

**CALL TO A SPECIAL TOWN MEETING
TOWN OF DURHAM**

A SPECIAL TOWN MEETING of the Electors and Citizens qualified to vote at Town Meetings of the Town of Durham will be held in the 3rd Floor Meeting Room, Town Hall, on Monday, December 15, 2014 at 8:00 p.m. for the following purpose:

1. To transfer up to \$25,500 from #9350 Reserve for Computers/Servers to #6700-491 Information Technology for the installation of Office 365 as recommended by the Board of Finance at their meeting on October 28, 2014.
2. To transfer \$11,800 from #9740 Reserve for Revaluation to #6700-487 CIP Revaluation for Tax Map Conversion as recommended by the Board of Finance at their meeting on November 18, 2014.
3. To accept a donation of a parcel of land known as Parcel A on a map entitled "Map of Survey Showing Property to be known as 'Park Place', West Side of Guilford Road – Connecticut Route 77 and North Side of Creamery Road, Durham, Connecticut Scale: 1"= 50 ft. 17 September 1986, Bascom Land Surveyors, Durham, Connecticut" said map being on file in the office of the Durham Town Clerk. Said parcel being 4.20 plus or minus acres.
4. To accept a donation of a parcel of land known as Parcel B on a map entitled "Map of Survey Showing Property to be known as 'Park Place', West Side of Guilford Road – Connecticut Route 77 and North Side of Creamery Road, Durham, Connecticut Scale: 1"= 50 ft. 17 September 1986, Bascom Land Surveyors, Durham, Connecticut" said map being on file in the office of the Durham Town Clerk. Said parcel being 4.62 plus or minus acres.

Laura L. Francis
First Selectman

John T. Szewczyk
Selectman

Steven A. Levy
Selectman

RETURN OF THE CALL

Return is hereby made, that the Undersigned, on the 4th day of December caused to be posted on the Public Signpost in the Town of Durham, a written warning by the Selectmen, and on the 5th day of December, caused to be published in the Middletown Press, a newspaper having a circulation in the Town of Durham, a like warning of the SPECIAL TOWN MEETING to be held the 15TH day of December 2014.

Laura L. Francis, First Selectman

SPECIAL TOWN MEETING

Motion made, seconded and passed to elect Norm Hicks as Moderator.

Date: December 15, 2014
Time: 8:00 pm
Place: Town Hall, 3rd Floor Meeting Room
Moderator: Norm Hicks
Clerk: Kim Garvis, Town Clerk
Call: The call to the meeting was accepted as read by the clerk.

Synopsis of Action

Amendment to Item 3 and Item 4:

Motion by Rick Parmelee, seconded by Bob Poliner to amend the call of Item 3 and Item 4 to include the following: “, upon approval by Town Counsel and issuance by Chicago Title Insurance Company of an owner’s title insurance policy to the Town of Durham.” Motion passed unanimously.

Item 1: To transfer up to \$25,500 from #9350 Reserve for Computers/Servers to #6700-491 Information Technology for the installation of Office 365 as recommended by the Board of Finance at their meeting on October 28, 2014

Motion: Motion by Laura Francis, seconded by Steve Levy.

Discussion: Laura explained this item was approved during the budgetary process. Emails will be moved to the cloud as they are taking up a lot of space on the servers.

Rick Parmelee thanked the Moderator for acknowledgement of citizenship in order to vote tonight and he commented positively on the scrutinizing that goes on with town spending.

Action: On a voice vote, with one in opposition, the moderator declared the motion passed.

Item 2: To transfer \$11,800 from #9740 Reserve for Revaluation to #6700-487 CIP Revaluation for Tax Map Conversion as recommended by the Board of Finance at their meeting on November 18, 2014

Motion: Motion by Laura Francis, seconded by Steve Levy.

Discussion: Laura explained this is another project approved through the budgetary process for tax maps and statistical revaluation in October 2015. John Philip, Town Assessor, added that the current vendor software is no longer supported. Now is a good time to do this project because COG is working on a similar project.

