

### Special Town Meeting May 9, 2018

First Selectman, Rudy Marconi, called the meeting to order at 7:30 p.m. in the lower level conference of Town Hall at 7:30 p.m. The audience recited the Pledge of Allegiance.

The first order of business was to appoint a Moderator. Bob Hebert made a motion to appoint Ed Tyrrell, seconded by Maureen Kozlark.

**Vote: "Aye" votes unanimous.**

Mr. Tyrrell asked for a motion to appoint Barbara Serfilippi, Town Clerk, as secretary. John Katz made the motion, seconded by Maureen Kozlark

**Vote: "Aye" votes unanimous.**

Mr. Tyrrell read the legal notice that appears on page 300 and asked for a motion to approve the sale of town owned property on Ledges Rd. Dr. Ben Oko made the motion, seconded by a member of the audience.

Discussion: Dr. Oko, member of the Conservation Commission, stated that five years ago the Conservation Commission purchased about twenty-eight acres on Ledges Rd. They reserved the right to sell a three-acre lot on the property to recoup part of the purchase price of the property. Tonight, they need a town meeting approval to sell the property.

Mr. Marconi discussed the fact that before any house construction on the property, they would have to go to Planning & Zoning for an 8-24 referral. There was further discussion on how the three acres would be subdivided into a potential building lot, where the house would sit on the lot, and the septic system. Dr. Oko said that before a sale, there would be plans and studies done, but first approval of the sale comes first. He also stated there were pipes in ground indicating perk tests had been done.

A neighbor, Mr. Bostwick, complained about the erosion on two properties next door, which brought silt onto his property. Other concerns were that the house might be built too close to the road; as two nearby houses on Ledges Rd. were recently and too many trees were cut down to make way for the house and septic system. Another neighbor was concerned about construction noise when building a house.

Bob Hebert asked if there was a potential buyer. Dr. Oki replied that there was none.

John Katz, Ridgebury Rd., made a motion, seconded by Barbara Manners to authorize sale, with the Conservation Commission exercising their best judgment.

#### **Discussion:**

Mr. Marconi expressed his concern about the slope and steepness of the lot. He was in favor of selling the property, but at the same time felt, it would set a precedent for public properties that are marginal. If the Town went ahead to approve this, then someone could come in with a

sleep slope and request the same. He suggested investigating spinning of a lot on town owned fifty acres on Shadow Lake Rd. e Rd. that was not so steep. It was never transferred to the jurisdiction of the Conservation Commission. It could be a replacement.

Mr. Tyrrell spoke on the subject. He felt the Conservation Commission will use their best judgement and when it comes to the development of the property, Planning & Zoning and Inland Wetlands will control slopes and wetlands.

Steve Zemo, Selectman, stated that he would be more comfortable with a study done on the slope.

The Moderator called for a vote on the motion made by Mr. Katz.

**Vote: "Aye" votes carried, and the motion was approved.**

Maureen Kozlark made a motion to adjourn, seconded by Bob Hebert.

**Vote: "Aye" votes unanimous and the meeting adjourned at 8 p.m.**

Respectfully submitted,

Barbara Serfilippi, Town Clerk