

# TOWN OF WOODBURY

Office of the First Selectman

281 Main Street South  
Woodbury, Connecticut 06798

TELEPHONE: (203) 263-2141

FAX: (203) 263-4755

## BOARD OF SELECTMEN SPECIAL MEETING MINUTES

Monday, June 1, 2015  
Senior Community Center  
7:00 p.m.

**PRESENT:** First Selectman William J. Butterly, Jr., Selectman Barbara Perkinson, approximately thirty-four residents, one reporter

**ABSENT:** Selectman Martin Overton

1. Call to order – First Selectman Butterly opened the meeting at 7:05 p.m. and asked for a moment of silence regarding the recent death of Former First Selectman Stomski.
2. Public Hearing to discuss with the public the possible acquisition of the Parnishkul property located at 62 Westwood Road, Woodbury, and possible changes for Park & Rec./Three Rivers – First Selectman Butterly explained that the purchase of 62 Westwood Road had nothing to do with the proposed budget referendum but this proposed purchase is coming up now because the owner locked the gate—denying the town access. He presented aerial photographs/slides of the subject property and surrounding properties with facts and figures (copies attached) that would support the purchase. His highlighted comments were:
  - ✓ His investigation, which came after three previous administrations struggled to provide a sound solution and numerous questions at Town Meetings, concerned the 6000 sq. ft. town-owned barn (distance from the dog park to the gate is 4/10 ths of a mile) that does not have access, for us, other than the single-wide, gravel path. Several town departments store items there, plus it is used by the Lions Club for the Haunted House. Recently the access gate had locked the town out from going to the barn. If the existing duplex was purchased by the town, it would include property—a gain for additional parking spaces for and access via an improved roadway (not on the gravel path) to the barn would be approximately \$360,000. If the duplex is not purchased, an alternative would be to build a new road (if Inland/Wetlands gave permission).
  - ✓ Asking price for the property is \$310,000; bond counsel's project if \$315,000 was borrowed for twenty years would be on average, \$20,500 a year; minus \$5500 taken off the tax rolls; \$28,800 a year rent for the duplex; projected income per year \$33,500, projected costs totaled \$26,000—so costs would be covered if purchased.
  - ✓ Parks & Rec. Department offices could be moved there, saving operating expenses at 7 Mountain Road offices, income from the other side's rental space, plus a crop lease of \$5000 per year, still could be a wash.

Those in attendance were invited to the microphone for comments. COMMENTS FROM ATTENDEES:

Mr. Dave Shepard, Westwood Road: Mr. Shepard cited conservation restrictions in state statutes regarding conflicts with agricultural use, pertaining to the proposal of parking thirty-five cars around the barn. Answer: additional fields could be developed and the existing parking would be out of the flood plain.

Mr. Dave Terry, Transylvania Road: Mr. Terry asked what other options had been considered, why seek a road and not a driveway and does agricultural use prohibit a road. First Selectman Butterly noted that the road is now gravel, has experienced drifting in winter--\$502,000 would be needed to improve the road, prior administrations pursued leasing the right-of-way for \$450 a month but that could have led to more complications in ownership in the future.

Mr. Sean Murphy, Sherman Hill Road: Mr. Murphy inquired about the potential rental income if the Parks & Rec. Dept. moved into the duplex and complained that he does not want the town to be in the "rental business" and First Selectman Butterly reviewed the figures that would bring in approximately \$20,000 a year. Mr. Murphy asked two more questions: inaccessibility now, why not buy an easement? Answer: winter months, primarily, December, January, February, March—not able to do any equipment maintenance when necessary (during that time period), impedes the 4/10ths of a mile access to Parks & Rec. supplies/equipment, emergency management supplies and evictions' storage; easement on property is for the person that owns the duplex—if that easement was sold it would impede the duplex owner access to get to the rest of his property; buying it solves a lot of problems. Mrs. Miller, Director of Parks & Rec., clarified by stating the way they have been accessing the barn property on what she termed as a "farm track for one vehicle" which does not easily accommodate other vehicles.

Mr. Ron Artale, Owl Ridge Road: Mr. Artale questioned the asking price, assessment and market value shown on Zillow as being too high, asked why independent appraisers were not being used, and complained the town would be \$410,000 in debt just to gain more access, asked if 7 Mountain Road could be sold, suggested that it would be cheaper to lease the right-of-way. Answer: anticipated cost would be \$310,000 to acquire the duplex/property; Public Building Commission recommended costs to emergency repair 7 Mountain Road (a rapidly-deteriorating building) would be \$150,000, owner of 62 Westwood Road not interested in leasing right-of-way.

Mr. Tim Drakeley, Sherman Heights Road: Mr. Drakeley stated that he thought the asking price was too high but the purchase made sense, and recommended that the town sell some of its properties, such as Scratchville and the Rec. House.

Mr. Tom Vitagliano, Westwood Road: Mr. Vitagliano asked if excavation would be needed for a road citing a 30 ft. drop off and if a traffic impact study had been done. Answer: around the barn parking elevation is enough for parking fifteen – twenty-five spaces—no traffic impact study had been done.

Mr. Tom Arras, Main Street South: Mr. Arras questioned \$5000 crop lease revenue, the days the farm track had been flooded, the width of the farm track. Answers: Not currently collecting \$5000 crop lease due to timing of Frank Shepard's passing away—looking to do this in next calendar year. First Selectman Butterly also reviewed the condition of the building in respect to future use.

Mr. Dyer Cassidy, Main Street North: Mr. Cassidy spoke in opposition of the project because, in his opinion, the town would spend a fortune on it. Answer: money would be spent making the office space habitable, installing gutters, etc. for upkeep.

