

At a Special Financial Town Meeting holden within and for the Town of Scituate, September 13, 2005 in the High School Auditorium in said Scituate, pursuant to the Warrant issued and to law, being for the purpose to consider a Resolution to purchase the development rights to a portion of the Knight Farm Property and transacting any other business that may lawfully come before said meeting.

After pledging allegiance to the flag of our country, the meeting was called to order at 8:04 pm by David D'Agostino, Town Moderator. Mr. D'Agostino explained the purpose of the meeting and the procedures for asking questions or making comments, and the procedure to vote. He introduced the Town Council Members, Town Clerk Long, Christopher Modisette of the Conservation Commission and Paul Dolan of the Land Trust Commission, all of whom were sitting on the stage.

Town Clerk, Margaret M. Long, then read the warrant, posted notice and return of service, and then introduced Council President Richard. Council President Richard explained that Councilman Salisbury could not attend this evening's meeting and could not vote on the matter due to his business relationship with the Knight's. Mr. Salisbury wanted everyone to know that he does support this, and hopes that the voters will support this.

Mr. Richard introduced Christopher Modisette, Chairman of the Conservation Commission, to give a brief presentation.

Mr. Modisette gave a brief background of the Knight Farm, located north of Scituate Avenue. It has been actively farmed for about 50 years. It is currently owned by the Knight's. Most of the land is cleared and actively managed for agriculture purposes. Mr. Modisette explained that a few years ago the Knight's approached the Town to seek options to conserve the farm and prevent it from being developed. At that time, a number of people met with the Knight's, including the Dept. of Agriculture, representatives of the DEM and the

Nature Conservancy, several Town representatives and members of the Town Council. Shortly after that, the Knight's applied to the RI Agricultural Land Preservation Commission for an application to sell an easement over approximately 85 acres of the farm for the purpose of conserving the farm and maintaining its agricultural uses. Through a process, with a number of partners, (the Nature Conservancy, the Champlin Foundation, RIDEM, Town of Scituate and the Federal Government) they were able to conduct an appraisal and raise the money through various sources. The Town of Scituate is being asked to contribute \$250,000 for its share.

Mr. Modisette stated this is something we have been trying to do, and this is a minimal cost to the taxpayers. The Knight's are selling an easement to the State of RI, basically extinguishing their right to subdivide and develop the property in perpetuity, with the exception of a 6-acre parcel where they currently have two homes, and within that compound will be allowed to have two homes anywhere within that 6-acre compound. That six-acre compound will be forever tied to the agricultural portion of the property, and if it's ever sold, that 6-acre compound goes with the farm. The Knight's have asked that the other six-acre compound along Seven Mile Road be weeded out of the easement in the event that they want to get out of farming. There are no easements over either of these two six-acre parcels.

This is one of the last working farms in the Town, and this is an opportunity to protect what the State has identified as containing prime agricultural soils.

Mr. Modisette asked if anyone had any questions. There were no questions.

Resolution - Knight Farm Property was then read by Town Clerk Long, seconded by Council President Richard and others as follows:

RESOLVED, that the Town of Scituate shall appropriate the sum of \$250,000 as its share of the purchase price of the development rights of a portion of the Knight Farm situated on Scituate Avenue in the Town of Scituate, such portion consisting of a tract of land of 85 acres, more or less, and being a portion of Plat 9, Lot 18 on the Town of Scituate Assessor's maps and; The Town of Scituate, acting through its Town Council, shall issue General Obligation Bonds or Notes in an amount not to exceed \$250,000 in order to finance said purchase.

Lester Young of Battey Meeting House Road stated that he is sick of the government and the media trying to brainwash him into believing that all this money is picked off a money tree and served on a silver platter. Mr. Young stated that the federal grant comes out of his first pocket, the State grant comes out of his second pocket, the Town's comes out of his third one, and the increase in his taxes to make all this possible comes out of his fourth pocket. Mr. Young stated that when Scituate created zoning in 1965, he asked them to put his whole farm in farm zoning. He was told there is no farm zoning, and rural residential would take care of it. Mr. Young said he asked them why they zoned his whole farm residential single family? It is still zoned that way. Mr. Young stated he had to sell some of his land just to survive. The elderly who are living on social security have to do the same thing.

With no further discussion, Moderator D'Agostino called for a vote. Motion passed.

At 8:25 pm, a motion was made by Town Clerk Margaret Long to close the meeting, seconded by Councilman Marcello and others, and voted without discussion.

The Board of Canvassers advised there were 148 electors present, and 4 visitors present.

An electronic tape is hereby made part of these minutes.

Witness:

Margaret M. Long, Town Clerk