

FILED Aug 2, 2012  
AT 10:30 P.M.

EAST LYME BOARD OF SELECTMEN  
MEETING OF AUGUST 1, 2012  
MINUTES

LaBlais  
TOWN CLERK

PRESENT: Paul Formica, Mark Nickerson, Holly Cheeseman, Kevin Seery, Rob Wilson.

EXCUSED: Rose Ann Hardy.

ALSO PRESENT: Attorney Ed O'Connell.

Mr. Formica called the meeting to order at 7:35 PM and led the Pledge.

1b. Additional Agenda and Consent Calendar Items

There were none.

1c. Delegations

Ron Rando of Boston Post Road said that the Town of East Lyme should post signs saying No Businesses Allowed. He said he had heard that Cosco had tried to come into town and that Jim Brahm was still trying to get his building approved on Flanders Road. He added that Mr. Brahm had spent a lot of money and he suggested that he sue the town. He said he's tired of "downstairs" always saying "no." He asked about a private road with two commercial businesses on it and said the town should take it over. He asked where the dirt was going from the ballfield and what about the boards. He also asked why the scoreboard was lying on the ground. He was concerned that if the town purchased the Smith property it would be very expensive to fix it up. He asked for a printout for the last six years of our town bonding, what the payment is and what we are paying for interest.

Truxton Broadhead of 58 Oswegatchie Hills Rd. said he was concerned about the town's financial situation. He said it appears that we have \$10 million in debt and he doesn't understand how a town this size could support this amount. He stressed that the Board needed to tell the public how we are going to pay this debt off.

1d1. Approval of Minutes, Special Meeting of July 18, 2012

MOTION (1)

Mr. Nickerson moved to approve the minutes of the Special Meeting of July 18, 2012 as submitted.

Seconded by Ms. Cheeseman. Motion passed 5-0.

1d2. Approval of Minutes, Meeting of July 18, 2012

Mr. Formica noted on page 8, item 5 b, second line, should read:

a meeting of the East Lyme regional interconnection project and the **design** was 60% complete.

MOTION (2)

Mr. Nickerson moved to approve the minutes of the meeting of July 18, 2012 as amended.

Seconded by Holly Cheeseman. Motion passed 5-0.

1d3. Approval of Minutes, Special Meeting of July 24, 2012  
MOTION (3)

Mr. Nickerson moved to approve the minutes of the Special Meeting of July 24, 2012 as submitted.

Seconded by Mr. Seery.

Aye: Mr. Nickerson, Ms. Cheeseman, Mr. Seery, Mr. Wilson.

Nay: None.

Abstain: Mr. Formica. Motion passed 4-0-1.

1e. Consent Calendar

MOTION (4)

Mr. Nickerson moved to approve the Consent Calendar in the amount of \$3480.79 for the meeting of August 1, 2012.

Seconded by Ms. Cheeseman. Motion passed 5-0.

2a. Re-allocation of Town CIP Funds – Town Hall Main Sign

Mr. Formica noted that during the budget process we had begun with a request for signs all around town. As we moved onto the budget process, we determined that the signs at the Field Services Building in the parking lot on Hope Street are LOCIP eligible. Because of this, we reduced requests for the funding. We obtained a quote for various signs around the town including one for outside the Town Hall. He said if we add this to the order for the LOCIP eligible signs, we would qualify for a discount in the amount of \$1191.90. He said that the savings are from the following projects \$1000 ELLCC floor refinishing, \$2815 Niantic Fire Department floor and \$1900 Smith Harris painting.

MOTION (5)

Mr. Nickerson moved to approve re-allocating \$5,715 in account 3-01-70-724-700-403 (Town CIP) to be used to purchase and install a new Town Hall Main Sign and forward to the Board of Finance for their approval. These funds are available due to completing re-finishing of the ELCC floors, NFD floor removal and Smith Harris house painting coming in under budget.

Seconded by Ms. Cheeseman.

Aye: Mr. Formica, Mr. Nickerson, Ms. Cheeseman, Mr. Seery.

Nay: None.

Abstain: Mr. Wilson. Motion passed 4-0-1.

2b. Discussion / Action – MOU Waterford / East Lyme Joint Harbor Mgt. Vessel

Mr. Formica noted that this item concerned an agreement between Waterford and East Lyme for use of Waterford's police boat by our Harbormaster and joint Harbor Management Commissions. He said that the boat will be used by Harbor Master's and Deputy Harbormasters to manage the mooring program both in East Lyme in Waterford. He said the boat will be docked or moored in the upper Niantic River on alternating weeks in East Lyme and Waterford. The boat has a unique official dual town emblem and the words " Harbor Master" on each side. In addition to routine patrols by both police departments, it will enhance safety by providing an added official presence on the river. It will be used by both Harbor Masters and their Deputies to conduct marine safety outreach and education with the local boating community. He added that expenses for fuel will be shared by both towns Harbor Management Commissions from revenues generated by the mooring permit programs.