Mr. Stan Love, Main Street North: Mr. Love expressed support for the project and suggested finding out costs to tear down the Rec. House and costs to upgrade. Answer: Public Building Commission reported a projected figure in the 2011 Capital Plan of \$150,000 for emergency repairs to the Rec. House.

Mr. Dave Shepard, Westwood Road: Mr. Shepard asked for a cost to build a driveway to Ludlow's farm up to Jack's Bridge to the intersection. Answer: not needed, we have the right-of-way from Westwood Road, local surveyor shows a thirty foot right-of-way.

Mr. Ernie Smith, Sage Road: Mr. Smith favored the project but asked if taxes would go up, any hidden costs for maintenance, suggested tearing down 7 Mountain Road, complained buying the Aquarion property a waste of money (in his opinion) would raise taxes, voted yes for the budget, thought town needed to get a handle on what is necessary. Answer: taxes going up for proposed project unknown but projected revenue exceeds projected costs.

Mr. Tom Vitagliano, Westwood Road: Mr. Vitagliano questioned buying the property if the Zillow evaluation is \$247,000 and stated it was a bad investment.

Mr. Charlie Collins, Westwood Road: Mr. Collins questioned a zoning issue for establishing a town building there, suggested making a new driveway. Answer: town can have offices anywhere in town.

Mr. Sean Murphy: Mr. Murphy referenced the previously mentioned mildew conditions in the building and suggested combining activities with other towns. Answer: acknowledged if office space was utilized that could be a problem (mildew).

Mr. Ron Artale: Mr. Artale asked if less expensive properties had been looked at. Answer: no, but Mr. Green had been approached and he does not want trucks on his driveway.

Mr. Steve Tranguch, Hesseky Meadow Road: Mr. Tranguch inquired about the fields that the town owns and agreed with Mr. Drakeley to get rid of Strong Preserve, 7 Mountain Road and get close to \$60,000, and equipment should not be stored outside. Answer: Alfalfa presently being grown, equipment storage in that area since 2001, and there are no other options for equipment storage.

Mr. Tom Arras: Mr. Arras stated that he had a problem with how we have been taking care of our properties, and in his opinion, the town owns too much, and we are not taking care of what we have. Answer: reiterated the disadvantages of continuing the Parks & Rec. House for office space (parking, shared septic system, and close proximity to Old Town Hall), and stressed the cost and effort that had gone into refurbishing Old Town Hall.

Mr. Tom Arras, when challenged by First Selectman Butterly for specifics on which properties had not been taken care of, replied that the Parks & Rec. House had not been taken care of.

Mrs. Claudette Volage, Barbara Lane: Mrs. Volage supported the proposed purchase, and supported selling properties that we do not have access to.

Mr. Sean Murphy: Mr. Murphy commented on the lack of maintenance at the Hollow Park Pavilion area.

Mr. Charlie Collins, Westwood Road: Mr. Collins asked how much it costs to make a soccer field.

Ms. Kathy Doyle, Washington Rd.: Ms. Doyle asked what the next steps would be. Answer: consideration at the next Board of Selectmen meeting and entering into a purchase agreement with the owner.

First Selectman Butterly adjourned the hearing at 8:58 p.m.

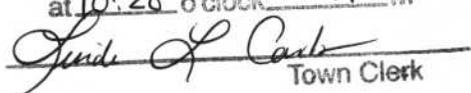
3. Executive Session for possible land negotiations – none.
4. Discuss and take action regarding the acquisition of 62 Westwood Road, Woodbury – none.
5. Adjournment

