

Selectmen  
Richard F. Beal  
Denise McCormick  
David Stainton



Town Clerk/Treasurer  
Frances J. Bartlett  
P.O. Box 15  
Islesford, Maine 04646

## **NOTICE OF BOARD OF SELECTMEN'S MEETING [SPECIAL]**

A Board of Selectmen's Meeting will be held at 08:45 AM,  
Wednesday, July 17<sup>th</sup>, 2002  
at the Great Cranberry Community Center,  
Great Cranberry Island

### **AGENDA**

1. Review minutes of July 9<sup>th</sup>, 2002 Selectmen's Board Meeting
2. Report of the Land Acquisition Committee
3. Authorization of one or more Limited Land Purchase/Sale Agreements preparatory to presentation at a Special Town Meeting
4. Financial Warrants
5. Selectmen Reports
6. Adjournment, next meeting date

***Public Attendance is Welcomed***

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## MINUTES OF THE BOARD OF SELECTMEN'S MEETING 17 July 2002

The Town of Cranberry Isles Board of Selectmen's Meeting was convened at 08:45 AM, 17 July 2002, at the Great Cranberry Community Center, Great Cranberry Island, Maine 04625. Selectmen Richard Beal, Denise McCormick and David Stainton, along with Town Clerk Frances J. Bartlett were present. Members of the community present were: Phil Whitney, Ed Gray, Chris White, Harvey Bunker, Kevin Russell, Erica Merrill, Spofford Keegin and Carl Brooks, along with the Town's civil engineer, Jeff Crafts.

### REVIEW & APPROVAL OF MINUTES FROM 9 JULY 2002 (ITEM 1):

The minutes were read by the Chairman to the assembled audience in order to make everyone aware of the 9 July 2002 proceedings and to set the stage for further discussions on off island parking and the work of the "Land Acquisition Committee". On motion of David Stainton, with second by Denise McCormick, the minutes were approved.

### REPORT OF THE LAND ACQUISITION COMMITTEE (ITEM 2):

Philip Whitney, Chairman of the Land Acquisition Committee, introduced members of the committee present: Eve Harrison, Edward Gray, Kevin Russell and himself. Mr. Whitney gave a review of the various properties that the group had inspected which covered more than 12 properties. He then introduced Jeff Crafts, of CES, Inc., a civil engineering consultant, hired by the Town, who gave a presentation on the Pritam Singh property in Southwest Harbor. He also included a description of the various Clark Point Road properties, including Morris Yachts, Inc., plus his own 50 acres and the characteristics unique to it. Of prime discussion was the Jarvis Newman property on Shore Road, now owned by Mr. Pritham Singh. Working drawings of the property were presented and described by Mr. Crafts. Water frontage with one launching ramp-, one pier and three floats, plus five established moorings go with the property. A permit has already been issued for a float extension of 50 feet for the current float complex. Three contiguous pieces of property, one home and two boat buildings comprise the land side of this offering for a total of 3 acres. This property once prepared will provide parking for an estimated 300 automobiles. There are three different rights of way to the property. The Manset public wharf is next to the property and can handle all <sup>freight</sup> freight that could not be placed at the Jarvis Newman dock for the interim until a more yearly round set of improvements could be undertaken.

Eve Harrison reported on meeting with Northeast Harbor Town Manager, Mike MacDonald and Selectman Chairman James Bright, on maintaining current parking in Northeast Harbor as part of an overall comprehensive parking plan. Northeast Harbor could theoretically ask us as a town to leave but to date they want to continue a two way communication on resolving parking issues, with Cranberry Isles taking an active role in devising some solutions.

Mr. Crafts added that Mr. Singh had stated to him that should the Town of Cranberry Isles enter into a Purchase & Sale Agreement, the Town could begin using the facility immediately.

**AUTHORIZATION OF ONE OR MORE LIMITED LAND PURCHASE & SALE AGREEMENTS PREPARATORY TO PRESENTATION AT A SPECIAL TOWN MEETING (ITEM 3):**

Mr. Crafts of CES, Inc. provided to the Chairman an "Offer of Intent to Sell" dated 16 July 2002 and signed by Mr. Pritham Singh. That offer is quoted below for record purposes:

"Pritham Singh of Key West, Florida, Representative of the owners of real estate in Southwest Harbor, Hancock County, Maine as shown on tax map 17 as lots 93, 100, 105 and 112 hereby offer to sell substantially all of said real estate to The Inhabitants of the Municipality of Cranberry Isles for the price of One Million Nine Hundred Seventy Five Thousand Dollars [\$1,975,000.00].

Excepted from this offer is the dwelling and garage and twenty thousand [20,000] square feet of land. Sellers shall reserve the right to use the boat ramp, the use of the dock and one side of one float, and two [2] moorings.

Included in the sale will be the dock and five [5] moorings.

Sellers intend to exercise their rights under Section 1031 of the Federal Internal Revenue Code.

This offer shall remain open for twenty one [21] days during which period the Sellers and the Town shall negotiate and agree upon the specific boundaries of the real estate to be sold and purchased, and the terms of sale and enter into a formal purchase and Sale Agreement. If for any reason the parties cannot reach a mutually satisfactory agreement, this offer shall become null and void in twenty one [21] from date.

Dated: July 16, 2002

/s/ Pritham Singh"

The Chairman motioned: That the Selectmen approve of the Chairman accepting the Pritham Singh Offer of Intent to Sell by formal endorsement of his offer dated 16 July 2002, asking Mr. Singh to work with the town for an extension of the 21 day limit if required in order to formalize a Purchase & Sale Agreement; that the Chairman contact the Town Attorney to

prepare a Purchase and Sale Agreement for the Singh property, and that a Warrant for a Special Town Meeting be prepared with a Special Town Meeting being called for 30 July 2002, in the evening, to seek formal approval of this purchase. This motion was seconded by Selectwoman McCormick and approved.

Chairman Beal endorse the Singh Offer of Intent to Sell as follows, with copies provided to the Town Attorney:

**Town of Cranberry Isles**

**ENDORSEMENT**

**17 July 2002**

"On behalf of the Town of Cranberry Isles, Maine, the Selectmen at a Special Board of Selectmen's Meeting voted to accept the "Offer of Intent to Sell" by Mr. Pritham Singh as described above. The Board also voted to have the Town's attorney, Anthony Giunta, Esquire, enter into discussions with Mr. Singh's attorney for development of a Purchase & Sale Agreement, and to hold a Special Town Meeting on 30 July 2002 to secure permission of the Town's voters for purchase of the above property.

For the Board of Selectmen  
/s/ Richard F. Beal"

**FINANCIAL WARRANTS (ITEM 4):**

The following warrants were approved by the Selectmen:

Car Removal from Islesford	\$2,116.00
School payroll and bills	\$15,565.18
General bills	\$8,810.11
General bills	<u>\$11,633.25</u>
Total:	\$38,124.54

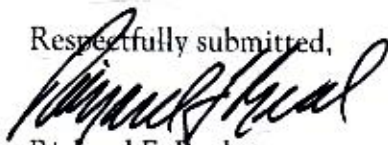
**SELECTMEN'S REPORTS (ITEM 5):**

Due to the lateness of the hour, no individual reports were given.

**ADJOURNMENT, NEXT MEETING DATE (ITEM 6):**

The next regular meeting was scheduled for Tuesday, 6 August 2002, at the Great Cranberry Community Center at 08:45 AM.

Respectfully submitted,



Richard F. Beal  
Chairman