

EAST LYME BOARD OF SELECTMEN
MEETING OF OCTOBER 5, 2011
MINUTES

PRESENT: Paul Formica, Mark Nickerson, John Birmingham, Rose Ann Hardy,
Rob Wilson.

EXCUSED: Jack Hogan.

ALSO PRESENT: Attorney O'Connell, Finance Director Anna Johnson, Town Planner Gary Goeschel.

Mr. Formica called the meeting to order at 7:43 p.m. and led the Pledge.

1b. Additional Agenda & Consent Calendar Items
There was none.

1c. Delegations
There was none.

1d. Approval of Minutes, Regular Meeting of September 21, 2011
MOTION (1)

Mr. Nickerson moved to approve the minutes of the regular meeting of September 21, 2011 as submitted.

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

1e. Consent Calendar
MOTION (2)

Mr. Nickerson moved to approve the Consent Calendar in the amount of \$3232.43 for the meeting of October 3, 2011.

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

2a. Parks and Recreation – Special Revenue Fund 2010 / 2011

Director of Parks and Recreation Dave Putnam was present and reviewed his report identified as Attachment A. He said that this was the finish of the first year of the special revenue fund and he was excited in the way it had worked and happy about the opportunities they were able to offer to the community because of it.

Mr. Formica said that the fund worked out great and that the FICA fees had been removed from the town budget and paid by the revolving fund. He added that this made sense because those fees were due to labor which is now paid by program fees.

Mr. Nickerson said that he had seen Mr. Putnam twice in the last few weeks acting in his new capacity as head of Youth Services. He added he is doing a great job.

Mr. Wilson said that people were skeptical of the formation of this fund and how it would work and added that he never dreamt that the numbers would look as good as they do.

Mr. Putnam said that the new software and the assistance of Deb Levandoski have made the accounting of this fund extremely easy to understand.

2b. Checking of the Indices

MOTION (3)

Mr. Wilson moved to appoint Attorney William Willetts Jr., of 216 Broad Street, New London, CT to examine the Indices of the Land Records for the calendar year 2011 in accordance with CGS Section 7-14 for a fee of \$2000.00.

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

2c. Re-Appointment – Chris Taylor – Deputy Fire Marshal

MOTION (4)

Mr. Birmingham moved to appoint Chris Taylor of One Old Stone Way, Niantic, CT as Deputy Fire Marshal through June 1, 2014.

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

2d. Appointment – Fire Inspector – Evan Haynes

MOTION (5)

Mr. Nickerson moved to appoint Evan Haynes of 83 Lovers Lane, East Lyme, CT to serve as Fire Inspector through June 1, 2014.

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

2e. Quit Claim Deed – Hope Street Parking Lot

Mr. Formica noted that this was an equal swap of land. He added that it needed to be approved by the Board of Finance since the Mitchell piece would be taken off the tax rolls and signed over to the Town and the Town piece would be signed over to the Mitchells and put on the tax rolls.

MOTION (6)

Mr. Nickerson moved the following:

RESOLVED: that the First Selectman is hereby authorized to execute, in the name of and on behalf of the Town of East Lyme, a deed and such other documents as may be necessary or desirable to implement an exchange of parcels of land between the Town and the Mitchell Trust, LLC, subject to the approval of the Board of Finance and a satisfactory title examination.

Seconded by Mr. Birmingham.

Mr. Formica noted that this item had been sent to Planning on 10/4/11 for an 8-24 review and they had found it consistent with the Plan of Development and recommended that the Board of Selectmen approve the proposal.

Motion passed 5-0.

3a. Samuel Smith House Update – Resolution

Mr. Formica said that the Selectmen had approved up to \$1500 for appraisals of this property. He said that they wanted to apply for a grant for up to \$200,000 to help purchase the property and this grant had a submission date of October 28, 2011. He added that there was also a request to hire a grant writer in the amount of \$2800. He said that they had questioned if the \$200,000 had to be earmarked for this land purchase and that Mr. Carlson was to have contacted DECED to get this answer. He added that Mr. Carlson and Ms. Lange had appeared at the Smith Harris Commission meeting and after some discussion and concerns voiced, the Smith Harris Commission endorsed the purchase for open space.

Ms. Lange said that she wanted to clarify some of the issues raised during the Smith Harris House meeting. She said that they have always referred to the purchase as a pristine site and like many historical buildings, just like the Smith Harris House, have had additions at different times. She said there was a question regarding a gambrel roof not being on this time period and pointed to a book she had from her masters studies illustrating gambrel roofs in this time period. She stressed that the site was very unique on 17 acres of land and there are no issues about the additions in the house.

Ms. Hardy inquired what the general age of the house was.

Ms. Lange responded 1685 with two additions at later dates; one addition was actually another house which was joined to the original dwelling.

Ms. Hardy noted that the house had running water, heat and electricity.

Ms. Lange said that there had been comments made that the house was in terrible condition and noted that there was nothing structurally wrong and any purchase agreement would be contingent upon a sound structure.