Respectfully submitted,



Jan Krampitz, Secretary to the Board of Selectmen

RECEIVED & FILED  
IN WOODBURY, CT

This 9 day of June 20 15  
at 10:20 o'clock A M  
  
Town Clerk



**Public Hearing**  
**6/1/2015**

62 Westwood Road Property  
Purchase proposal

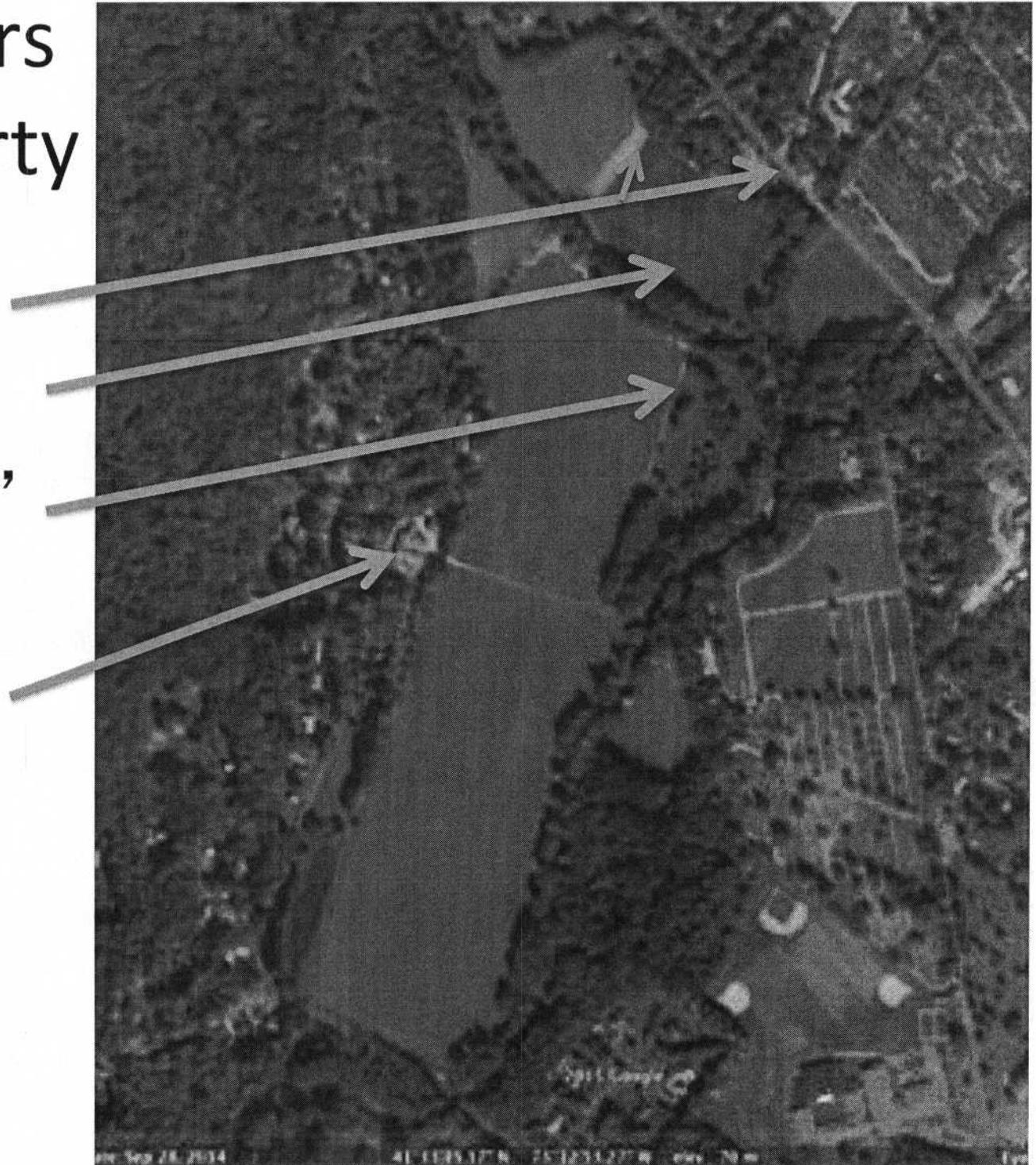
# Background to Three Rivers Park

- Purchased in 2001 for \$425,000
- 71.31 acres for open space and playing fields
  - 7 Acres of improved field for Soccer (north of the river)
