

Special Town Meeting March 28, 2013

Town Clerk, Debra H. Denette called the Special Town Meeting to order at 8:01 at the Town Meeting Hall, 492 Town Street, East Haddam. Approximately seventy five (75) people were in attendance. The Pledge of Allegiance was recited.

First Selectman Mark Walter motioned to nominate Deb Denette as Moderator. Scott Mackinnon seconded the motion. Additional nominations were solicited, none were offered. Mr. Walter motioned to close nominations, Rob Smith seconded the motion. The motion closing nominations carried unanimously via voice vote. The vote appointing Deb Denette to serve as Moderator, carried unanimously via voice vote.

The Moderator briefly defined the rules of conduct and presented the call of the meeting. Melissa Ziobron motioned to accept the call as presented, Mr. Mackinnon seconded the motion. The motion accepting the call as presented carried unanimously via voice vote.

Item #1: Craig Mansfield motioned that the legislative body herein assembled act upon the recommendation of the Board of Finance to approve a transfer in the amount of \$45,520 from the Middle School Conversion Committee Fund and \$20,000 from the Board of Finance Contingency Fund (704-588701) to the Capital Improvements Budget for the purpose of a Program Manager for Four Municipal Facilities Projects to include: Conversion of the Former Nathan Hale-Ray Middle School to Town Offices, Expansion of the Company One Volunteer Fire Station to an Emergency Operation Center, Reconstruction or Replacement of the Company Two Volunteer Fire Station and Renovations and Upgrades to the East Haddam Elementary School.

Mr. Walter, reviewed the proposal to have O & G act as a program manager to oversee the aforementioned four projects through to referendum. He fielded questions from Mrs. Ziobron, Robert Casner and Will Brady. Mr. Casner encouraged all title issues to be resolved at the old middle school prior to moving forward. Mrs. Ziobron was advised that the middle school conversion committee has not yet been disbanded.

There being no further discussion, the Moderator called for a vote on the motion to approve a transfer in the amount of \$45,520 from the Middle School Conversion Committee Fund and \$20,000 from the Board of Finance Contingency Fund (704-588701) to the Capital Improvements Budget for the purpose of a Program Manager for Four Municipal Facilities Projects to include: Conversion of the Former Nathan Hale-Ray Middle School to Town Offices, Expansion of the Company One Volunteer Fire Station to an Emergency Operation Center, Reconstruction or Replacement of the Company Two Volunteer Fire Station and Renovations and Upgrades to the East Haddam Elementary School. The motion carried unanimously via voice vote.

Item 2: Mr. Brady motioned, Mr. Casner seconded that the legislative body herein assembled act upon the recommendation of the Agriculture Commission and the Board of Selectmen to approve an ordinance entitled "Right to Farm Ordinance". Copies of said ordinance are on file in the Town Clerk's Office during normal business hours.

Mr. Mackinnon addressed the reason the Agriculture Commission pursued the creation of the ordinance. Mary Augustiny questioned the wetland impact. Mr. Ventres responded to her concerns. Charlotte Gionotti and Mrs. Ziobron also commented on the proposed ordinance. There being no further discussion, the Moderator called for a vote. The motion adopting an ordinance entitled "Right to Farm Ordinance". Carried unanimously via voice vote.

Item 3: Mr. Brady motioned, Mr. Mansfield provided the second that the legislative body herein assembled act upon the recommendation of the Planning and Zoning Commission and the Board of Selectmen to accept the following certain conveyance, to wit:

A certain piece or parcel of land situated in the town of East Haddam, county of Middlesex and State of Connecticut, shown and depicted as "Conservation Easement Area" on a certain map or plan entitled "Record Subdivision Map 'Morgan Estates' Land Now or Formerly of Alan Hanks & Jeffrey Becker #30 Orchard Road East Haddam, Connecticut Robert R. Weaver, L.S. Connecticut Registered Land Surveyor Commercial - Residential 147 Parker Road, East Haddam, Connecticut 06423 Phone 860-873-2901 Fax 860-873-2902 Scale 1" = 40' Dated Mar. 1, 2007 Revised 3-27-08 Per Town Comments Revised 5-28-08 Per Town Comments Revised 11-10-08 Per Town Comments Revised 2-26-09 Per P&Z Request Sheet RS-1 Sheet RS-2 Sheet RS-3," said map being on file in the East Haddam Town Clerk's Office and that the First Selectman is hereby authorized to execute into such Conservation Easement and Restriction on behalf of the Town.