Action: On a voice vote, with none in opposition, the moderator declared the motion passed.

Item 3: To accept a donation of a parcel of land known as Parcel A on a map entitled “Map of Survey Showing Property to be known as 'Park Place', West Side of Guilford Road – Connecticut Route 77 and North Side of Creamery Road, Durham, Connecticut Scale: 1"= 50 ft. 17 September 1986, Bascom Land Surveyors, Durham, Connecticut” said map being on file in the office of the Durham Town Clerk, upon approval by Town Counsel and issuance by Chicago Title Insurance Company of an owner’s title insurance policy to the Town of Durham. Said parcel being 4.20 plus or minus acres

Motion: Motion by Laura Francis, seconded by Steve Levy.

Discussion: Laura explained the owners of both parcels approached the town asking if the town was interested in acquiring these properties. These are not buildable lots. Planning and Zoning met and unanimously voted their approval.

Question asked about the benefit to the town and the tax impact. Laura responded the tax revenue is negligible as this property is in open space, and the benefit is to give the

town access to the Coginchaug River for maintenance and possible haying which could generate some income to the town.

Question asked if there is a plan to put restrictions on the deed. Laura answered no. Bob Poliner, Town Counsel, reported he met with the owners who were initially looking to be paid for the transfer of this land to the town. After subsequent discussion, the land owners agreed to donate the land. Deed restrictions already exist that were included in the original subdivision plans. There will be ample opportunity to discuss this property amongst the various land use boards as well as determining if there should be additional restrictions, but this can't be done until the town owns the property. Connecticut General Statutes, Sec. 8-24 Municipal Improvements, gives the Planning and Zoning Commission the power to review applications regarding use of land. The land is currently in open space and agricultural use is permitted.

Wade Davis, adjacent property owner, stated that covenants are restrictive but not always enforced.

Discussion continued with much concern expressed about the lack of maintenance of town property, and, the uses of town-owned properties. Question asked if it is the intent of the town to do something constructive with this land and to preserve it. Laura responded that she will make sure this property is maintained and she will meet with the Agricultural Commission and any other interested parties in determining the best use of this land. Tonight's meeting is for the acceptance of the land only, not about determination of its use.

Joseph Pasquale clarified that he is a member of the Planning and Zoning Commission and the Agricultural Commission and he is acting on his own behalf as a private citizen and not on the behalf of these commissions.

Bob Poliner explained if this property is accepted by the town tonight, it will be initially under the purview of the Board of Selectman. To a question asked, do the covenants allow the residents of Park Place rights to this property after the property is given to the town, Bob replied no.

Action: As a voice vote was inconclusive, the moderator asked for a show of hands. With eleven in favor and four against, the moderator declared the motion passed.

Item 4: To accept a donation of a parcel of land known as Parcel B on a map entitled "Map of Survey Showing Property to be known as 'Park Place', West Side of Guilford Road – Connecticut Route 77 and North Side of Creamery Road, Durham, Connecticut Scale: 1"= 50 ft. 17 September 1986, Bascom Land Surveyors, Durham, Connecticut" said map being on file in the office of the Durham Town Clerk upon approval by Town Counsel and issuance by Chicago Title Insurance Company of an owner's title insurance policy to the Town of Durham. Said parcel being 4.62 plus or minus acres

Motion: Motion by Laura Francis, seconded by Steve Levy.

Discussion: Concern expressed again over the lack of maintenance of town-owned land. Laura stated the Conservation Commission learned a lot about maintenance issues with the White's Farm property and the Commission is currently working on a maintenance program for the Curtis Woods property. Comment made that the town should support the Conservation Commission through the budgetary process so that these properties can be properly cared for.

Action: By a show of hands with eleven in favor and four against, the moderator declared the motion passed.

Motion & Action: Motion made, seconded and passed, with one in opposition, to waive the reading of the minutes.

Adjourn: Motion made, seconded and passed to adjourn at 8:54 p.m.

Attest: Kim Garvis
Town Clerk