- Barn on the property holds P&R department equipment, supplies (fertilizer, seed) and maintenance shop.
- Other departments (police, public works, social services) also barn as storage.
- Lions Club uses barn for Haunted House event.
- Property has limited (sometimes NO access)

# Three Rivers Park property

(71 acres)

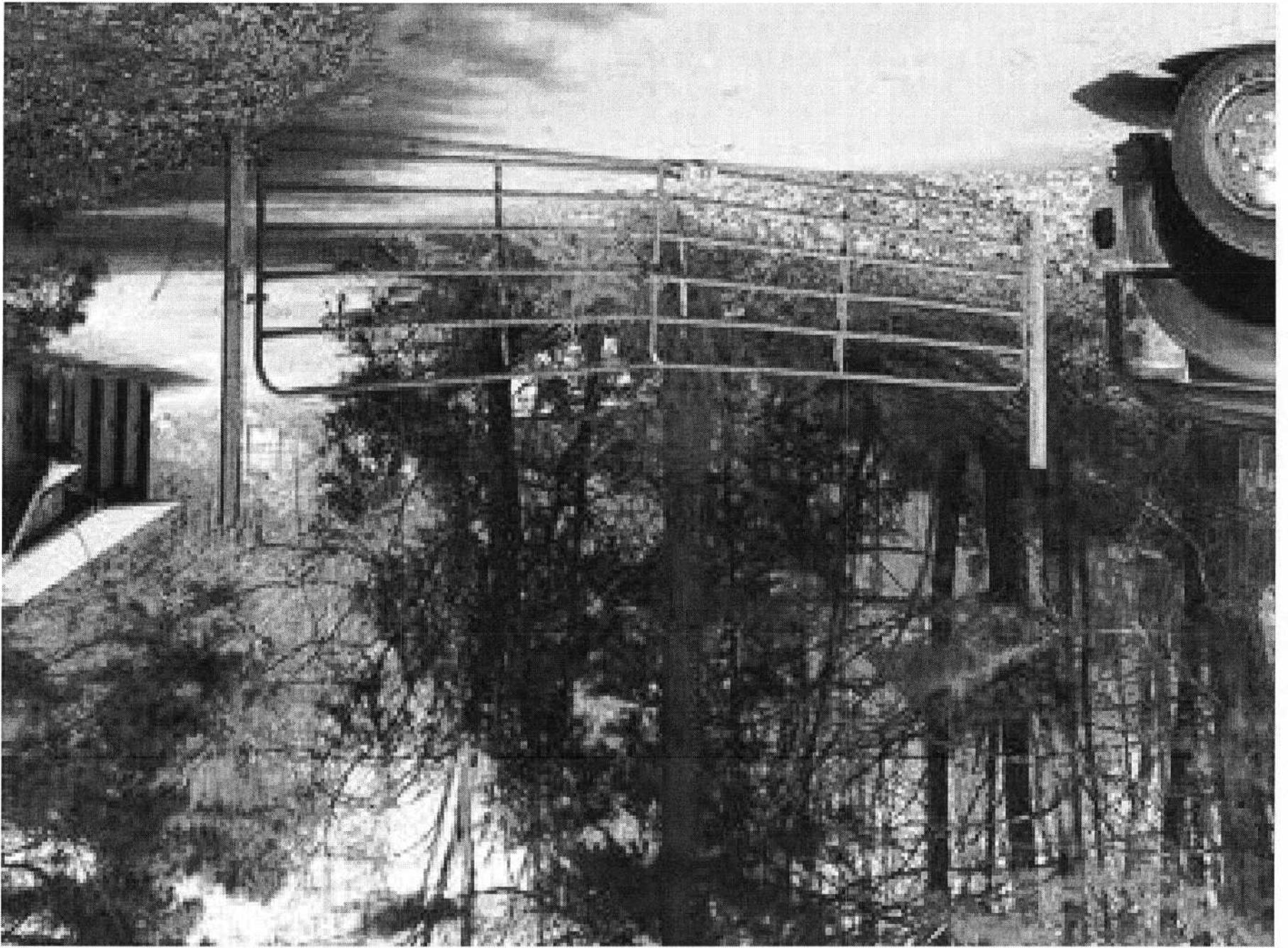
- Parking
- Soccer fields
- Access “path”  
4/10 mi long
- Barn and  
Westwood  
property