Mr. Ventres advised that the easement is being accepted as mitigation for a new subdivision as has been the standard practice. He responded to inquiry raised by Mr. Casner regarding the size of the parcel (approximately 14 acres). There being no further discussion, the Moderator called for a vote. The motion accepting the above-noted conveyance carried unanimously via voice vote.

Item 4: Emmett Lyman motioned, Joanne Roczniak seconded that the legislative body herein assembled act upon the following resolution as recommended by the Board of Selectmen and the Board of Finance:

RESOLVED: That a grant in an amount of \$45,000 is hereby accepted from the State of Connecticut, Department of Energy and Environmental Protection, BOR-Boating Division to design and install floating docks for transient dockage for transient boaters upon the terms and conditions set forth in the Personal Service Agreement and to approve a special appropriation in the amount of \$15,000 to the Grant Fund (fund 79) for the purpose of matching grant funds for said grant (revenue account 79-431510-G1202 and expense account 79-541750-G1202).

In furtherance of this resolution, Mark B. Walter, the First Selectman, is duly authorized to enter into and sign said contracts on behalf of the Town of East Haddam. Mark B. Walter currently holds the office of First Selectman and has held that office since November 7, 2007. The First Selectman is further authorized to provide such additional information and execute such other documents as may be required by the local, state or federal government in connection with said contract and to execute any amendments, rescissions, and revisions thereto.

Mr. Walter briefly reviewed the proposal for the floating dock. He fielded questions from Mr. Brady, Mr. Smith, Candice Carle, Lou Salicrup, Mrs. Ziobron and Mr. Casner.

There being no further discussion, the Moderator called for a vote. The motion authorizing acceptance of the \$45,000 grant from the State of Connecticut, Department of Energy and Environmental Protection, BOR-Boating Division and approving a special appropriation of \$15,000 for matching grant funds and resolution authorizing the First Selectman to enter into contracts on behalf of the Town for said purpose carried unanimously via voice vote.

Item 5: Mr. Walter motioned, Mr. Casner provided the second that the legislative body herein assembled act upon the recommendation of the Board of Selectmen and Board of Finance to accept a grant in the amount of \$20,000 from the State of Connecticut, Department of Agriculture, Farmland Restoration Grant Program, for the purpose of installing fencing around the cultivated parcels (revenue account 79-431510-G1301 and expense account 79-541750-G13012).

Mr. Mackinnon reviewed the proposal to install deer fencing around cultivated parcels at the Harris property, open space recently acquired by the town. He fielded questions from Kim Doolittle regarding fence height and Mr. Brady regarding location. There being no further discussion, the Moderator called for a vote. The motion accepting the \$20,000 grant from the State of Connecticut, Department of Agriculture, Farmland Restoration Grant Program, for the purpose of installing fencing around the cultivated parcels carried unanimously via voice vote.

Item 6 and 7 were introduced simultaneously.

(a) to appropriate \$474,000 for costs related to the acquisition of approximately 98.22 acres of land or rights therein located on Clark Hill Road and Florida Road (also known as the Zeiller Associates property) in East Haddam, Connecticut, shown and designated as Lot 030 on the East Haddam Assessor's Map #12 (the "Property") for open space purposes (the "Project"), including, without limitation, the costs of land acquisition, site work, demolition and removal, easement acquisition, engineering, legal, administration, temporary and permanent financing and any other costs and expenses related thereto; (b) to authorize the Town to issue and sell its notes and bonds pursuant to the Connecticut General Statutes, as amended, or any other provision of law thereto enabling, in an amount not to exceed \$474,000 (or so much thereof as may be necessary after the deduction of grants or other sources of funds available therefor, including, but not limited to, a grant from the State of Connecticut in the amount of \$232,500, general fund monies and/or capital reserve funds); and (c) to authorize such other actions relating to the foregoing as may be necessary or appropriate.