MOTION (6)

Mr. Nickerson moved the following:

Resolved, that the First Selectman be and hereby is authorized to execute, in the name and on behalf of the Town of East Lyme, an agreement entitled "Memorandum of Agreement Between the Town of Waterford And The Town of East Lyme", and to sign such other documents and take such actions as may be necessary or desirable to implement said agreement, pending the Harbor Management Commissions approval.

Seconded by Mr. Wilson. Motion passed 5-0.

3a. Samuel Smith House

Mr. Formica noted Ms. Hardy's absence and said that she should be part of this discussion. He added that she was unexpectedly absent this evening. He said that the Board held an Executive Session this evening to discuss the negotiation of the price of this property. He said the potential purchase price of this property would be identified at a future meeting.

Mr. Wilson said that he would like someone who was qualified to state in writing that the building was structurally sound.

Marvin Schutt of 29 N. Edgewood Rd. said that several individuals had surveyed the house and they will get a structural engineer to certify his findings.

Mr. Seery said if this matter is to move forward to the town for a vote, we need a structural engineer to state in writing the condition of the building and any potential future problems.

Betty Mahon of 53 Quarry Dock Road, passed out a packet of information included with these minutes as Attachment A. She added that the past there have been some questions about the use of property. She said it would be used for education, with field trips scout troops etc. She added that it would be a great place for community gardens

where they would charge a fee for a piece of land for a garden. She said there is great interest in the archaeological findings and would add to our tourist base.

Mr. Formica said that he is not really familiar with any grants that are awarded after purchase. He added that there is a \$200,000 grant available however, we might not get that amount or only part of that amount. He also noted the grant needs to be in place by October 26.

Ms. Lange said that they will need three weeks in order to write the grant. She said that in the past there have been some questions about revenue flow from the property. She said there would be no direct flow of money to the general fund. She said it was their hope that a 501(c) (3) would be operating and maintaining the property and they would raise funds for the upkeep and operation just like the Lee House. She added there is no data regarding tourism revenue for something like this.

Mr. Nickerson said he understood that they plan to have a 501(c) (3) set up operation and maintenance and funding, but will the town be expected to put any funding in?

Ms. Lange responded that it would be nice to get some funding like the \$3000 given to the Lee House each year.

Mr. Nickerson asked if there was any plan to combine all the historical properties together?

Ms. Lange responded that this was quite unlikely.

Mr. Nickerson asked what percentage of the grant do you think we'll actually get?

Ms. Lange responded 100%.

Mr. Formica suggested that the support group for this potential project meet with him to discuss plans for a public informational meeting.

Mr. Schutt said that they were proposing to manage this property just like the Oswegatchie Hills Nature Preserve.

Betty Mahon said that if your group approves this idea, they could start fund raising.

Barbara Johnston of 37 Seacrest Ave. said that Capt. Thomas Bull had been the owner of this property from 1650 through 1690. She added that there is a lot of history here and she would like to see it preserved.

Mr. Formica noted the Item would be continued at the next meeting.

5a. Ex-Officio

Mr. Seery attended the Harbor Management Commission meeting where the Finance Director attended and added that they hope to have further discussions with her. He said there was some discussion about receptacles for fiber fishing line at Cini Park and noted that Dave Putnam said he was installing some.

Mr. Nickerson noted that he chaired the recent Water and Sewer Commission meeting and he would be attending the Parks and Recreation meeting tomorrow.

Ms. Cheeseman attended the Library Board Annual Meeting where they welcomed new director Lisa Timothy. She added that at the Town Building Committee meeting, they were finalizing plans for the athletic complex and said the groundbreaking was to be held August 2 at 10 AM.

First Selectman's Report

Mr. Formica said that he attended a meeting with the wardens and they informed him that there were 500 people at the Annex and 1100 at York.

He said that Celebrate East Lyme had been a huge success with approximately 30,000 people in attendance. He said that town staff had stepped up and done a great job and he thanked all who took part.

He attended a Rotary meeting where they were honoring a service person of the month.

He took part in the Leukemia Poker Run.

He said that Dick Morris and the emergency management team have taken part in a hurricane drill put on by the state.

He said on August 15 there will be a joint meeting with Waterford at the Waterford Town Hall at 7 PM where Dominion will offer a presentation regarding dry cask storage and the proposed expansion of the program. He added that an agenda had been filed for this board to attend and he was hoping that all other boards would file agendas and attend as well.

He attended the wake of Dale Johnson a long-time member of the Town Building Committee.

6. Selectman's Response

Mr. Formica noted some questions has been asked during the meeting and said the gravel at the high school had been transported for storage for future town use. He said as far as the boards went, there was a quote of \$22,000 to demolish the bleachers however, they only charged \$9000 and they took the boards. He added he was not sure about the scoreboard and would find out.

Mr. Wilson said the topsoil is being stored at the transfer station.

Mr. Formica said that Cosco has not come in officially to talk. He said there is an aquifer behind the hotel on the land they were looking at and they could not build a gas station there. He said that he has been working with Mr. Brahm personally in an attempt to move his development forward.

