

**Minutes of a Special Meeting of the Board of Warden and Burgesses  
on Thursday, August 13, 2015 at 4 PM at 4 Nibang Avenue, Fenwick,  
Ct.**

The Meeting was called to order by the Warden, Fran Adams at 4 PM.

Present: Ethel Davis, Art Wright, Frank Keeney, Pam Christensen, Valerie Bulkeley, Jonathan Gengras, Bob Gay, General Manager Larry DeBlasiis, ZEO Marilyn Ozols.

Members of the Public: Brooke Girty, Attorney Ed Casella, Scott and Ann Pulver, Susan and Bill Webster, Jessica Gay, various members of the Community.

Open Forum for Fenwick Residents: Jessica Gay spoke to the success of the Park Monitor and encouraged the Burgesses to keep him employed for a few weeks after Labor Day.

Approval of the Minutes: A step in the process to amend the July 16, 2015 Minutes was omitted and the following Motions were made to accurately reflect the Record.

**A Motion was made by Pam Christensen seconded by Jonathan Gengras to approve the amendment to the Minutes of July 16, 2015.  
PASSED UNANIMOUSLY.**

**A Motion was made by Valerie Bulkeley seconded by Frank Keeney to approve the amended Minutes from the July 16, 2015 Meeting.  
PASSED UNANIMOUSLY.**

**PULVER HOUSE:** A request was made by Ann and Scott Pulver to move the house located on 23 Pettipaug Avenue over Borough Property to 29A Pettipaug Avenue. Brooke Girty spoke to the Burgesses concerning the route being considered and how the process to move the House works. In addition, Attorney Edward Casella representing the Pulvers was also present as well as the representatives from company hired to move the House and the construction company.

**A Motion was made by Ethel Davis seconded by Arthur Wright to approve the move of the Pulver House across Borough land with proper insurance, a pre and post engineering study, a comprehensive hold harmless contract and the approval of the move by the Warden and General Manager prior to the move to insure the Board's stipulations. The authorization is in effect until October 5, 2015.**

**FOR: Davis, Wright, Christensen, Keeney, Gengras**

**AGAINST: None**  
**ABSTAIN: Bulkeley**  
**MOTION PASSES.**

**ISSUES ON SEQUASSEN AVENUE:** Susan and Bill Webster requested to speak to the Burgesses concerning the Path to Long Beach and the parking area for the golf carts and bicycles. They would like the Burgesses to close access to Long Beach at night.

**A Motion was made by Valerie Bulkeley seconded by Art Wright to close the golf cart/bicycle parking area and the access path to Long Beach from Dusk to Dawn. A sign will be placed that states "No Access Dusk to Dawn".**  
**FOR: Bulkeley, Wright, Keeney, Davis, Gengras.**  
**AGAINST: Christensen.**  
**ABSTAIN: None.**  
**MOTION PASSES.**

The Warden will send out a notification of the change through the Borough Website to notify the Community.

**GENERAL MANAGERS REPORT-** The General Manager reported that the estimate for the operating budget surplus is \$44,116 and there is a \$40,000 capital obligation to finish road repairs that were not completed before the Hammer Law took effect from the last spring.

**A Motion was made by Ethel Davis seconded by Valerie Bulkeley to transfer \$45,000 from the operating account to the Capital Reserve account to continuing the paving and repair to the Sbriglio driveway from damage sustained during road construction.**  
**MOTION FAILS.**

**A Motion was made by Frank Keeney seconded by Art Wright transfer \$44,115.93, the year end surplus, from the Operating account to the Capital Reserve account to continue the paving and repair to the Sbriglio driveway from damage sustained during road construction.**  
**MOTION PASSES.**

The Burgesses discussed the Park Monitor position and the success of the hire for the community. It was suggested that the Warden provide a summary to the Community on the Website summarizing his accomplishments and again publish

his job description. The Burgesses agreed to have him stay in his position through September.