(a) to appropriate \$1,007,500 for costs related to the acquisition of approximately 238 acres of land or rights therein located on Mill Road and Parker Road (also known as the Pages property) in East Haddam, Connecticut, shown and designated as Lot 023 on the East Haddam Assessor's Map #20 (the "Property") for open space purposes (the "Project"), including, without limitation, the costs of land acquisition, site work, demolition and removal, easement acquisition, engineering, legal, administration, temporary and permanent financing and any other costs and expenses related thereto; (b) to authorize the Town to issue and sell its notes and bonds pursuant to the Connecticut General Statutes, as amended, or any other provision of law thereto enabling, in an amount not to exceed \$1,007,500 (or so much thereof as may be necessary after the deduction of grants or other sources of funds available therefor, including, but not limited to, a contribution from the East Haddam Land Trust in the amount of \$35,000 and a grant from the State of Connecticut in the amount of \$464,000, general fund monies and/or

capital reserve funds); and (c) to authorize such other actions relating to the foregoing as may be necessary or appropriate.

All electors and persons eligible to vote in town meetings of the Town are hereby further notified that pursuant to Section 7-7 of the Connecticut General Statutes, as amended, the Board of Selectmen of the Town has removed the above items numbered six and seven on the call of this Special Town Meeting for submission to the electors and citizens of the Town who are eligible to vote at town meetings by voting machine. The aforesaid items shall be placed on the voting machines under the following headings:

SHALL THE TOWN APPROPRIATE \$474,000 FOR THE ACQUISITION OF APPROXIMATELY 98.22 ACRES OF LAND ALSO KNOWN AS THE ZEILLER ASSOCIATES PROPERTY LOCATED ON CLARK HILL ROAD AND FLORIDA ROAD FOR OPEN SPACE PURPOSES AND AUTHORIZE THE ISSUANCE OF BONDS AND NOTES OF THE TOWN IN THE SAME AMOUNT, OR SO MUCH THEREOF AS MAY BE NECESSARY AFTER THE DEDUCTION OF GRANTS OR OTHER SOURCES OF FUNDS AVAILABLE THEREFOR, TO FINANCE SUCH APPROPRIATION?

SHALL THE TOWN APPROPRIATE \$1,007,500 FOR THE ACQUISITION OF APPROXIMATELY 238 ACRES OF LAND ALSO KNOWN AS THE PAGES PROPERTY LOCATED ON MILL ROAD AND PARKER ROAD FOR OPEN SPACE PURPOSES AND AUTHORIZE THE ISSUANCE OF BONDS AND NOTES OF THE TOWN IN THE SAME AMOUNT, OR SO MUCH THEREOF AS MAY BE NECESSARY AFTER THE DEDUCTION OF GRANTS OR OTHER SOURCES OF FUNDS AVAILABLE THEREFOR, TO FINANCE SUCH APPROPRIATION?

Mr. Ventres reviewed the proposed parcels and what qualified them for open space consideration. Mark Walter, Kim Doolittle, Mr. and Mrs. Randy Bellucci, Charlotte Gionotti, Joel Ide, Cindy Varricchio, (Finance Administrator), Sarah, Carl Fuller and Rob Smith all spoke. After nearly an hour of discussion, the Moderator advised that the vote will be conducted on Tuesday, April 9, 2013, during the hours from twelve o'clock p.m. to eight o'clock p.m. at the Town Meeting Hall, Town Street, East Haddam, Connecticut. Absentee ballots will be available from the Town Clerk's Office. Voters approving the resolution will vote "Yes" and voters opposing the resolution will vote "No".

Mrs. Denette advised that absentee ballots will be available from the Town Clerk's office during normal business hours beginning on Monday April 1st.

Item 8: Linda Ryder-Munet motioned to adjourn the special town meeting to a vote by voting machine on the above questions to be held on April 9, 2013 from noon to 8:00 p.m. at the Old Town Hall, 492 Town Street, East Haddam. Mr. Mackinnon seconded the motion. The motion carried unanimously at 9:09 p.m.