

**Amston Lake District
Special District Meeting Minutes
April 27, 2012 6:30 p.m.
ALA Clubhouse, 16 Wood Acres Road, Amston, 06231
www.AmstonLake.org**

A. Roll Call of Officers and Directors

Present: D. O'Brien, L. Hennebury, R. DeCormier, S. Martin, D. Martin, D. Moorcroft, F. Hoisl, L. Lenti

Absent: J. Connor – arrived at 6:47 pm

B. Call to Order at 6:45 pm and review of Roberts' Rules of Order

C. Consider and act upon approving a maximum dollar amount which the Amston Lake District is willing to pay to the Town of Hebron for the old firehouse property and its adjacent parking lot; including and requiring the demolition and removal of the firehouse structure and any contaminants on said properties. Action taken must consider the new property taxes the Amston Lake District will have to pay, yearly, to retain the properties

President, D. O'Brien reviewed the information packet which is attached (J. Connor arrived at 6:47 pm.) D. O'Brien led the discussion and responded to questions.

The following residents were in attendance and spoke:

Paula Verrier, Hillcrest Rd, Hebron – the Board should investigate including our open properties in Hebron's Open Space Plan so we might become tax exempt as a District

Lois Palshaw, St. Ronan Rd, Hebron – can the intersection at the Berglund Property be made into a T instead of a Y and what if it costs more than \$45,000 to demolish the old firehouse? Town of Hebron does not have any money in budget to change the road and budgets are limited right now; District will only pay \$45,000. Additional costs would be taken on by Town of Hebron.

Kevin Grady, 199 Deepwood, Hebron – Do we know if there is contamination inside or outside of the firehouse building? No. But, it is safe to assume there is some asbestos inside.

Tony Rigazio-DiGilio, 190 Deepwood, Lebanon – Shouldn't the decision be delayed for a month until there are more seasonal people here? We don't have time; want to get building down by Oct 1 to avoid paying full year of taxes on building next year and need to start now to meet permitting requirements, etc.

Greg Baier, 32 St. Ronan Rd, Hebron and Carl Wool, Deepwood Dr., Hebron – What is we don't meet the date of Oct 1? We would pay prorated taxes on the building for the number of months it is still there but we will not take legal possession of the property until the State of CT has inspected the property and deemed it clean

Donna Ciarfella, 113 Deepwood, Hebron – Have there been any past environmental concerns with the firehouse? No but the building has not been maintained since 2005 and it is in disrepair

Dave Lynch, 206 Hillcrest Rd., Hebron – VP of Amston Lake Fire Company – Mr. Lynch discussed the history of the Volunteer Fire Co. and explained that they do not want ownership of the building but they do want the land to remain in the community; it is probably a good investment

Doug Bowen, 156 Deepwood Dr., Lebanon – is the property value of \$135,800 from the assessor? How is the land zoned? The land is zoned lake residential in Hebron's policies, per P. Verrier; a house could be built on it if approved by the Town of Hebron

Rich Hackett, 465 Deepwood Dr., Lebanon – why don't the firemen burn down the building for training? Per D. Lynch, this requires removing many parts of the structure before it can be burned; it is too much work to use this building for training

Darlene Hollister, 26 Woodside Rd, Hebron – If we don't buy the property, could someone else build a house there? Yes, we believe someone could.

Don Coyne, St. Ronan Rd., Hebron and Debbie Wilson, 26 Woodside Rd. Hebron – Wants to confirm that we would not take legal responsibility until the State approves it is clean. So, if not down by Oct 1, we pay prorated taxes and take legal possession later? Yes. D. Martin explained how taxes are prorated.

Scott Fogue, 277 Deepwood Dr, Hebron – wants to call the question – no motion has been made so we cannot call the question

Paula Verrier – requested to table the motion until we have a legal agreement with Hebron in writing; D. O'Brien explained that this is a Special District Meeting on a land purchase and it cannot be tabled

Barbara Lederer, 458 Deepwood Drive, Lebanon – moved and read the motion into record as is stated in attachment and as follows:

I move that the Amston Lake District spend up to \$45,000 from the Amston Lake District General Fund to reimburse the Town of Hebron CT 06248 for the cost to demolish and remove the old Firehouse building located on Deepwood Dr., Amston CT 06231. The old Firehouse building is located next to the Amston Lake Main Beach. In consideration of up to a \$45,000 payment, the Amston Lake District will assume control/ownership of the .26 acre land parcel where the old Firehouse once stood and the .3 acre adjacent parking lot land parcel. The Amston Lake District will become a tax payer to the Town of Hebron CT 06248 for both of these land parcels. This agreement between the Town of Hebron CT 06248 and the Amston Lake District will be spelled out in writing: what is to be paid, when it is to be paid and when the old Firehouse building on its .26 acre parcel is to be razed. Once the agreement with the Town of Hebron CT 06248 and the Amston Lake District is properly memorialized, the Town of Hebron CT 06248 will convey its interests in the two land parcels (the .26 acre where the old Firehouse building once stood and the .3 acres adjacent parking lot) to the Amston Lake District by quit-claim deed.

Karen Rustico, 253 Deepwood, Hebron, seconded the motion.

Discussion followed:

Karen Patterson, 113 Deepwood Dr., Hebron – Nothing can be done with the land if we purchase it without District resident approval, correct? Yes.

Karl Lizotte, 6 Bass Lake Rd., Hebron – If it costs less than \$45,000 to demolish the old firehouse, then we pay that amount? Yes.

Gerry Horan, Rondaly Rd., Hebron – If it costs more than \$45,000, then Hebron picks up the balance? Yes.

Greg Baier, St. Ronan Rd., Hebron – if base structure is good, why don't we fix it and make into a store to make money for the community? Zoning does not permit a store and we don't want one on the beach that close to the water. Also, there is much risk in what contamination could be on the site.

Anita Connor, 145 Deepwood Dr., Hebron – motioned to call the question
Carl Wool, 182 Deepwood Dr., Hebron – seconded the motion
All approved unanimously

Vote on the motion:

Abstentions – 0

No – 6

Yes – 90 (Total voting persons in attendance was 96)

The motion passes.

- D. Adjournment-A motion was made by Scott Forgue, 277 Deepwood Dr., Hebron to adjourn, Drew Gibson, 8 Rondaly Rd., Hebron – seconded the motion. All approved unanimously at 7:47 pm.

Respectfully submitted by,
Sherrri-Ann Martin, Clerk
Amston Lake Tax District