Aerial view of area properties and Three Rivers

Park



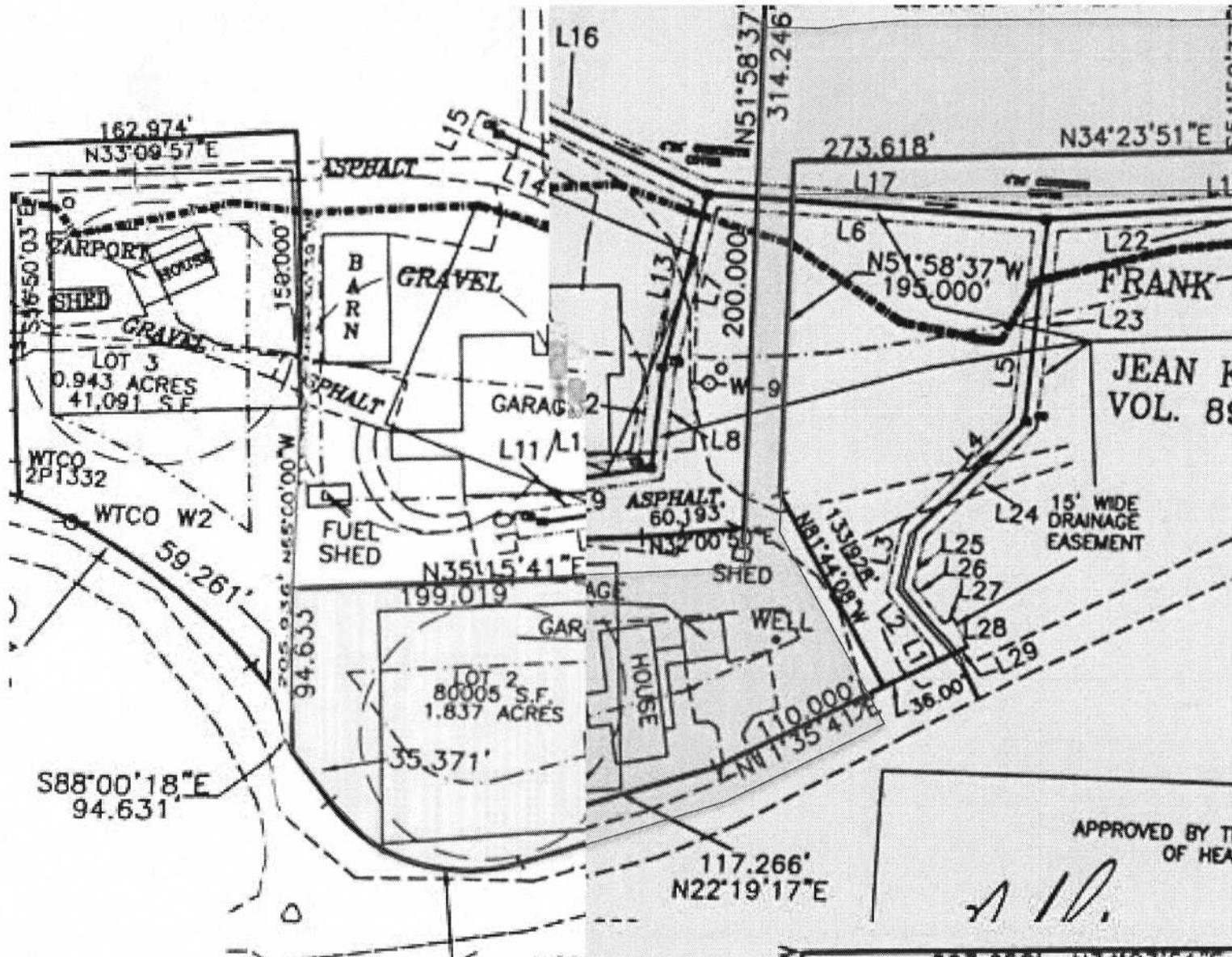
ACCESS TO THE FIELDS AND BARN IS BLOCKED

