

Special Town Meeting
August 22, 2007

Town Clerk, Debra H. Denette called the Special Town meeting to order at 8:00 pm at the Town Meeting Hall, Town Street, East Haddam. Approximately 65 people attended. The Pledge of Allegiance was recited. Brad Parker motioned to nominate Deb Denette as Moderator. Bernie Gillis seconded the motion. There were no other nominations, the motion appointing Deb Denette as Moderator carried unanimously via voice vote.

The moderator briefly defined the rules of conduct and read the call of the meeting. Matthew Budzik motioned, Laurie Alt seconded to accept the call of the Special Town Meeting as read. The motion accepting the call of the Special Town Meeting carried unanimously via voice vote.

Item 1: Joann Roczniak motioned, Walter Golec seconded that the legislative body herein assembled act upon the recommendation of the Board of Selectmen and Board of Finance and accept donations totaling \$6,753.00 from various donors; and to appropriate said funds to the Senior Center Building Fund.

Mr. Parker briefly explained the source of the donations. Opportunity for discussion was given, none was held. The motion accepting \$6,753.00 from various donors and applying said donations to the Senior Center Building Fund carried unanimously via voice vote.

Item 2: Nancy Giesey motioned; Nancy Mackinnon seconded that the legislative body herein assembled act upon the recommendation of the Board of Selectmen and the Board of Finance to accept donations totaling \$1,030.00 from various donors and; to appropriate said funds to the Dog Pound Improvement Fund.

Mr. Parker briefly explained the source of the donations. Opportunity for discussion was given, none was held. The motion accepting \$1,030 from various donors and applying said donations to the Dog Pound Improvement Fund carried unanimously via voice vote.

Item 3: Brad Parker motioned, Jim Ventres seconded that the legislative body herein assembled act upon the recommendation of the Board of Finance to transfer \$3,500 from Undesignated Fund Balance to Line 713 - Land Use in the 2006-2007 Budget.

Mr. Parker explained that an expert witness was called in regarding the Mellon lawsuit on behalf of the Town. The witness was retained with the caveat that there would be no fees if the town did not prevail. The Town was awarded \$243,000 at the end of the 2006/2007 fiscal year. Opportunity for discussion was given, none was held. The motion transferring \$3,500 from the Undesignated Fund Balance to Line 713 - Land Use in the 2006-2007 Budget carried unanimously via voice vote.

Item 4: Matt Budzik motioned, Phil Sayer seconded that the legislative body herein assembled act upon the following resolutions as recommended by the Board of Selectmen, Board of Finance and Planning and Zoning Commission:

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"RESOLVED,

1. That the Town Meeting hereby appropriate the total sum of Three Hundred Ninety Five Thousand (\$395,000.00) Dollars, which includes the Towns portion of closing costs from the Undesignated Fund Balance, as recommended by the Board of Finance, for the acquisition of a One Hundred (100%) percent interest in that piece or portion of land actually located in East Haddam of certain property known generally as forty five (45) acres, more or less, and being Lot 10, Map 31 in Lyme, and being Lots Nos. 1, 3, 4, 5, and 6 on a subdivision map entitled, "Subdivision Plan and Site Development Plan Property of Sandy Associates, Baker Lane, East Haddam, CT, Dated May 27, 1993, Rev. July 15, 1995 and June 21, 1998", prepared by Angus McDonald, together (the "Property") from Sandy Associates, LLC, Brandy Associates, LLC, Connecticut Limited Liability Companies, acting by and through their Managing Member, Christopher T. Patrell and/or successors and/or assigns in participation with the Nature Conservancy of Connecticut, Inc., and for payment of seventy (70%) percent of related closing costs, all pursuant to a certain Option Agreement for the purchase of real estate between the said Sandy Associates, LLC and Brandy Associates, LLC, and the Nature Conservancy of Connecticut, Inc. and the participation Agreement between the Town of East Haddam and the Nature Conservancy of Connecticut, Inc., dated July 19, 2007, and;
2. That the funds appropriated pursuant to paragraph 1 be replaced in the Undesignated Fund Balance by appropriate bond funds when available, and;
3. That the First Selectman be authorized to undertake all steps necessary to acquire One Hundred (100%) percent interest in that piece or portion of land actually located in East Haddam in the property described above from Sandy Associates, LLC and Brandy Associates, LLC., and;
 4. That the First Selectman be authorized to apply for and undertake all steps necessary to apply for and obtain Open Space matching grant funds from the State of Connecticut or other sources to defray a portion of the acquisition price of the subject property; and;
 5. That the First Selectman is authorized to execute all documents necessary to grant to the Sate of Connecticut and Open Space Easement on the subject property, and
6. That the Board of Selectmen are authorized to undertake and participate in acquisition, management and stewardship of the subject property in accordance with the agreement between the Town and the Nature Conservancy of Connecticut, Inc.

Mr. Parker invited Mr. Ventres to speak to the proposed property acquisition. Mr. Ventres reviewed the components that make this particular property highly desirable. Notable features discussed included handicapped access and 3,000 feet direct waterfront on the Eight Mile River. Following a brief summary and display of mapping, John Kashanski, Paul Stuhlman, Bob Casner, Nathan Frohling, Phil Ashton, Barbara Bloomberg, and Anita Ballek spoke in favor of the acquisition. Bob Casner sought and received assurance that this purchase was an acquisition and not solely the purchase of development rights. The resolution regarding item 4 carried unanimously via voice vote.

Upon a motion made by Harvey Thomas, seconded by Jim Ventres and unanimously approved via voice vote the meeting adjourned at 8:25 p.m.

Dated at East Haddam this
27th day of August, 2007

Attest: Debra H. Denette
East Haddam Town Clerk