

Campton Conservation Commission Meeting Minutes
May 26,2009; 7pm

Present: Jules Doner, Melissa Greenawalt-Yelle, Lisa Doner, Tammy Wooster, Realtor Harry Hughen

The above briefly met to discuss recent Pattee House buyer activity with realtor Harry Hughen. Harry reported that there have been two offers, one for \$110,000 and one for \$89,900. Harry further stated that the second buyer had a verbal pre-approval through CGSB, whereas the first buyer was seeking financing through a USDA Rural Development Loan program. This first buyer also included the provision in the P&S agreement that they get a variance from the town for a setback to build an addition.

Jules asked if the town as seller can grant such a variance in the sales agreement. Harry said that its likely that the Planning Board would want to see the blueprints, and then he drew a quick sketch explaining the addition placement.

Discussion continued with questions about the USDA Loan Program. Lisa said that she was familiar with it and that it was offered to first time homebuyers in rural areas. She also said that it would likely take time for the buyer to go through the application process and then may not even qualify.

The question was asked what potential deal breakers exist aside from financing issues. Harry said that some government loans require house inspections which would be one potential hold up. Also, the appraisal process could delay things due to a new rolodex system of assigning appraisers to geographic areas which they may not be familiar with.

Harry recommended that we wait until the end of the week before responding to either offer since he had an appointment this evening with another prospective buyer and he anticipated more before week's end. Harry further explained that the activity on the house was likely due to the low list price for which there is little inventory within this range.

All members agreed to meet again Saturday , May 30th to consider the offers to date and any new offers that may arise in the meantime. Melissa made a motion to seal the minutes. Jules seconded the motion, all were in favor.

Meeting adjourned 8pm