Mr. Rando said that he disagreed on the statements regarding Mr. Brahm. He said that we owe more than \$10 million in debt.

MOTION (7)

Mr. Wilson moved to adjourn the August 1, 2012 Board of Selectmen meeting at 8:32 PM.

Seconded by Mr. Nickerson. Motion passed 5-0.

Respectfully submitted,



Darlene C. Stevens, Recording Secretary

# SAMUEL SMITH PROPERTY HISTORIC PRESERVATION

*"As state archaeologists, we often get the chance to conduct field reviews of historic properties around Connecticut, but it is a rare opportunity to see a late 1600's house that has maintained such wonderful historic characteristics and adjoining property that has great integrity for archaeological resources. The property is a gem for both its natural and cultural resources and to preserve it for the community is a positive step to the future quality of life in your town."*

*Nicolas Bellantoni  
State Archaeologist  
November 17, 2010*



## ***Why preserve the Samuel Smith Property?***

The Samuel Smith House, a rare surviving example of a late 1600s house in its original rural setting, is the only privately owned unrestored historic dwelling still in existence in East Lyme. On the National Register of Historic Houses since June 1979, it provides many opportunities to enhance understanding of cultural changes and differences in construction techniques from 1685 to 1812. This use of the house would complement the existing historic house museums in East Lyme, and support the town's commitment to historic preservation.

The 17 acres of adjoining farmland includes potential archaeological sites and would offer expanded educational and community uses. Preservation of this land would help protect 800 feet of Bride Brook and a part of East Lyme's watershed.

## ***What does the Samuel Smith Property have to offer?***

Because the Samuel Smith House has not been restored, it can be used immediately as an historical destination. The barn next to the house, built on the original foundation, can be used for meetings and educational or cultural programs. In addition, the 17 acres of adjoining farmland can be used to enhance understanding of agricultural history, for community gardens and for hiking and walking trails.

## ***How will the Samuel Smith Property be funded?***

The Town of East Lyme is currently in discussions with the property owners concerning the purchase of the Samuel Smith House and adjoining property. Once approved by Town boards, the proposal would be sent to a Town Meeting and Referendum for approval by the town's taxpayers. Upon passage, the Town will move to complete a purchase agreement with the current owners. An application for an acquisition grant for up to \$200,000 toward the purchase price will be submitted to the Connecticut Department of Culture and Tourism, Historic Preservation Division. The potential for accepting additional donations toward the purchase price is still being investigated.

**Even if no grant money is received for the purchase, the estimated cost to bond the purchase, at 3% per year over 20 years, would be less than \$4 per individual taxpayer per year.**

## ***Who will manage and maintain the Samuel Smith Property?***

After the property has been purchased, a volunteer-based, not-for-profit group will be responsible for managing and maintaining the house, developing educational and cultural programs in coordination with other community groups, and raising the funds necessary to support the Samuel Smith Property.

LUANE LANGE, Historic Properties Commission, 160 Pennsylvania Ave., Niantic

During the July 18 Board of Selectman's meeting, there was a question about a revenue "flow" to the town from the Samuel Smith House. It seems necessary to clarify my comments that were viewed by some on Channel 22 but not reflected in the Public Discussion part of the Minutes.

It is not anticipated that there would be a direct revenue from the Samuel Smith House to the General Fund. The not-for-profit group, waiting to meet with town officials for discussion, are looking at a management model that would have the town lease the property to the not-for-profit. This is a model used in other towns. The not-for-profit would be primarily responsible for planning and implementing programs and raising funds for the property's primary operation and maintenance.

To pursue another path, I was asked by the Samuel Smith Property Support Group to investigate tourism dollars that might result from adding this property to the other two historic properties to create an historic triangle.

Communication from the Connecticut Commission on Economic and Community Development and the Department of Culture and Tourism, and the Historic Preservation Division all indicated that this type of information does not exist for Connecticut at the present time. There is hope that, with the (Gov.) Malloy structure, placing all three agencies together, funds will be available to aggregate this type of information into a database similar to that of several other states.

Curiosity led me to websites for "Revenues from tourism." I found those of Florida, California, Ohio, Maine and Canada to have interesting information. While this information cannot be applied to East Lyme, the following thoughts were consistent:

- Jobs were created to service the tourist visitor, and those wages are spent;
- Skills were taught to high school students and the under-employed through summer/tourist related employment;
- Overnight visitors, and several days visit produce more destination-site opportunities and sales than a 2-3 hour visitor;
- Income from State sales taxes and income taxes are generated for the State;
- Such State income saves the State taxpayers money; and
- In one state, tourism generated \$1. of each \$5. in sales.

So, depending on the terms of a Management Agreement between the Town and the planned not-for-profit corporation, revenues from educational programs, camps, events, grants, etc. would go to the operation and maintenance of the property.

Tourism revenues cannot be estimated. The existence of the property as a third historic site would increase the town's recognition as an historically interesting community. Last year, the over 400 visitors to the Lee House came from twenty-three states, at least twenty Connecticut communities, and six other countries. There is no way of knowing where else they spent their dollars.

