



**Town of Sherman
Board of Selectmen Meeting
Mallory Town Hall
Special Meeting Minutes
Thursday, February 7, 2013**

Agenda:

- 1) To discuss and review the maps and A-2 survey for the Murphy tract with respect to the location of the conservation easement in favor of Iroquois, with the Board of Selectmen, the Sherman Housing Commission, and Sherman Park and Recreation representatives.
- 2) Preliminary Budget Workshop to discuss 2013 – 2014 budget.
- 3) Possible Executive Session (personnel).

Attendees:

Clay Cope, First Selectman	Andrea O'Connor, Selectman	Chris Jellen, Selectman
Jeff Sienkiewicz, Town Attorney	Eric Holub, Town Treasurer	Liz LaVia, Business Administrator
Fran Frattini, Parks and Rec	John Wrenn, Parks and Rec	Stephen Roffwarg, Sherman Housing Commission
Trish Viola, Union Rep	Spencer Robinson, Iroquois	Paul A Hiro, PAH Inc Land Surveyors
Charlie Reppenhausen, Sherman Housing Commission		John O'Connor, Sherman Housing Commission
George Linkletter	3 additional members of the public	

Call to Order:

Meeting is called to order by First Selectmen Cope at 6:05pm conference room Mallory Town Hall.

- I. **Discussion and review of the Maps and A-2 Survey for the Murphy tract with respect to the location of the conservation easement in favor of Iroquois.**
 - Paul Hiro with PAH Inc Land Surveyors is introduced. Mr. Hiro then introduced Spencer Robinson with Iroquois.
 - Mr. Robinson and Iroquois reviewed the archived files of what happened in 1993. Mr. Robinson submitted a letter from Iroquois that was discovered along with a copy of the town resolution. Copies were made and handed out to the selectmen and town attorney.
 - Mr. Robinson stated that when Iroquois was reviewing the Sherman LPEP file it was discovered that \$92,000 was spent creating a nature trail that connected the Colonial Park trail to the Town Park trail along with creating a walk/jog trail around Veterans Field in addition to an outdoor basketball/volleyball court, picnic tables, benches and grills were installed and a playground was constructed at the school. That on July 15, 1993 there was a letter from Gary Davis to First Selectman, Anthony Hapanowich stating that before reimbursement could be given the following items would be required: Confirmation that a

minimum of 36 acres at Colonial Park would be designated for open space and a park map identifying the exact location of this acreage. Also found was another letter to the Town Attorney, Randall DeBella dated August 26, 1993. This is the letter that has been submitted during tonight's meeting. Then on July 24, 1994 another letter requesting a copy of the revised deed relevant to the 36 acres of open space. This is the one item Iroquois doesn't think that they have and is not sure that it was ever recorded.

- The Town Attorney, Mr. Sienkiewicz asked if they had a map of this. Mr. Robinson states that a sketched drawing of a map was originally found but then Mr. Hiro had a more recent map that was found in the attic by First Selectman Cope showing 28 acres plus 8 more acres for the total of 36 acres. Mr. Hiro believes it to have never been put into record, but that Iroquois is assuming this to be the original intent because the acreage adds up.
- First Selectman Cope has questions regarding the content of the July 24th letter. In turn, Mr. Sienkiewicz asked who was requesting the deed. Mr. Robinson and Mr. Hiro stated that it was Iroquois looking for the deed as part of the confirmation that the town was going to in fact reserve the 36 acres as open space.
- Mr. Hiro submits five maps showing five possible options as to the location of the 36 acres at Colonial Park. Sherman Parks and Rec along with the Sherman Housing Commission are invited to come around and view the maps.
- Mr. Hiro states that option 5 most resembles the map that was found showing the 36 acres. Mr. Hiro suggest that we start with option 5. The others are just options that may suit Iroquois and Sherman better.
- Mr. Sienkiewicz asks that the decision to restrict the 36 acres was based upon money that was given to the town for other recreational facilities. That Iroquois did not buy any land, only requested that the town reserve some piece of land with 36 acres at Colonial Park. Mr. Robinson confirms this statement.
- Ms. Frattini with Parks and Rec stated that she believed Iroquois only asked for 28 acres and that at a town meeting the townspeople voted for an additional 8 acres to be added for a total of 36 acres. However, the letter on August 26, 1993 stating 36 acres was dated one day before the resolution was passed. The town meeting was held August 27, 1993.
- Mr. Robinson believes that option 5 most resembles the intention for Iroquois with the regards to the map that was found. The one piece that would resolve the issue for Iroquois would be a copy of the map and the deed.
- Ms. Frattini also believes that it was not the intent to include the Town Park in the acreage because it already existed and that was why it was not included on the map that was found. So the current options may need to be adjusted to accommodate that acreage.
- Mr. Roffwarg with the Sherman Housing Commission states that all options have no impact on the property with regards as to what they are seeking to do. Mr. Roffwarg believes option 5 is fine. Several access points were discussed to reach the senior housing property by all parties, whether it should be off of Cedar Lane or Colonial Park. Selectman O'Connor added that Michael Carpanzano approached the town about swapping land in favor with what the town owned because it would be more accessible. Mr. Hiro believes the grade to be too great for an access. Discussion was also added about adjusting or rerouting trails so that the senior housing could have access from their location to the town park/beach as long as trails are not eliminated.
- Mr. Robinson says that he can state tonight that Iroquois would not have a problem with option 5. Mr. Robinson would have to take back the other options to Iroquois for review because it is so different than what was proposed.

