

# **Minutes of the Special Meeting of the Board of Warden and Burgesses Tuesday, September 8, 2015 at 4 PM at 4 Nibang Avenue, Fenwick, Ct.**

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

**Present:** Valerie Bulkeley, Jonathan Gengras, Arthur Wright, Ethel Davis, Frank Keeney, Bob Gay, ZEO; Marilyn Ozols, General Manager; Larry DeBlasiis.

**Others Present:** Jessica Gay

**The Floor was open for Public Comment.** Jonathan Gengras spoke to the number of cars that do not follow the one way signs on Pettipaug and Pattaquasset. The need for better signs may be the issue as they are located where cars are not able to see them clearly. Pettipaug clearly needs a better sign.

## **Approval of the last Meetings Minutes:**

**A Motion was made by Ethel Davis seconded by Valerie Bulkeley to approve the August 13, 2015 Meeting Minutes.  
PASSED UNANIMOUSLY.**

**A Motion was made by Valerie Bulkeley seconded by Jonathan Gengras to amend the Minutes to change Pam Christensen's vote on closing the Borough Path from Dawn to Dusk on Long Beach from abstain to against.  
PASSED UNANIMOUSLY.**

**A Motion was made by Jonathan Gengras seconded by Valerie Bulkeley to pass the Amended August 13, 2015 Minutes.  
PASSED UNANIMOUSLY.**

The engineering study for the Pulver House move over Borough property is scheduled for September 18, 2015. The move is scheduled between September 19-28 and the study should be done as close as the move date as possible.

**General Manager's Report- Park Monitor:** The Park Monitor is finished for the Season with 50 hours of Budgeted time left, some of which can be used in next June. A discussion at the next Burgess Meeting evaluating the position and what worked and did not work will take place. There was a lack of cooperation at times with residents and children and an effective way of enforcing the Borough Rules needs to be addressed especially with the underage golf cart use. **Golf Rates:** Golf rates have moved back and Senior Day, Ladies Day, discounted 18 hole rates have all been initiated. Some impressions noted concerning the increase in the summer rates included: 4-6 individuals a day were unhappy with the

increase, the younger crowd disappeared, weekend traffic remained the same whereas weekday traffic decreased. Labor Day brought in the largest cash day ever in the history of the golf course: \$3500. **Crab Creek** needs maintenance as discussed in prior meetings as to avoid liability issues. Quotes for the repair work are being solicited at this time. **West Side of Pier**- The decision on how to move forward with the repairs on the West Side needs to be determined. The ladders were a problem at low tide with boaters having a difficulty grabbing hold and the boards being slippery. **Nibang/Sequassen**- Final paving should be completed this Fall but are awaiting for the old utility pole to be removed and have Comcast and Frontier to transfer their services to the new pole. **Main Well**- The main well got salty this summer and the need to supplement with city water on the golf course was necessary. The Ryder Course is 100% city water and the purchase of the water tester to check the greens on how much water is needed has been invaluable this year in saving water. **Lifeguards**- The lifeguards were met with mixed reviews in that they were better instructors but the issue as in the past is in managing the staff. Carolyn Agee and Caroline Borge have come forward to chair the Junior Program and that should be helpful in terms of organization.

**Treasurer's Report**-Through September 2, 2015 the Borough is on track to meet budget with an estimated surplus of \$20,000. A discussion took place concerning the type of capital projects the Burgesses should undertake including the opportunity to take advantage of the Hastings Trust funds available until the end of this year.

**A Motion was made by Ethel Davis seconded by Jonathan Gengras to approach the Hastings Trust for a grant of up to \$50,000 to bring up to standard the Crab Creek Bridge after the sustained storm damage.  
PASSED UNANIMOUSLY.**

It was brought up and discussed at length the past policy of the Burgesses to put away \$50,000 a year for a "rainy day" fund for capital projects. In the last two years the funds earmarked for this fund were used for unanticipated capital projects; the need to return to this policy should be continued. In addition, the need for a three to five year Capital Plan needs to be in place not only for the FIF to consider projects but also for forecasting purposes for the Budget. The General Manager will put together a Preliminary three to five year Capital Plan for the next Burgess Meeting.

**Wardens Report- Old Saybrook Taxes Paid by the Borough**- The Borough pays the Town taxes on three properties. Beach Avenue, Wilson lot at the Main Beach and the Brainard Trust. The purpose in paying these taxes is that in doing so the Borough can restrict its use. The amount presently paid to the Town is \$19,700. A discussion took place whether the Borough should continue to pay these taxes, whether it makes sense and whether the Borough actually loses the restrictive use if we do not continue to pay taxes. The decision needs to be made by October 1, 2015.

It was directed to have the Warden speak to legal counsel to determine the advantages and disadvantages of continuing to pay these taxes. In addition the Warden will speak with the Old Saybrook Tax Assessor to discuss why the rate is so high. **Lynde Point Light**- The Warden and Ethel Davis met with Coast Guard representatives concerning the disposal of

the Lighthouse and the underlying land. Three alternatives were presented: exchange the land with a developer for housing Coast Guard employees from New Haven-4 units of housing, sell the property to a not for profit to maintain the light and allow public access to the property or place the property out for Bid. The Property is under the Borough Zoning Laws but not the Historic district. The Coast Guard would have to vote the property into the Historic District and then file appropriately. **UConn Professor Peter Miniutti**- The outstanding balance is \$6200. In the original agreement the Lynde Trust and the Borough agreed to split the fee. Therefore, after final confirmation from the Lynde Land Trust that they have not paid any prior fee to UCONN the Trust and the Borough will split the owed monies to UCONN.

**Other Business:** The Warden updated the appointments of the following Committees: Shoreline Committee- An advisory committee to the Board of Warden and Burgesses: Chair: Bill Webster Secretary: Jamie Gay. Members: Bill Christensen, Ethel Davis, Bob Gay Jessica Gay and Jennifer McCann. The Warden will serve as an ex-officio member. Concerns Committee: Chair: Skip Gengras Members: Peter Bulkeley, Pam Christensen, Charles Millard, Tom Ryder. Road Committee: Chair: Dick Berluti Members: Chuck Chadwick, Bob Gay, Jennifer McCann and Bill Webster.

Historic District will meet on September 12<sup>th</sup>.  
FIF- the Burgesses need to present a three to five year Capital Project Plan  
Harbor Management meeting on September 26<sup>th</sup>.

A discussion took place concerning the recent Tag Sale in the Borough and whether an Ordinance was necessary to restrict such activity. It was decided that the Planning and Zoning Committee and the Burgesses together should develop a strategy to control the issue. Also, there was some confusion as to what party is responsible for getting a Permit for a tent. Usually, the tent companies file for the permit. The permit and the instructions are on the website but it was determined that in the next communication to the Residents that a reminder of the process would be stated. Lastly, Planning and Zoning is asked to look into the regulating of heights of hedges and vegetation that restrict views.

The next Meeting is Monday, September 28, 2015 at 4 PM.

**Being no further business, a Motion was made by Valerie Bulkeley seconded by Frank Keeney to close the Meeting at 6:05 PM.**

Respectfully Submitted,

Julie G. LeBlanc, Clerk