

TOWN OF EAST LYME

BOARD OF SELECTMEN

MARCH 20, 2013

PUBLIC HEARING MINUTES

Members Present:

Paul Formica, First Selectman

Kevin Seery

Rose Ann Hardy

Holly Cheeseman

Mark Nickerson

FILED IN EAST LYME
CONNECTICUT

March 25 2013 AT 8:50 AM PM

Brooke D. Thomas ATC
EAST LYME TOWN CLERK

Motion (1) Mr. Nickerson moved to open the Public Hearing at 7:00 p.m.

Seconded by Mr. Seery.

Motion Passed 5-0.

Motion (2) Ms. Cheeseman moved to recess the Public Hearing.

Seconded by Mr. Seery.

Motion Passed 5-0.

The Public Hearing was re-convened at 7:30 p.m.

Mr. Formica stated the Public Hearing is to discuss the Town's sale of a portion of the property at the Samuel Smith House to the Niantic Sportsmen's Club. This was previously approved at Town Meeting. The Public Hearing is required by State Statute. The purchase was for \$425,000, the Grant money received is \$151,800, and the proposed sale to the Sportsmen's Club would be for \$125,000.00. That amount will pay for 9 acres. The Sportsmen's Club will allow the use of some of that to the Friends of the Samuel Smith House and Property Incorporated, which will have non-profit status.

Attorney Tracey Collins stated they are waiting to receive their non-profit status. Anytime the Town sells or leases property over \$10,000 they have to have a Public Hearing. The Town has received notice they will receive the Grant.

David Craig of 205 North Bride Brook Road stated he lives across the street from the property. He has no objection to the Town's purchase. He is here because he wants to know what the Sportsmen's Club will do with the property. He keeps his property very neat. The Sportsmen's Club is a mess, they sprayed poison ivy killer last year and everything was left brown all summer. He thinks it is embarrassing; he has friends who come here from out of state. The Sportsmen's Club should be responsible for the upkeep of the property.

Mr. Formica stated the property will be used as a buffer. There will be no buildings or shooting ranges on the property.

Matthew Fleisher, the President of the Sportsmen's Club stated they can clean up the property.

Bonnie Craig of 205 North Bride Brook Road stated she is concerned because on weekends they are very loud. She has young grandchildren who are frightened. She is concerned about more junk on the property, it is embarrassing.

Mr. Formica stated there will be no shooting allowed on the property. The subject of this Public Hearing is the Sportsmen's Club purchase of the land. The majority of the work done on the property will be done by the Friends of Samuel Smith. They will be researching the grounds. The Sportsmen's Club brought the property to make sure no homes will be built there; they have no desire to build on it.

Matthew Fleisher stated they have no intention of moving the ranges. They just want to keep development away. When they close they will get rid of the junk on the property. He won't guarantee it will happen the day they close.

Ann Farley of 39 Sea Crest Avenue asked if they could legally prohibit them from doing something on their property once they sell it.

Attorney Collins stated there will be restrictions on the land, and those restrictions are in favor of the Town, and they will be on the land as long as the town owns it.

Matthew Fleisher stated the Sportsmen's Club has been there 55 years. They are a strong facility, and they are concerned with safety. They have no intention of using the land for anything.

Giancarlo Deangeli of Penncove Road asked if hunting would be allowed.

Mr. Fleisher stated they have no intention to use the property at all.

John Drabik of Drabik Road asked about the February 30th Minutes from the Historical Properties Commission.

Mr. Formica stated the intent is to allow the Friends to use the land and the Sportsmen's Club will allow the Friends to use the land to perform archeological digs.

Luane Lange of the Historical Properties Commission stated the intent was to have two leases, one to the Friends of the Samuel Smith and one to the Town.

Matthew Fleisher stated they have to have a lease, it would be a dollar a year, and they will have to provide an insurance certificate.

Mr. Drabik stated he doesn't want this to fall back on the taxpayers. He thinks they should have three years to do something with the property or it should go back on the market. If there is no significant progress it could be sold to the Sportsmen's Club.

Ms. Lange stated there is a Historic Easement for 20 years.

Lindsay Simons of 17 Plants Dam Road asked if the Sportsmen's Club planned on keeping the area around the house as clean as they keep the area around the Club.

Mr. Fleisher stated this piece is a buffer.

Mr. Formica stated the intent is for the house to be restored and for the property to be fixed up for the public to come view the house. There is a property owner to the left of the cluster of house, and that will remain in the owner's possession.

Bill Bullock of 6 Heritage Road is a member of the Friends. They will maintain the property with the house and barn. Their vision is to have a circa 1700 farm restored and to share that with the Town. They will maintain the upkeep of the property.

Karen Rak of 27 Black Point Road asked for Mr. Formica to confirm the Town would not be spending any money to help upkeep the property.

Mr. Formica stated there is a good chance the Town will spend some money on the property. This is modeled after their deal with the Lee House. They give the Lee House a few thousand dollars a year as a stipend. Occasionally Public Works does work there also.

Ms. Cheeseman stated she was not initially in favor of this, but the deciding factor for her was the Sportsmen's Club sharing the burden with the Town. She applauds them wanting to keep it undeveloped.

Matthew Fleisher stated they have no intention of developing on the property. The Friends have asked if they could build a barn. The Sportsmen's Club would not be erecting any buildings.

Mr. Formica stated there was a lot line changed so the barn would be built on Town property.

The Public Hearing was closed at 8:00 p.m.

Respectfully Submitted,



Karen Miller Galbo
Recording Secretary Pro-Tem