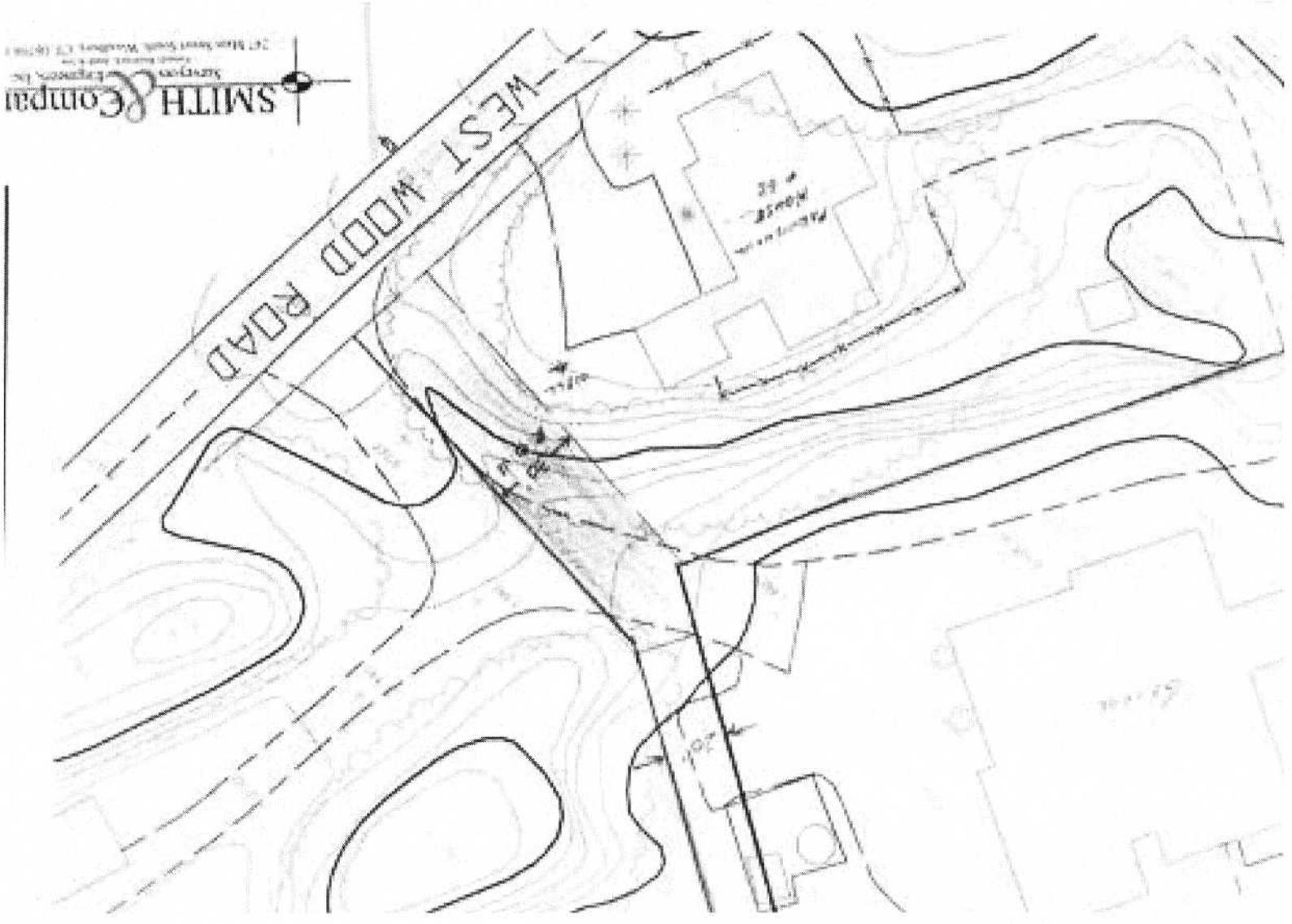
60-62

Westwood Road



# 60-62 Westwood Road



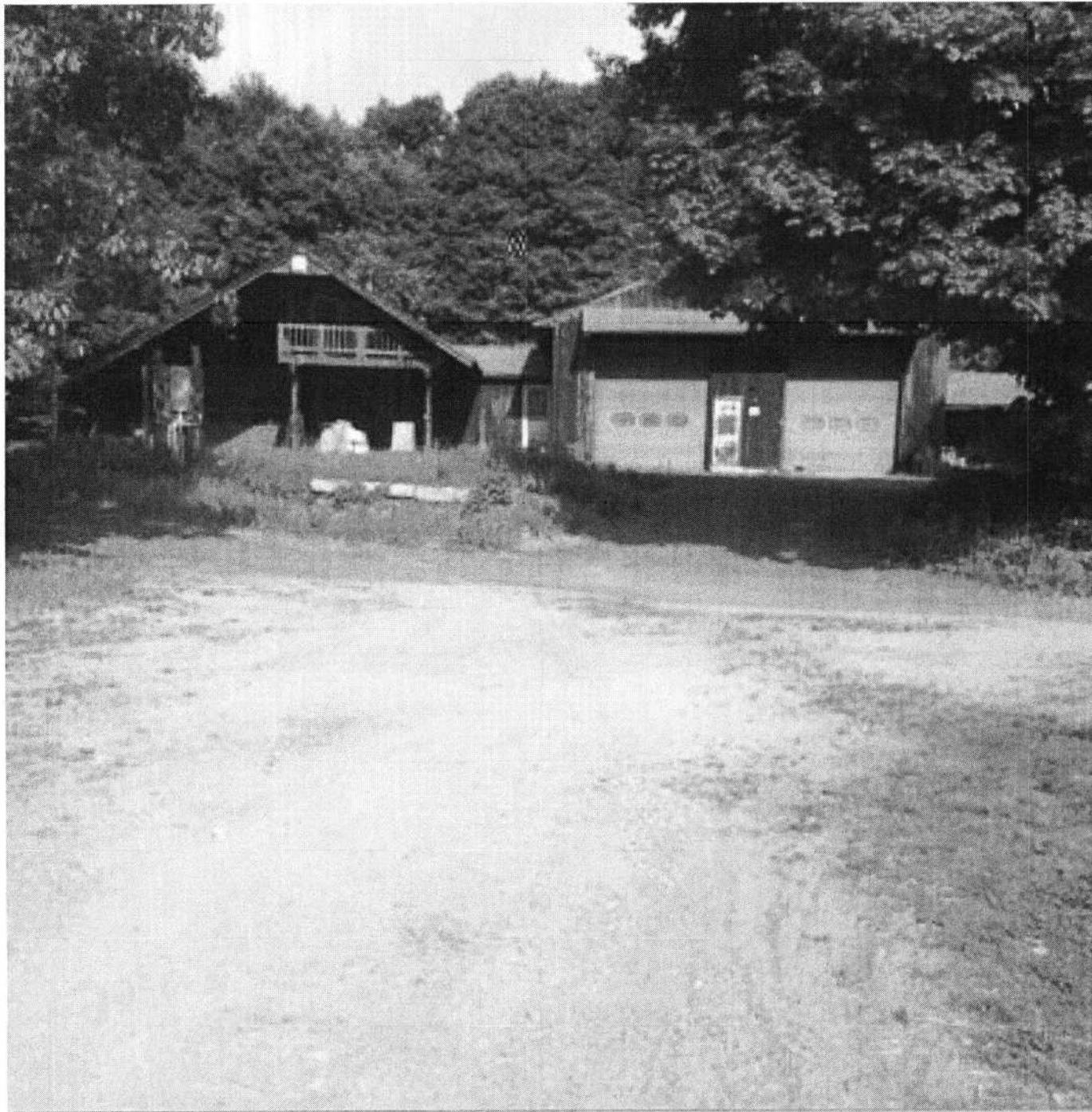


# Access to 3 rivers

”

Field-side  
view of  
Garage  
(Barn)

