

## ANNUAL TOWN MEETING TOWN OF LITCHFIELD

The Annual Meeting for the Town of Litchfield was held on Tuesday, January 12, 2016 at the Litchfield Firehouse. First Selectman Leo Paul, Jr. called the meeting to order at 7:00 pm. There were approximately 23 people present. Lisa A. Losee, Town Clerk, served as Clerk.

A motion was made by Edgar Auchincloss that Cleve Fuessenich serve as Moderator, seconded by Diane Knox. D. Knox made motion to close nominations, seconded by Paul Parsons. All voted in favor that C. Fuessenich preside as Moderator. The motion carried.

E. Auchincloss moved to waive the reading of the Call, seconded by P. Parsons. A copy was made available to all those in attendance and is attached to these minutes as Exhibit A. All voted in favor and the motion carried.

The Return of Posting is attached to these minutes as Exhibit B.

The Moderator stated that persons eligible to vote at Town Meetings are (i) any person who is an elector of the Town of Litchfield and (ii) any citizen eighteen years of age or more who, jointly or severally, is liable to the Town of Litchfield for taxes assessed against him or her on an assessment of not less than One Thousand Dollars on the last completed grand list of the Town, or who would be so liable if not entitled to an exemption under subdivision (17), (19), (22), (23), (25) or (26) of Section 12-81 of the General Statutes.

The Moderator read Item I:

A copy of the map of the 66 Donohue Road Ext. property was made available to all those in attendance and is attached to these minutes as Exhibit C.

Jon Tarrant made motion to approve Item I, seconded by Jeff Zullo. Discussion ensued:

Question: Can the public approve minimum bid requirement?

L. Paul: No. \$254,817.30 is owed to date. That needs to be recouped plus additional expenses including legal fees, closing fees and interest on taxes. That will establish the minimum bid.

Question: Is there an opportunity for this to be put into open space or for the Housing Trust to build on?

L. Paul: No. The Housing Trust is not interested, property is not suitable for them to build on. The new owner could decide to put a portion of property into open space for tax exemption.

Question: Is there Perc Testing planned?

L. Paul: No. The only interest of Town is to get out to bid quickly to recoup money. Property will be able to be walked, viewed etc. at appropriate time.

Town Attorney Mike Rybak clarified the Assessors map/block/lot number in the first paragraph of the agenda, should read Block 083.

Question: Can it be subdivided or does it have to be sold as one piece? Is Land Trust interested?

L. Paul: That is a zoning question. Town will sell it as one piece. It will be up to new owner to investigate that, Town has no interest in pursuing open space, only in recouping its money. Land Trust has shown some interest. It is their decision to bid or approach new owner.

Nancy Southard explained there is a difference between the Land Trust acquiring property and a portion of it being put into open space by the owner for tax purposes. She explained how the Town acquired the property through foreclosure.

E. Auchincloss commented that the Town is not in the Real Estate business and should sell property quickly as is. Ray Smidt: It is in the best interest of the Town to recoup money for back taxes. John Sniffen: Surveying the property would cost the Town another \$8,000 plus and too much time. J. Tarrant: Walked the property with the Board of Selectmen-mountains, woods, wetlands-best interest of the Town to sell quickly.

E. Auchincloss called the question, seconded by J. Zullo. Vote was taken by hand count. 20 people were in favor of moving the question, 0 opposed. Vote was then taken by hand count to approve Item I. 19 people voted in the affirmative, 1 was opposed. The motion carried.

The Moderator read Item II:

J. Zullo made motion to approve Item II, seconded by E. Auchincloss. There was no discussion. It was unanimously voted by hand count in the affirmative. Motion carried.

There being no further business to discuss, P. Parsons moved to adjourn the meeting, seconded by J. Zullo. All voted in favor and the meeting was adjourned at 7:37 p.m.

