



# Chelmsford Water District

20 Watershed Lane Chelmsford MA 01824

[www.chelmsfordwater.com](http://www.chelmsfordwater.com)

**CHELMSFORD WATER DISTRICT  
SPECIAL MEETING  
August 3, 2020**

**PRESENT:** Commissioners: John G. Harrington, Bill Martin  
Ron Wetmore  
Superintendent: Robert Delaney  
Business Director/Treasurer: Lisa Quatrale

Meeting opened at 2:00PM with the Pledge of Allegiance.

1. The Chelmsford Water District, 20 Watershed Lane, Chelmsford, Massachusetts, intends to enter into a Purchase and Sales agreement to purchase the property at 24 Misty Meadows Lane, Chelmsford, Massachusetts 01824. **Motion to accept: Ron Wetmore made a motion to enter into a Purchase and Sales Agreement to Purchase the Property at 24 Misty Meadows Lane pending affirmative vote by rate takers at special meeting scheduled for August 19<sup>th</sup> at 7:00 p.m. John Harrington seconded. All in favor – Bill Martin – aye, John Harrington – aye, Ron Wetmore – aye. Unanimous – motion passed.**
2. The Board of Commissioners has determined, in writing, by a vote of the Board, that advertising will not benefit the District's interest because of the unique qualities and location of the property needed. **Motion to accept: Ron Wetmore made a motion to submit to Central Register a waiver to not advertise for bids based on the unique qualities and location of the property needed. John Harrington seconded. All in favor – Bill Martin – aye, John Harrington – aye, Ron Wetmore – aye. Unanimous – motion passed.**

**Chelmsford Water District has an urgent opportunity to purchase a UNIQUE 41-acre parcel land in Chelmsford known as Misty Meadows by first right of refusal under the provisions of Massachusetts General Laws Chapter 61A. The unique qualities and location of this parcel will position the water district to be in a better position to fully support the town's goal of economic development.**

Misty Meadows is the last source of future water supply for the Town of Chelmsford and is located within the Concord River Basin, which would allow additional access to water within our permitted withdrawal volumes. The parcel has great potential to be developed for wells and a water treatment plant that will provide for the anticipated development that the Town of Chelmsford is pursuing. This opportunity to purchase such a valuable natural resource will not come again.

A purchase and Sales Agreement has been in place with a buyer since May 13, 2020. However, the Premises are under the provisions of Massachusetts General Laws Chapter 61/61A. The town has 120 days to purchase the

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**Commissioners**  
Bill Martin, Chairman  
Ronald W. Wetmore  
John G. Harrington

**Operations**  
Robert J. Delaney, Superintendent  
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**Administration**  
Lisa M. Quatrale, Business Director and Treasurer  
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41.16 Acres of Land Parcel 81-321—1, 24 Misty Meadow Road, Chelmsford Massachusetts. The Town of Chelmsford, through the Board of Selectmen, voted July 27 to transfer their Right of First Refusal to the Chelmsford Water District to pursue the purchase of the property at Misty Meadows. The Chelmsford Water District Commissioners voted to accept the right of first refusal from the Town with intent to purchase property.

Joan Doyle, 15 Crosby Lane, Chelmsford, Massachusetts 01824 and Jane Hennessy, 1102 N. Indigo Drive #133, Fountain Hills, Arizona 85268 are the sole beneficial owners of 24 Misty Meadows Lane, Chelmsford, Massachusetts 01824.

The premises are shown on Assessor's Map #81-31-1, consisting of approximately 41.16 acres of land and more particularly describe in the deed recorded in the Middlesex North Registry of Deeds in Book 1542 Page 283. The purchase price is Nine Hundred and Fifty Thousand Dollars \$950,00.00. The appraised valuation of the property performed by Avery Associated on June 26, 2020 came in at \$1,000,000.

Due to the size of this parcel of land and location, the Chelmsford Water District will be able to satisfy all Zone 1 requirements mandated by the Department of Environmental Protection. In addition, the water resource fits current Water Management Act Permitted Volume we have for the Concord Basin. There will be no need to request additional water volumes from the Massachusetts Department of Environmental Protection.

3. This notice is posted in the Central Register in compliance with the Massachusetts General Laws, Chapter 30B, Section 16e (2). Contact [Tod.rasmussen@sec.state.ma.us](mailto:Tod.rasmussen@sec.state.ma.us) or 617-878-3811 to post earlier than website allows.
4. During the 120-day period (up to Sept. 10<sup>th</sup>), CWD has the right, at reasonable times and with reasonable notice, to enter upon the land for the purpose of surveying and inspecting the land, including, but not limited to, soil testing for the purposes of Title 5 and the taking of water samples. It is of our attorney's opinion that this gives CWD the right to do a 21 E Hazardous waste test, as well. CWD District Attorney recommends that the District have a 21E done on the property, as well as any other test that may be helpful. We believe this testing would be approximately \$5,000.00 and according to 30B procurement of supplies under \$10,000 requires sound business practices and does not requirement advertising or bids. Mill City Environment located in Lowell is a recommended vendor for this test. **Motion to accept: Ron Wetmore made a motion to proceed with 21 E Hazardous waste testing done on the property. John Harrington seconded. All in favor – Bill Martin – aye, John Harrington – aye, Ron Wetmore – aye. Unanimous – motion passed.**
5. Commission is in agreement, and as always, that Treasurer and Business Director has authority to sign all legal documents pertaining to the District and sale of property. **Motion to accept: Ron Wetmore made a motion to allow Treasurer and Business Director authority to sign all legal documents pertaining to sale. John Harrington seconded. All in favor – Bill Martin – aye, John Harrington – aye, Ron Wetmore – aye. Unanimous – motion passed.**
6. A motion to adjourn the meeting was made by Mr. Harrington, seconded by Mr. Martin and so voted. Meeting adjourned at 2:45 PM.

Respectfully submitted,

Lisa M. Quatrale

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**Commissioners**

Bill Martin, Chairman  
Ronald W. Wetmore  
John G. Harrington

**Operations**

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