The General Manager also commented on the popularity of the Grove for Birdwatchers and Walkers and how they are using the designated parking places provided in the parking lot.

Peter Bulkeley provided a summary of the golf revenues for the month of July. A year to year comparison was provided with July revenues flat from the prior year. Receipts through August 13th were up \$10,000 noting that last year was a Member Guest year which cost the Borough \$7700 in revenue. He noted that there are open starting times every day and Borough Residents should always be able to get a time to play. There are four Fenwick families that are delinquent either in canceling tee times or behavior issues. The Warden, Park Commissioner and Peter Bulkeley will get together to discuss how to enforce the rules and discuss disciplinary actions. It was noted that it is difficult at times to cancel a tee time when the Starter is unable to answer the phones which does happen at certain times during the day. Finally, a discussion took place concerning the Strategic Master Plan and the request to know the amount the Burgesses would put forward toward improvements for the following year. FIF will match up to \$20,000 the amount the Burgesses agree to fund. The Burgesses will discuss in the September Meeting and the Park Commission will come back in October to request approval of the items to be completed with the funds appropriated.

**TREASURER'S REPORT-** It is anticipated that the Borough will have three building permits that will help with anticipated lower golf revenues to meet budget estimates. It is the goal to develop a five year capital spending budget and to begin to add new capital projects.

**WARDEN'S REPORT-**

**A Motion was made by Frank Keeney seconded by Ethel Davis to appoint Robyn Gengras to be a member of the Park Commission.**

**FOR: Keeney, Davis, Wright, Christensen, Bulkeley.**

**AGAINST: None**

**ABSTAIN: Gengras**

Presently, there are two alternate positions in Planning and Zoning, one alternate position in ZBA, and one alternate position in Harbor Management open. The Warden is meeting with Mr. Hudson to finalize the paperwork that will be required

for Residents to become electors in the Borough. At that time, we will be able to include new electors who are interested in participating in the open Commissions positions

Coast Guard Property- The Warden and Ethel Davis are meeting with representatives of the Coast Guard to discuss the disposition of Lynde Point Lighthouse (Inner Light) on August 25th.

Concerning the Saybrook Lighthouse (Outer Light) the Connecticut State Legislature passed a Bill in the last session to allow the land under the Light to be sold or leased. It is Anticipated that the Outer Light will be on the market again.

UConn - the UConn Community Research and Design Collaborative entered into an agreement with the Borough to create a Master Plan for the Borough of Fenwick and to develop design alternatives for various areas of special interest. During an audit, it was discovered that the Borough was not invoiced for the work completed by UConn. The Warden, Ethel Davis, and General Manager Larry DeBlasiis met with Professor Peter Miniutti who agreed that the Borough was responsible for \$6200. During the Burgess Meeting, Jessica Gay from the Land Trust believed that the Land Trust did pay UConn some funds.

**A Motion was made by Frank Keeney seconded by Pam Christensen to pay the balance to UConn College of Agriculture up to \$6200 net of the amount already funded by the Land Trust.**

**MOTION PASSES.**

Members of the Shoreline Committee:

Bill Webster, Jennifer McCann, Ethel Davis, Bob Gay, representative from Harbor Management, representative for the Land Trust, Harbormaster and the President of the Park Commission.

A meeting has been scheduled for August 21st at 4 PM.

Commission Reports:

HDC- approved plans for the Pulver House with stipulations. Elected Joan Wright as Secretary.

P&Z- three applications were approved with stipulations: Pulver, Gagne, Atillio. Potential new regulations to come before the Burgesses in the new year.

The Warden will be meeting with Carl Fortuna to discuss mutual interests with the Borough and the Town of Old Saybrook.

**Being no further business, a Motion was made by Valerie Bulkeley seconded by Art Wright to adjourn the Meeting at 6:35 PM.**

**Respectfully Submitted,**

**Julie G. LeBlanc**

**Next Meeting: 4PM September 8, 2015 at 4 Nibang Avenue.**