- First Selectman Cope suggests getting an estimate of the two option for accesses to the senior housing property. However, Selectman O'Connor believes this to be a bit premature because we do not know if the project is going to move forward at this point and that we should just settle on an easement tonight. First Selectman Cope reiterated that he just wanted an estimate and concurrently have it go back to Iroquois and give them the options to look at. Selectman O'Connor suggest that option 5 be chosen since Iroquois does not seem to have a problem with it.
- First Selectman Cope asked if Parks and Rec had anything further to add. Ms. Frattini replied that as long as the fields and gardens are left alone we're fine.
- Mr. Roffwarg states that he agreed with Selectman O'Connor about option 5 as it seems to accommodate what Iroquois would like. That way we could at least move forward. Selectman Jellen stated that if Mr. Robinson would agree that option 5 is in the spirit of the original map tonight he doesn't see why we should change it in any way. Mr. Robinson could agree to that and then resolve the old business of getting a recorded document memorializing this. Selectman O'Connor states that was the goal of this meeting, to move ahead with accomplishing that.
- Mr. Sienkiewicz raises concerns that maybe it would make better sense to follow some natural features, such as wetlands, stonewalls, etc. Selectman Cope stated to keep it more organic and maybe open up more access options to the senior housing. Mr. Robinson has no problem taking the options back to Iroquois for review.
- Mr. Holub asked if the senior housing parcel does not change in any of the options why not consider designating everything else to open space so the contours of the land didn't matter.. Selectman O'Connor was concerned about that because the intent of the town at the time in the late 1960's was to secure property for further town development, like the school, as this property was also considered for the firehouse. That designating it as such would go against the town fathers' intentions.
- Selectman Cope would like to take Mr. Robinson on his offer to take back options back to Iroquois for review. Charlie Reppenhagen really likes option 3. Ms. Frattini reiterates that the options will need to be adjusted because they include the Town Park which should not be included because it was already existing. Mr. Hiro believes the Town Park to be a 10 acre parcel.
- It was decided that options 1, 3 and 5 are going back to Iroquois for review. Mr. Robinson states that they will draft a letter to the town stating which option they would prefer and that as long as it is recorded and they receive a copy of the map/recorded document to resolve the old business of this matter Iroquois will be satisfied.
- It was decided that February 18, 2013 would be the best date to have a decision followed by the February 28, 2013 meeting of the Board of Selectmen.

II. Preliminary Budget Workshop to discuss 2013 – 2014 budget.

- Town Treasurer, Eric Holub and Business Administrator, Liz LaVia are called forth.
- Selectman O'Connor asked who requested this meeting and why. Ms. LaVia voiced that she had asked for it to discuss possible format changes to the paper presentation of the budget that may make it easier to understand/read. Also, Ms. LaVia had concerns as to two line items with regards to the budget for the ESF move, for IT costs and hook ups, etc. and funding for retiring employees and the employee sick fund, funds need to be banked for these items.
- Selectman O'Connor mentioned that \$10,000 had been allocated to the employee sick fund at a Town Meeting from the general fund with the intention of building this fund over time, but that additional funds have not been added as planned. Mr. Holub concurred this statement.

- Ms. LaVia added that both these items concerned her as this will be a onetime expense and could be quite substantial.
- Selectman Jellen stated he did not have an issue with the way the budget was presented last year, as did Selectman O'Connor.
- Budget will be presented with "Last Year Actual/Current Year Budget/Current Year Projection/Proposed Budget" showing the proposed percentage increase to the projection. The notes that were included last year were found to be very helpful.

III. Executive Session

- Moved to executive session at 7:17pm. Meeting was moved to First Selectman's Office attended by Clay Cope, Andrea O'Connor, Chris Jellen and Trish Viola.
- No action was taken at this time.
- Session was called by First Selectman Cope at 7:55pm

Adjournment:

Adjournment for the special meeting was called for by Selectman O'Connor at 7:55pm.

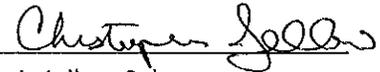
Respectfully submitted by,
Tabitha Fazzone, Clerk



Clay Cope, First Selectman



Andrea O'Connor, Selectman



Chris Jellen, Selectman