

AMSTON LAKE SPECIAL MEETING

Land Purchase
November 22, 2014 6:00PM
ALD Clubhouse, Wood Acres Road, Amston, CT
Minutes

- A. The meeting was called to order at 6:26P.M.
- B. Introduction, rules for meeting, etc.
- C. Power point presentation -see www.amstonlake.org

(Excuse any misspellings--it was difficult to keep up)

Motion to introduce the land purchase by Margaret Roohr-Rosati
Seconded by Kenneth Levoie

D. Questions and Comments:

Scott F--Deepwood Drive

Spoke with Reggie Miles many times and thinks that Reggie would pay double for the land. I agree with the purchase and think that a buyer would build several houses on the land.

Greg Baird:

Many taxpayers who are present may think they would have to pay more taxes. Some say they paid \$2.00 more a year. Some say they paid lower.

Andrea Hayes-430 Deepwood Drive

Has anything been done about an appraisal for the property? Thinks we need an appraisal to justify spending \$270,000.

Answer: We are not going to pay over market value.

Ken Lavoie—501 DeepwoodDr

Cleaning the area. Could the area be controlled better? Some avenues can't be done. By having control, can we keep it cleaner? Towns have control on forests.

Answer: There are no state statutes about cutting trees. A large area like this one with small areas of wetlands would be compromised.

Dave Martin—348 Deepwood Drive

On the wetlands Commission for many years. Some people will not get the proper permits, others will. People will unknowingly harm the lake when clearing their property--cutting trees, adding sand, etc.

Has read documents from various states about keeping the lake in pristine order, preserving forests and the ecosystem of an area. The land is sloped towards the lake. If a person builds a

house and cuts trees, it compromises the buffer zone. The reason that our lake is so pristine is because of the North end. Trees are critical for maintaining the lake.

Erika Thompson-186 DeepwoodDr

One can't assume that someone will cut the trees if they buy the land. It's irresponsible to speak for others. There seems to be a miscommunication—could have put all information on the website. We should call a vote now.

Answer: We need two-thirds of the people to agree to vote now.

Two-thirds of the residents do not want to vote now. Discussion is continued.

Guest---

Does the board have an appraisal by a third party?

Answer: No. We would get an appraisal. Right now, we are asking for permission to go forward prior to a purchase. We would not go forward without approvals.

Barry Ostrager---

The land locked property is zoned for a single house. It's been owned for a long time. We should not go on speculation. We need an appraisal.

Brian Swanson--Hillcrest Dr.

My two issues are: Get an appraisal and a soil sample. We need to know where the wetlands, etc. are. Certain things need to be known first.

Bob Blackmore—5 Rondaly Rd.

A subdivision on 51 Ames Road --seems to be false. Should we live in fear? Many people are not present and don't have a say.

Kate----

Should this be voted for-- Info on "forestry" be put in deed?

Answer: Assessor stated it is in the deed until September 30,2015 and it should be in the deed.

Janet Garrett-- Cove Road

How do we get to use the property? Can we walk it? Walk our dog? Have seats and picnic tables? Where can we park? What about security? Can we have a team of professionals to discuss the land?

Answer: There is no restriction to access the land. Residents can use it such as walking trails, etc. It would be brought before the residents as to how they would use the land. For parking, if the district agreed, then we could go up the driveway and do something there. It is up to the district to determine what would be done with the land.

Another question: why vote now in November when many residents are not here?

Answer: The operation and running of the ALD continues all year. We can't determine what would happen to the land by August. Security is a process that would have to be determined.

Barbara Dawley—185 DeepwoodDr

I'm not fluent in the by- laws, but non winter residents can't vote. Is there a provision for absentee voting? If not, we need to have it.

Answer: The by-laws were voted in on August 16, 2014. Two people were present. The state statute says –no absentee ballots. Otherwise we would have it. And it does not apply to proxy voting either.

Margaret Roohr-Rosati—115 Hillcrest Dr

We need to stay on the subject.

Rich Sciotte-14 Woodside Rd

I agree we are not totally prepared to vote. We need an assessment and more non seasonal voters. Would someone paying \$650,000 for a house NOT want to protect the land?

Susan Watson—27 Ames Rd

I understand that there is a shared driveway to get to the other lot.

Answer: It is a common path. It would be split between both properties.

Robert McKay—242 DeepwoodDr

I'm a 4th generation resident. I think that the intention is good, but the expectations have fallen short as to what people would do when purchasing the land. Most information about land, etc. is public information. I will vote "no" not because it is not good for the lake, but I have concerns on the basic value of the property and what it would be used for.

Answer: It was brought to the people's attention because of environmental protection for the lake and the residents' property. The DEEP engineer said it would be foolish not to take control of the land because in 5-10 years we would see some changes.

Bob Hokans—116 DeepwoodDr

Owners of properties have cut many trees and it didn't seem to affect the lake.

Mike Gunn—206 DeepwoodDr

Surrounding towns have an 8-12% balance. Our balance should be about \$50,000. We are not taking care of our budget. Our balance sheet is too much. Taxes should be lowered. I would like to see the property preserved, it's a gorgeous piece of property.

Answer: Years ago we were spending too much money, had too many employees, and insurance costs were too high, etc. We have fixed the dam, dredged areas, added a vortechnic unit, for example. These were large expenses. Much work done around the lake has been done by volunteers. Our frugality = good management.

This land is 50 acres which is near \$5000 per acre. If we invest in this property, there will be no increase in taxes. The average residents' tax is \$300 a year where some condo's fees are \$300 a month.

HeidiDeLisle---30 Ames Rd

I make a motion to vote.

Margaret Roohr-Rosati—second

2/3 of the residents want to vote

Motion is on the floor:

Guest:

Appreciates the board's work. The phrase "if assessment is less" is not in proposal.

Answer: We would negotiate to get the price lower and record correctly.

Peter Gandelman—15 Cove Road

Clarification—if motion passes up to \$270,000, how would you walk away?

Answer: If we heard that the land is not worth it, the board would not buy the land. Trust in the board to do the right thing.

Jerry Horan—7 Rondaly Road

Will closing costs be included in the \$270,000?

Answer: No

We are ready to vote.

Of the residents who voted

approximately 66% voted NO

33% voted YES

1% abstained

E. David Ristow—7 Meadowbrook Dr

Made a motion to adjourn

Mark Paul--162 Deepwood Dr

Seconded the motion

All approved

The meeting adjourned at 7:43 P.M.

Respectfully Submitted by

Claire Lenti, Clerk

Amston Lake Tax District

