, we will start deciding how much will be used for a cemetery. We do have to look at the future, and Windham is really growing. You will never get land cheaper than it is today, and you will never get any more land. If you get the land, and it is not suitable for municipal purposes, maybe some other development would want to be there. There is always an investment there, and you can take that money and swap it, sell it and I think the time is right. As far as it going out to referendum, that is always the people's choice to do that, but money has been put into this account for years for purposes that might come up for the Council to vote on.

Tom B:

It is difficult to argue against doing this because it does seem like a reasonable deal. I want to be able to think ahead and think of the future generations, but we have not kept our promises in trying to make repairs to the Public Works Garage, including office configuration in this building, and \$400,000 could go a long way in making some drastically needed changes to those facilities. We do need to think about expansion of the cemetery and other things, however, at the same time it is the use of the money that I have difficulty with.

Mike S:

I will vote for it, and I agree with Councilors Ennis and Wisecup. We do have a lot of needs that we need to address, and I hope that we find a way to do that, but this is an opportunity, it's an investment, and this money is being put into something that can be in the future, sold again. We do need to look forward, we have responsibility to future Councils as well, and we do not know what is going to happen to it, but we have very little space right now to do anything. It is ideally located, and has the opportunity for the cemetery expansion.

Vote 4-1 (T.B.)

05-78 To act on an order to set a date for a public hearing to receive comment on the combined Municipal-School Department budget for fiscal year 2005 – 2006.

Tom B:

Moves to set a public hearing date of May 24, 2005 immediately following the Town Manager's report, 2nd by David E.

Vote 5-0

05-79 To act on an order to set a date for a public hearing to receive comment on the contract zoning application of Village at Little Falls, LLC and South Windham Housing Corporation.

David E:

Moves to set a public hearing date of May 24, 2005 immediately following the Town Manager's report, 2nd by Liz W.

TOWN OF WINDHAM

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MEMO

To : Town Council
From : Tony Plante, Town Manager *Tony*
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.

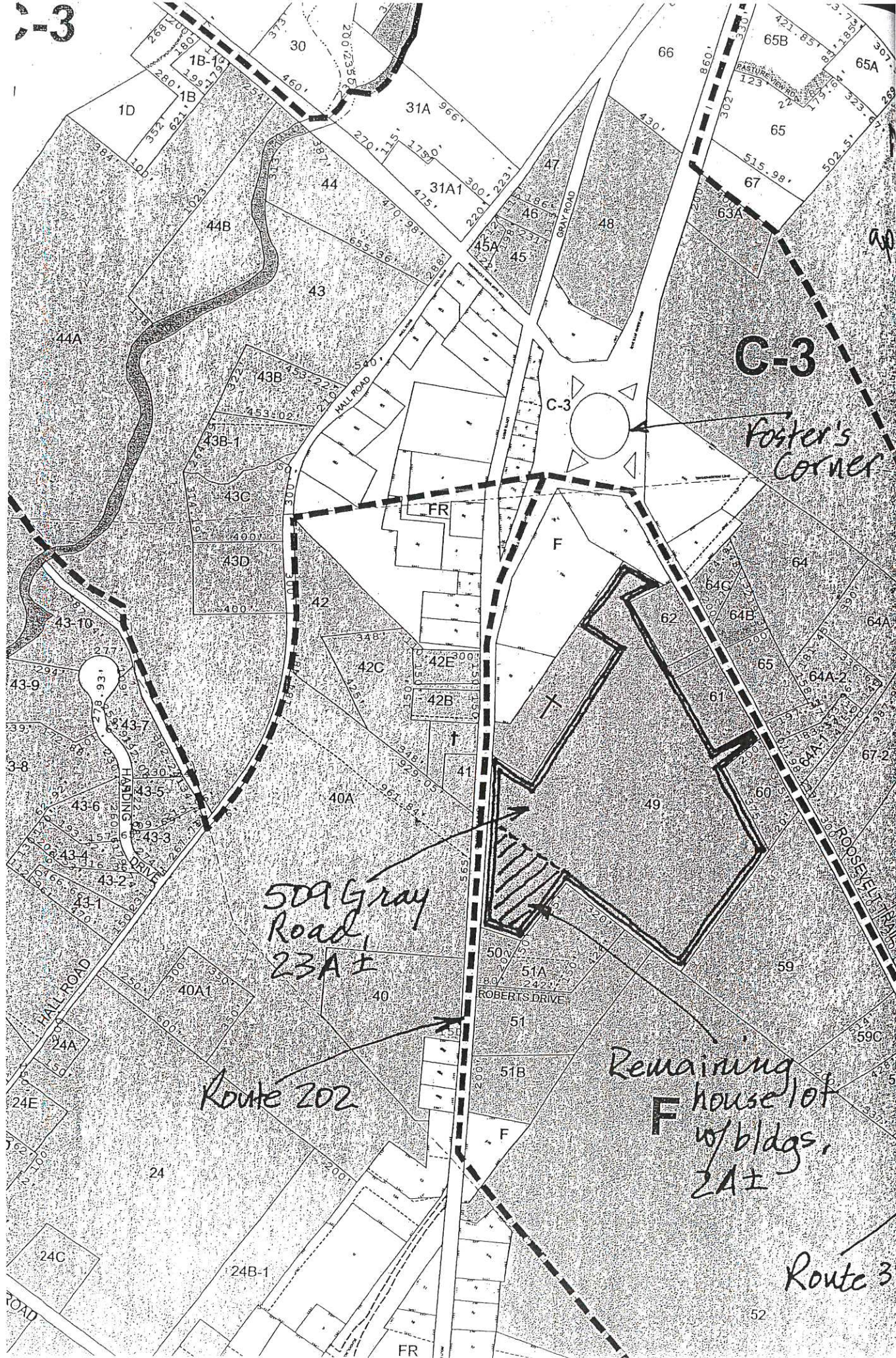
Attached are documents relating to the proposed purchase of about twenty-three acres of land adjacent to the Smith Cemetery on Route 202. The property has access to both Route 202 and Route 302. Key terms of the purchase and sales agreement, in addition to requiring Council approval, are:

- 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).

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 which the Town might consider issuing bonds. In addition to the \$210,000 set aside over the 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.

05-82
Art
Falls
Little
Village



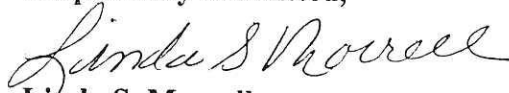
Vote 5-0

David E:

Moves to adjourn, 2nd by Liz W.

Vote 5-0 at 7:45 p.m.

Respectfully submitted,

A handwritten signature in cursive script that reads "Linda S. Morrell".

**Linda S. Morrell
Town Clerk, CCM**