

SELECTMAN'S OFFICE
174 Main Street
Deep River, Connecticut 06417

BOARD OF SELECTMEN

DEEP RIVER TOWN HALL

Regular Meeting — April 14, 2015

Attendance: Selectmen Richard Smith & Angus McDonald. Also: Margo Hilfinger and John Greene (*videography*); Jonathan Kastner.

This regular meeting was called to order at 6:40 pm by Smith.

Minutes: Regular Meeting of March 24, 2015

Motion by McDonald, Smith 2nd, to approve the minutes of the regular Meeting of March 24, 2015.

APPROVED 2 – 0

Sale of Town Property:

The Board of Selectmen discussed a letter from John F. Olson, of 41 Winthrop Road:

1. Olson's letter, dated April 30, 2014, contained an offer to purchase approximately three (3) acres, currently part of Plattwood Park, for \$30,000. Consisting mostly of water, the acreage abuts the Olson property at the eastern end of the Park.

Additional material relevant to the discussion were a memorandum from

2. Assessor Robin O'Loughlin and an e-mail from

3. Selectman Oliveria, who was unable to attend the meeting. The three documents are reproduced in their entirety on the following pages.

1.

JOHN F. OLSON
21 Winthrop Road
Deep River, CT 06417

April 30.2014

Board of Selectmen
Town of Deep River
Deep River, CT 06417

Attention: Richard Smith, First Selectman

Gentlemen:

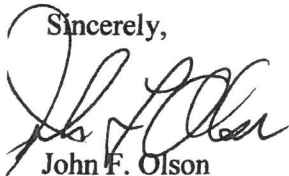
Last October I presented to Mr. Smith a map surveyed by Richard Gates showing the potential sale of 3.05 acres of land that is an unused portion of Plattwood Park.

We would like to add that to our property, which will square the property lines with Route 80 and allow us to take care of that section of the area. We are prepared to offer the Town \$ 30,000 for the 3.05 acres.

We believe that the fair price per acre would be \$ 5000, and the balance of the offer is a donation to help further the development of Plattwood Park.

Your consideration is appreciated.

Sincerely,

A handwritten signature in black ink, appearing to read "John F. Olson", written over the printed name.

John F. Olson

2.

From: Dave Oliveria <daveoliveria@yahoo.com>
Sent: Tuesday, April 14, 2015 07:21
To: Gina Sopneski; Angus McDonald (almgps-almj@snet.net); Angus McDonald Smith
Subject: Re: Agenda
Attachments: datauri-file.png; datauri-file.png

Good morning, all,

Gina - thanks for the agenda.

Apologies but I will not be able to attend tonight's BOS meeting. a major proposal effort going on right now and I'll need to work late it tonight.

Regarding the Olson's request to buy the most eastern portion of P1 Park that abuts their property, I am in support of the sale for the reasons:

- Dick Smith was going to get an independent appraisal for the property
- This does not appear to impact park improvement plans as discussed
- The proceeds from the sale of this parcel will help the revenue side of our fiscally tight 2015/2016 budget

Again, sorry I cannot attend,

Best,

Dave


From: Gina Sopneski <gsopneski@deeperiverct.us>
To: Amy Winchell <awinchell@deeperiverct.us>; "Angus McDonald (almgps-almj@snet.net)" <almgps-almj@snet.net>; Angus McDonald <amcdonald01@snet.net>; Dave Oliveria <daveoliveria@yahoo.com>; Richard Smith <RSmith@deeperiverct.us>
Sent: Monday, April 13, 2015 3:16 PM
Subject: Agenda



Gina Sopneski

Selectman's Assistant

Memorandum

Date: April 14, 2015
To: Richard Smith, First Selectman
From: Robin O'Loughlin, Assessor 
Re: Town Property -Winthrop Road

I have reviewed the letter and map provided by Mr. John Olson regarding the Town property he is interested in purchasing.

The \$30,000 offered for the acreage he is interested in purchasing (either option 1 or 2) is a very reasonable price for undevelopable land. It appears he is interested in adding this acreage to his abutting property to square off his lot lines and maintain that acreage with the rest of his property.

There are however two issues in question. One, if this area was deemed buildable according to building code and zoning regulations, then this price would be low. The final determination of buildable or not buildable needs to be made by those two departments. However, to me it appears this is unbuildable due to the pond and typical wetlands restrictions.

A second item of moderate concern is any diminished use of the Town beach and the associated parcel by Town residents. Again in my opinion, this area will not impact the use of the beach by Town residents, but other uses of the total parcel need to be reviewed.

Before a final decision, the issues of this lot being buildable needs to be made. Also, the issue of potentially diminishing Town residents' enjoyment of the property needs to be made as well.

As I stated earlier, Mr. Olson offered in his letter to you to purchase this land so that he can care for it and square off his parcel boundaries. I would also suggest we ask him if there will be structures of any kind added to this area.

After lengthy discussion, McDonald moved, Smith 2nd, to approve the sale. If approved by the Board of Finance, it will go to Town Meeting for discussion and action by residents.

APPROVED 2 -- 0

Plattwood Park:

The Board considered the two bids that had been submitted for construction of the ball field, fitness trail and ADA and other upgrades. Smith reported that after review, town Engineers Nathan Jacobson & Associates recommended that the contract be awarded to Venuti Construction of Killingworth, the low bidder. Motion by McDonald, Smith 2nd, to award the \$442,000 contract to Venuti.

APPROVED 2 – 0

Update on Town Projects:

Smith gave an update on Town projects, as well as the proposed regionalization of the three elementary schools in Region 4.

Audience of Citizens - Any Other Matters to Come Before the Board:

Margo Hilfinger requested clarification of the discussions aimed at inclusion of the three elementary schools as integral parts of Regional School District #4. The District, when formed in 1948, specifically excluded the elementary schools. Recent studies have suggested that 65 years later, the original justifications for maintaining independent elementary schools may no longer be valid, and that including them now in the Regional District will result in savings to all three towns.

During discussion, Smith noted that the attorney who is drafting the new agreement feels that it will ensure equitable sharing of the District's cost among the three towns. Smith expects that, after review by Town Attorney Jane Marsh, the document will be available at the April 28th joint meeting of the Board of Selectmen and Board of Finance.

Adjournment:

Motion by McDonald, Smith 2nd, to adjourn at 7:39 pm.

APPROVED 2 – 0

Respectfully submitted,

Richard H. Smith,
First Selectman