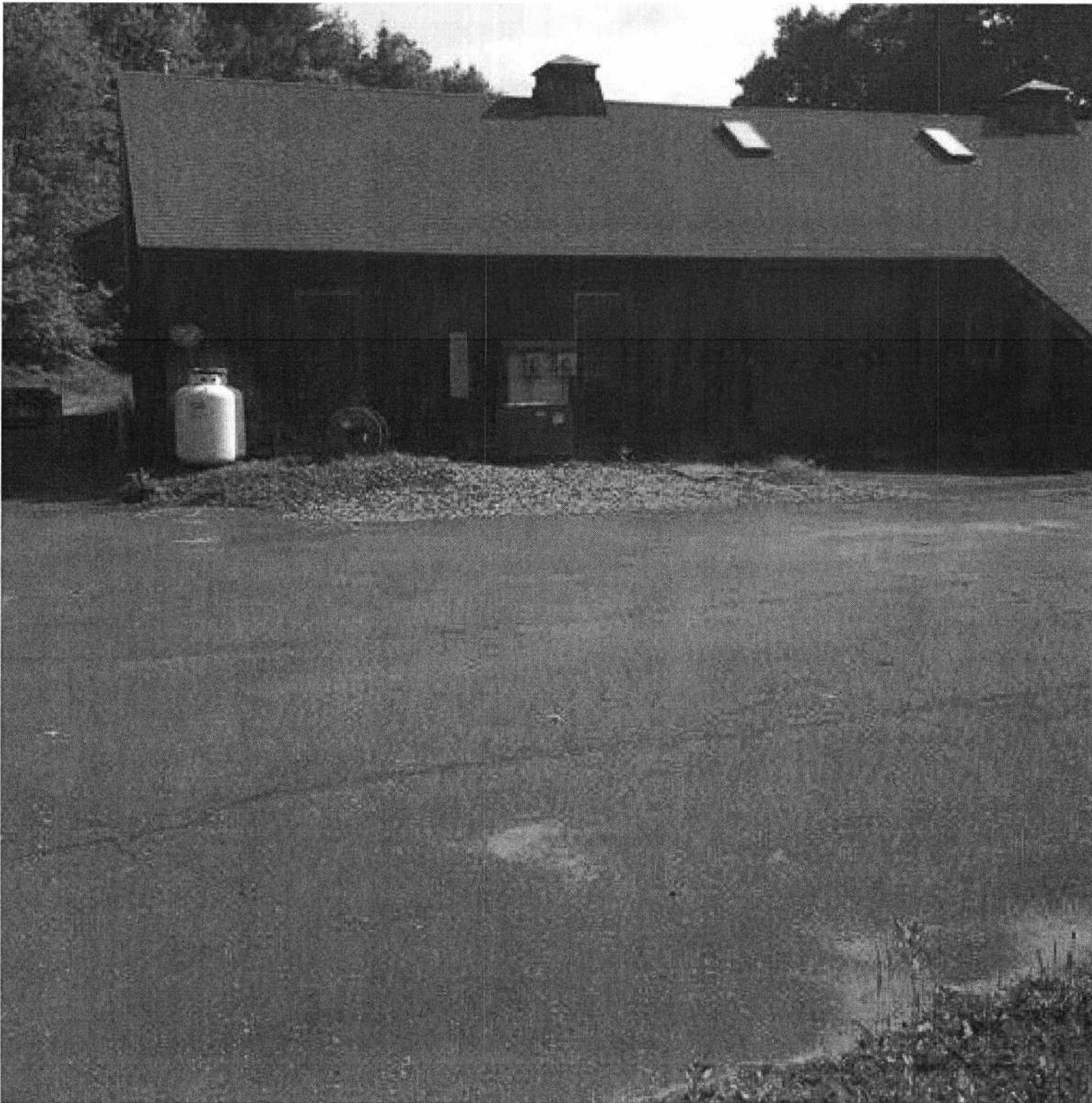




East Face of  
Garage/Barn

2nd Floor  
Interior of  
Garage  
East facing





Southwest  
exterior of  
Garage/  
Barn

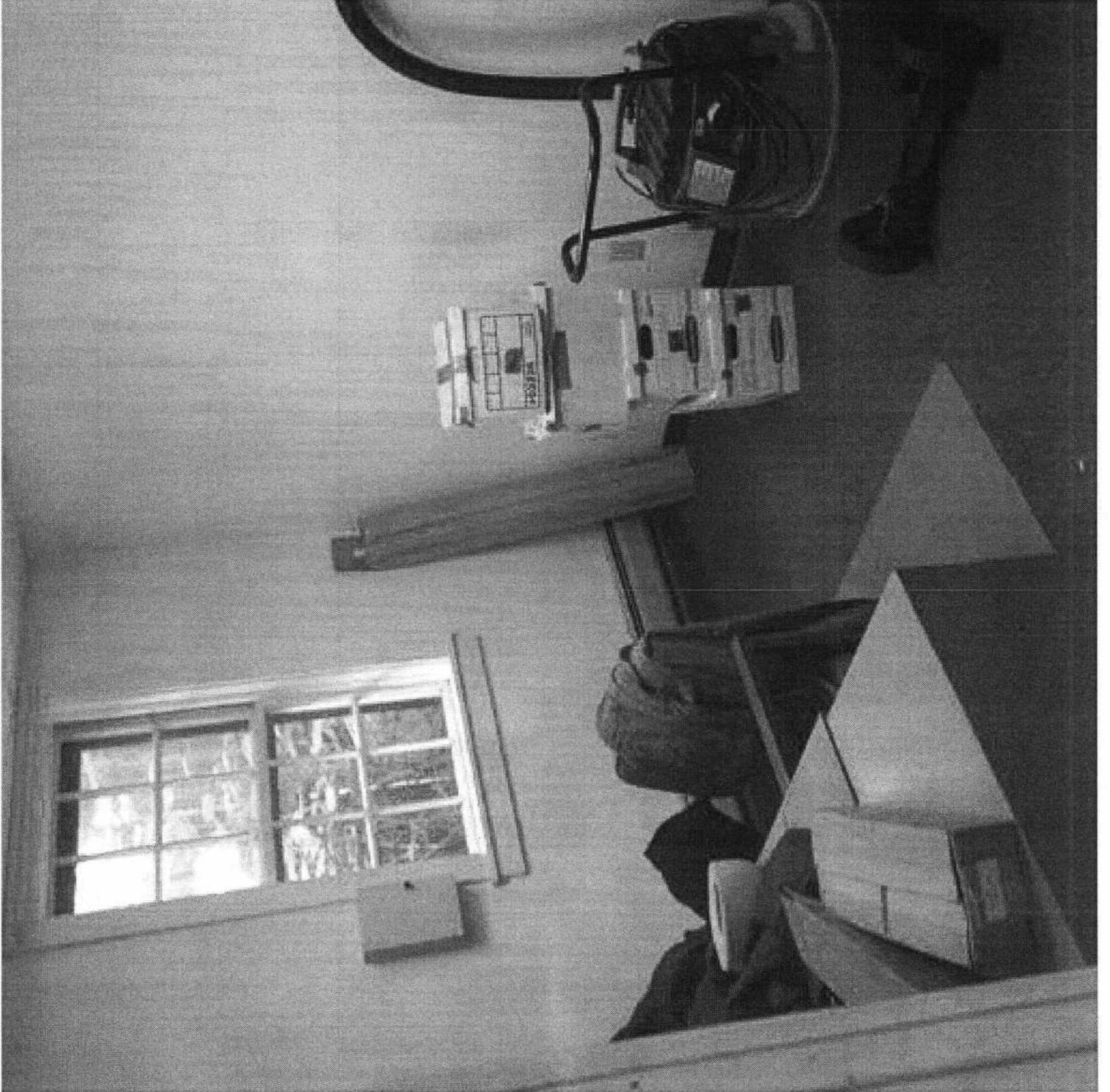
# Maintenance workshop (P&R)

