

**Amston Lake District  
Special Board Meeting  
MINUTES  
Saturday, November 1, 2014 11:00 a.m.  
ALA Clubhouse, 16 Wood Acres Road, Amston, 06231  
[www.AmstonLake.org](http://www.AmstonLake.org)**

- A. Call to Order  
The meeting was called to order at 11:00 am
  
- B. See PowerPoint Presentation reviewed by D. O'Brien

Public Questions and Answers:  
(I apologize for mis-spellings of names – was difficult to keep up)

Don Ray, Deepwood Drive, Lebanon  
Concerned that there is \$290,000 in the General Fund; are taxes too high? Should taxes be reduced? D.O.: We need working capital for unforeseen issues; avoids one time taxes and is available if we get invasive plants which would require fast cash outflow; taxes are not high; the Board has been reducing costs and per R. DeCormier, yearly fees here are comparable to monthly fees in a condominium association

Bob Blackmore, Rondaly Road, Hebron  
Feels Board is using scare tactics to get approval for land purchase; parcel of land for sale in Lebanon will be put in land trust so no access road can be built to allow development beyond one house on parcel considering for purchase; D.O. agreed that development is currently not an option

Carl Wool, Deepwood Drive, Hebron  
Believes tress cannot be clear cut to within 50 – 100 feet of wetlands so clear cutting cannot be done; D.O. asked Town of Hebron and nothing could be done to stop an owner from clear cutting much of the property; wetland areas are identified on maps

David Lynch, Hillcrest Drive, Hebron  
Is there any waterfront access with this parcel? No. A twenty to thirty foot strip along the edge of the lake is owned by the Ostragers.

Les Paul, Lebanon  
Beautiful property that would be beneficial to all property owners and will increase our property values; said he would buy it himself if he could afford it.

Jeff Arpin, 225 Deepwood Drive, Hebron  
Owns 30 acres of property in Lebanon and harvests timbers every 10 years to maintain a park like quality; we could consider the same – not for profit on timber but to allow trees in understory of woods to get light and continue to grow; D. Martin: We have often been told by our lake scientist that the northern portion of the lake which is undeveloped keeps the lake in pristine condition.; would not want to remove large mature trees as they slow and absorb water running downhill to the lake. M. Paul: the focus of the Board is the quality of the lake; we are concerned with development and zoning changes

Frank Hoisl, Board Member, Deepwood Drive, Lebanon

Cost of property is inexpensive for a developer (even for one house); zoning could change in the future; could a cell tower be built there? We need to think beyond today.

Jan Riley, Bass Lake Road, Hebron

Appreciates the Board and purchase may be a great investment but there are more signs for the Lobster Dinners than for a \$290,000 land purchase; also, seems suspicious that the land is located in close proximity to the Board President's home; property has been for sale since May and she thinks we should look at this when people who leave for the winter return; she stated that she meant no disrespect but D.O'Brien cut down the trees in his yard when he rebuilt, how would we stop someone else from doing the same? D.O.: Town of Hebron uses a calculation for impervious services in yard and as a result, he was required to install two infiltrators behind the large rocks along his property to catch storm water and filter is through sand and paper, then grass and plantings before the storm water reaches the lake; The timing is due to the fact that we were focused on getting the by-laws completed while the majority of residents were here; a conversation between the owner and D. O'Brien in September started the interest in purchasing the parcel.

John Godzyk, 208 Deepwood Drive, Lebanon

Would this property have lake rights? Yes, a portion of it is in the Amston Lake District.

Kevin Grady, Deepwood Drive, Hebron and Hebron WPCA Member

Crowd was curious if sewers would be extended to these homes. K. Grady stated that there is a considerable amount of ledge on this property and it would be very expensive; engineered septic systems are indicated on the maps

Barbara Lederer, Deepwood Drive, Lebanon

Are any of the needed funds earmarked for other expenditures? What if there is a problem with the dam or roads? Do we still have funds? D. Moorcroft: We just finished investing about \$200,000 in dam and it is in great shape; we would still hold \$115,000 in cash as we would take out a very low rate loan so as not to empty the general fund

Erica Thompson, 186 Deepwood Drive, Hebron

Is \$290,000 all that we have? R. DeCormier: Yes. The General Fund contains \$265,000, the Dam Fund has \$19,000, the Roads in Lebanon \$6000 and \$318 for the Fish Fund. But these funds are not associated with the budget expenditures for the next fiscal year. Those funds are in process of being collected in taxes.