Respectfully submitted,

Lisa A. Losee  
Town Clerk

NOTICE OF ANNUAL TOWN MEETING  
TOWN OF LITCHFIELD  
TO BE HELD ON JANUARY 12, 2016

Exhibit A

Notice is hereby given to the electors of the Town of Litchfield and those qualified taxpayers lawfully entitled to vote in Litchfield Town Meetings pursuant to Section 7-6 of the Connecticut General Statutes that the Annual Town Meeting will be commenced on January 12, 2016, at 7:00 P.M., at the Litchfield Fire House for the following purpose:






I. To consider and act upon a Resolution: That the Board of Selectmen is authorized to sell the property owned by the Town of Litchfield known as 66 Donahue Road Extension as more particularly described in a Certificate of Foreclosure dated June 5, 2015 and recorded June 10, 2015 in Volume 361 at Pages 361-363 of the Litchfield Land Records, consisting of Parcel "A" 40.13 acres, as shown on Maps 38-72 and 38-74 (Assessor's Map 081, Block D83, Lot 13) and Parcel "B" 37.97 acres as shown on Maps 38-73 and 38-74 (Assessor's Map 081, Block 083, Lot 13A) together with the dwelling house and improvements thereon, together with and subject to easements for ingress, egress and utilities as described in said Certificate of Foreclosure;

To further consider and act upon a Resolution: That the Board of Selectmen is authorized: (1) to solicit offers for the property by sealed bids; (2) to determine the minimum bid required to cover the Town's costs of foreclosure against the prior owners; accrued taxes, interest and lien fees; clean-up of the house and property, survey map, sale advertising, insurance, maintenance, legal and closing costs; (3) to sell the property to such bidder(s) in "as is" condition for such price, and on such further terms and conditions as the Board of Selectmen, in its sole discretion, may determine to be in the best interest of the Town of Litchfield;

To further consider and act upon a Resolution: That the First Selectman is authorized to execute and deliver all documents and take such further action as may be necessary or convenient for said purposes.

II. To authorize the Board of Selectmen to borrow money temporarily in anticipation of taxes and other municipal revenues, to enable the town to pay budgeted expenditures as they fall due, provided, however, that any funds for the cost of such borrowing shall also have been duly appropriated.

Dated at Litchfield, Connecticut this 5th day of January 2016..

  
Leo Paul, Jr.  
  
Diaper Knox  
  
Jonathan Torrant  
  
Paul J. Parsons  


BOARD OF SELECTMEN  
TOWN OF LITCHFIELD

Any persons requiring special assistance should contact First Selectman Leo Paul, Jr. between the hours of 9:00a.m. and 4:30p.m. Monday through Friday at 860-567-7550.

Exhibit B

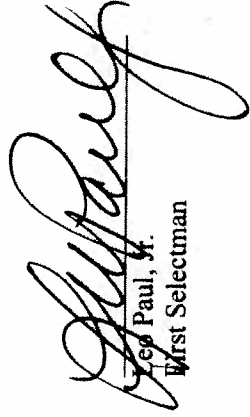
TOWN OF LITCHFIELD

RETURN OF POSTING AND PUBLICATION OF  
NOTICE OF THE ANNUAL TOWN MEETING HELD JANUARY 12, 2016

I, Leo Paul, Jr., the duly elected, qualified and acting First Selectman of the Town of Litchfield, Connecticut, hereby certify that I caused a copy of the above Notice, attached hereto, of the Annual Town Meeting of the Town of Litchfield held January 12, 2016, to be published in the Republican American, a newspaper having a substantial circulation in the Town of Litchfield in its issue of January 7, 2016 which publication was at least five days prior to the holding of said Special Town Meeting (counting the date of publication but NOT the date of the meeting).

I FURTHER CERTIFY that I cause said Notice to be posted upon a signpost or other exterior place near the office of the Town Clerk and posted and filed in the Town Clerk's office and at all other places designated by the Town on January 6, 2016, not less than five days before such meeting.

Signed and sealed at Litchfield, Connecticut this 6<sup>th</sup> day of January  
, 2016.

  
Leo Paul, Jr.  
First Selectman

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Exhibit C

SCHEDULE A  
66 DOWHIE ROAD EXTENSION, LITCHFIELD CT