Town Planner Gary Goeschel said that Buckley Appraisal had been contacted and offered a quote of \$750.00 to perform an appraisal. He said that 3 quotes had been received and all could perform within the timeframe. He said that the money does have to be restricted before the grant is submitted.

Mr. Formica said that the purchase price is yet to be determined and he is unsure how the appraisals could come in, the price negotiated, the grant writer paid, the grant written and submitted and the \$200,000 approved and set aside, all before October 28th.

Mr. Wilson agreed noting that we would not be able to get it done in the time frame allowed.

Ms. Hardy inquired if we could get reimbursement from the grant at a later date if the Town went ahead and purchased the property.

Ms. Lange said that we would not be able to be reimbursed for money that we had already expended.

Ms. Hardy said that we have to try to make the deadline and if we don't make it, we will have the information ready for the next year's round of grants. She inquired about time lines for Town meetings and or a referendum to approve the purchase.

Attorney O'Connell stated that the Board of Finance would have to approve and then the item would be sent to Town Meeting for approval. If a petition were filed by the requisite number of voters, the Town Meeting would be adjourned to a referendum.

Mr. Nickerson questioned how the Board of Finance would approve this matter without the appraisals or a purchase price locked in. He suggested going ahead with the appraisals and hold off on hiring the grant writer until another grant opens.

Ms. Hardy said that the majority of grants available for historic properties are all very similar and ask for the same information. She said that we could hire the writer and even if we sent in the grant after the submission date, it might still be accepted or we would be in line for next year.

Mr. Goeschel said that the maximum grant award was \$200,000 and therefore, \$200,000 would have to be set aside and added that this is the only grant available for acquisition.

Ms. Hardy agreed that we would not be able to get everything in the allotted time period. She said there may be some concerns that we were trying to move forward too fast. She suggested contacting the property owners and tell them what we are up against and assure them that we are interested and ask if there is any possibility that they will continue to allow the town to have first choice.

Mr. Formica said he would be happy to do that and he would bring the information back to the next meeting. He suggested having the appraisals due by 5:00 p.m. on the 19th and the Board could have an Executive Session that evening.

Ms. Hardy asked that DECD be contacted to find out when the grant would be re-opened and if it were not totally expended, would they re-open for that reason.

Mr. Formica noted that the general consensus of the Board was that no action would be taken this evening and that he would talk to the property owners and report back to the Board.

5a. Ex-Officio

Ms. Hardy had no report.

Mr. Birmingham attended the Smith Harris House meeting where Mr. Carlson offered a presentation on open space and the Samuel Smith House. He said after discussion, the Smith Harris board endorsed the purchase of the Smith property for open space and voiced their concerns about the house and its future maintenance. He said that they will be hosting a Taste of Christmas on December 3rd and 4th with food and desserts of that time period along with the offering of a cookbook. He said that Santa was supposed to arrive on December 4th. He said that the Board thought that the Smith Harris House would be an excellent spot for the Farmers Market.

Mr. Nickerson attended the subcommittee on Alcohol and Substance Abuse and added that they would be forwarding a proposed ordinance to the Selectmen in the near future.

Mr. Wilson said that Parks and Recreation meet tomorrow. He said that Mr. Formica and Mr. Giannattasio put on a great picnic lunch for the employees who worked so hard during Storm Irene and said it was very much appreciated.

Mr. Formica noted that Dave Putnam and Dick Morris chipped in for the picnic and it did not cost the town any money. He thanked everyone for working so hard.

5b. First Selectman's Report

Mr. Formica met with a citizen interested in a train stop in Niantic or at Rocky Neck.

He met with Ledge Light and had lunch and a conversation on what he thought Ledge Light should be about. He said that the Council of Governments is working on putting together a regional health district and the December 31st deadline is looming. He added that a consultant had been hired so that the area towns will know what has to be done.

He attended a Winterfest meeting and said that the Light Parade will be on December 11th at 5:00 p.m. and there will be a number of events from noon to 5:00 p.m. Next year, the hope is to move the Parade to Saturday.

He attended the official coin toss for the beginning of the home football season.

He started the ½ marathon.

He had a nice luncheon for the staff who worked so hard during Storm Irene. He added that he is working with FEMA for some reimbursement. He said that the Boardwalk is closed and that it had been in good shape before the storm and we are requesting money from FEMA to repair and improve the Boardwalk.

He attended a Water and Sewer meeting.

He attended a meeting at Camp Niantic to review land use around the Camp.

He held a Department Head meeting.

He attended a Council of Governments meeting and the annual meeting of CT Conference of Municipalities.

He just received a check from FEMA for the snow storm event this past January. He said that we had applied for \$100,000 and received \$76,376 and \$3250 of that amount goes to the Water and Sewer Department.

He took part in the Rocky Neck Heart Walk where approximately 3000 came and walked.

Mr. Birmingham inquired about the brush pile at Vets Field.

Mr. Formica responded that we were waiting on the tub grinder from SCRRA.

MOTION (7)

Mr. Wilson moved to adjourn the October 5, 2011 meeting of the East Lyme Board of Selectmen at 8:57 p.m.

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

Respectfully submitted,

Darlene C. Stevens, Recording Secretary