Steve Kemper, Deepwood Drive, Lebanon

Thinks this is a great opportunity for the community; we can control the land now and forever and should have no effect on taxes; think of this like the establishment of the National Parks – people were happy in the long run that the property was preserved

Karen Patterson, 113 Deepwood Drive, Hebron

She applauds the size of the General Fund and thinks it is good to invest our money wisely but what if someone built one house? Seems logical they would not clear cut the acreage. D.O.: any buyer would be making a substantial investment for the view and so would clear cut a decent amount to have that view from the house; this would allow water to run down the ledge and into the lake at an accelerate pace compared to now

Rich Scicotte, 14 Woodside Drive, Hebron

Can this property be purchased without raising taxes? R. DeCormier: Yes, we paid off \$100,000 for the dam in three and one half years and taxes were not affected.

Dave Martin, 348 Deepwood Drive, Lebanon, Board Member

Mr. Kemper's National Parks comment if appropriate and we are not losing money or value by investing in this land. Mark Paul agreed that there is currently no return on investments but the land value will increase in value as an asset

Doug Amende, Deepwood Drive, Hebron

Can't we somehow also combine in the strip along the lake which belongs to the Ostragers; He is worried someone could buy the strip; S. Martin – the strip is attached to the property on 2 Deepwood Drive and is not a separate property; also, this thin area is highly regulated as it runs along the edge of the water; The Ostragers have been asked and the price was not realistic

Wes Tarragon, 46 Deepwood Drive, Hebron

If we are buying the property to protect the lake, we probably will not sell it so we won't realize a return on investment

Lorraine Long, Hebron

What will stop Board from doing something with the land like the \$2400 that was spent for trailer parking space? D. O: Trailer parking on Island Beach Rd, does not affect the lake as it is not on the water or near it and keep in mind that the Board is not allowed to approve expenditures over \$2400 without resident vote and approval

What are the next steps? (D. O'Brien)

The Board needs to have a discussion to decide on whether a recommendation should be formulated to purchase the property; we cannot wait for the seasonal residents to be here to vote as it is too time sensitive

Dave Martin thinks would be possible to assign a Conservation Easement to protect the property and keep it undevelopable.

Lisa Bruno, 13 St. Ronan, Hebron

Why don't we allow absentee ballots? S. Martin – this is stipulated in the Act passed by the State of CT that establishes our lake municipality; L. Bruno thinks the Board should change this

Kim Dyer, Elsemere Road, Hebron

Thinks we should make land part of a land trust so that it can never be developed

Bruce DeGray, 18 St. Ronan Rd, Hebron

Should a straw vote be taken to see what residents in room think? D.O. : No, this is a Special Board Meeting and the Board will decide to recommend to vote or not

Larry Zimmerman, Deepwood Drive, Hebron

Concerned that septic would eventually leach to the lake if installed on downhill property; should apply for PA-490 Forest Land Status immediately as it may take a couple of years to get it through and our taxes may be higher until then; also, is there a 4% tax payment related to the purchase of open space? D. O.: All will be reviewed and discussed with our attorneys, if recommended to proceed.

There is much concern about vandalism. D. O.: Twenty-seven people were stopped for Trespassing on the property and ten were arrested. Number of persons attempting to access the woods has dropped. Security would be changed accordingly to handle the new property.

Sarah Coppolino, 44 Hillcrest Road, Hebron

Can a small parking lot be built near the new property so people can access it? The property value should be enormous to those of us who live here. D. O.: Yes, if that is what residents want.

Ray DeCormier made a motion to bring a recommendation to the residents to purchase the property; Mark Paul seconded and all agreed unanimously. A date for the vote will be selected and communicated right away.

Dave O'Brien: Seasonal residents can send emails stating their opinions and Board will take them into consideration even though we cannot count their votes.

C. Adjourn

Dave Martin made a motion to adjourn. Mark Paul seconded the motion and all approved unanimously. The meeting adjourned at 12:46 pm

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