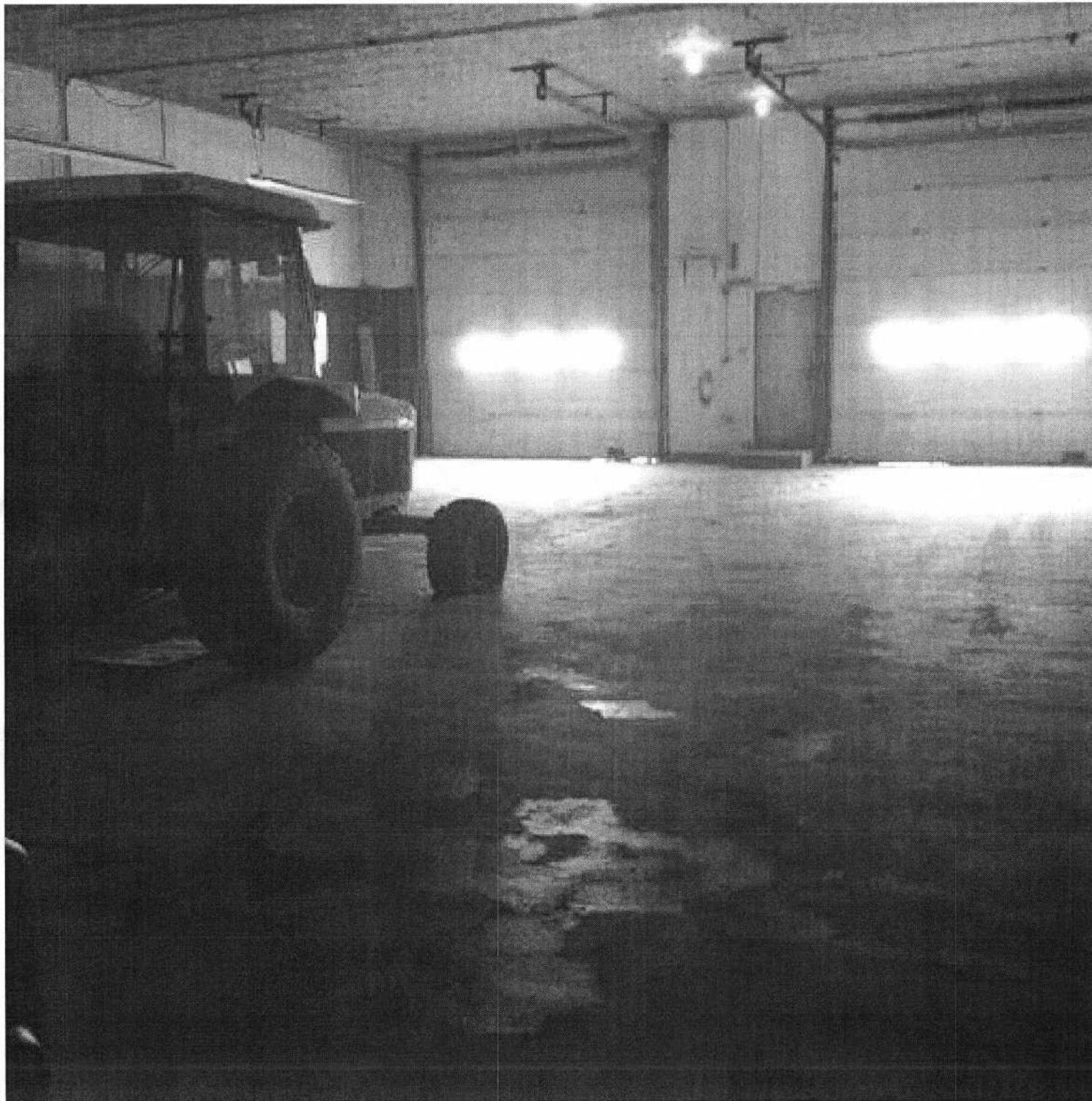




Storage  
area  
(P&R)

# More interior of Barn





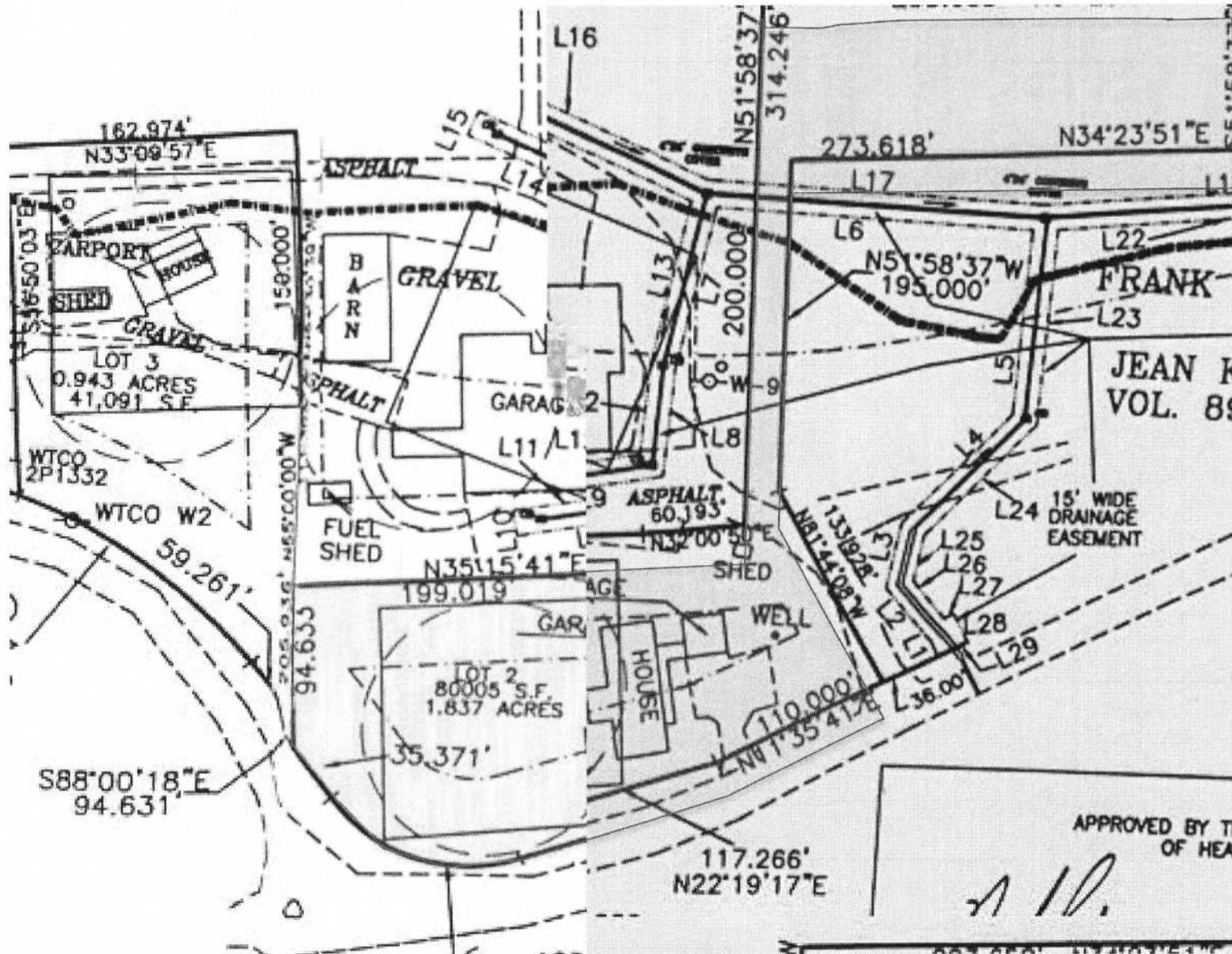
First floor NE  
corner  
Garage/Barn

*Where the  
Haunted House is  
held by Lions  
Club*

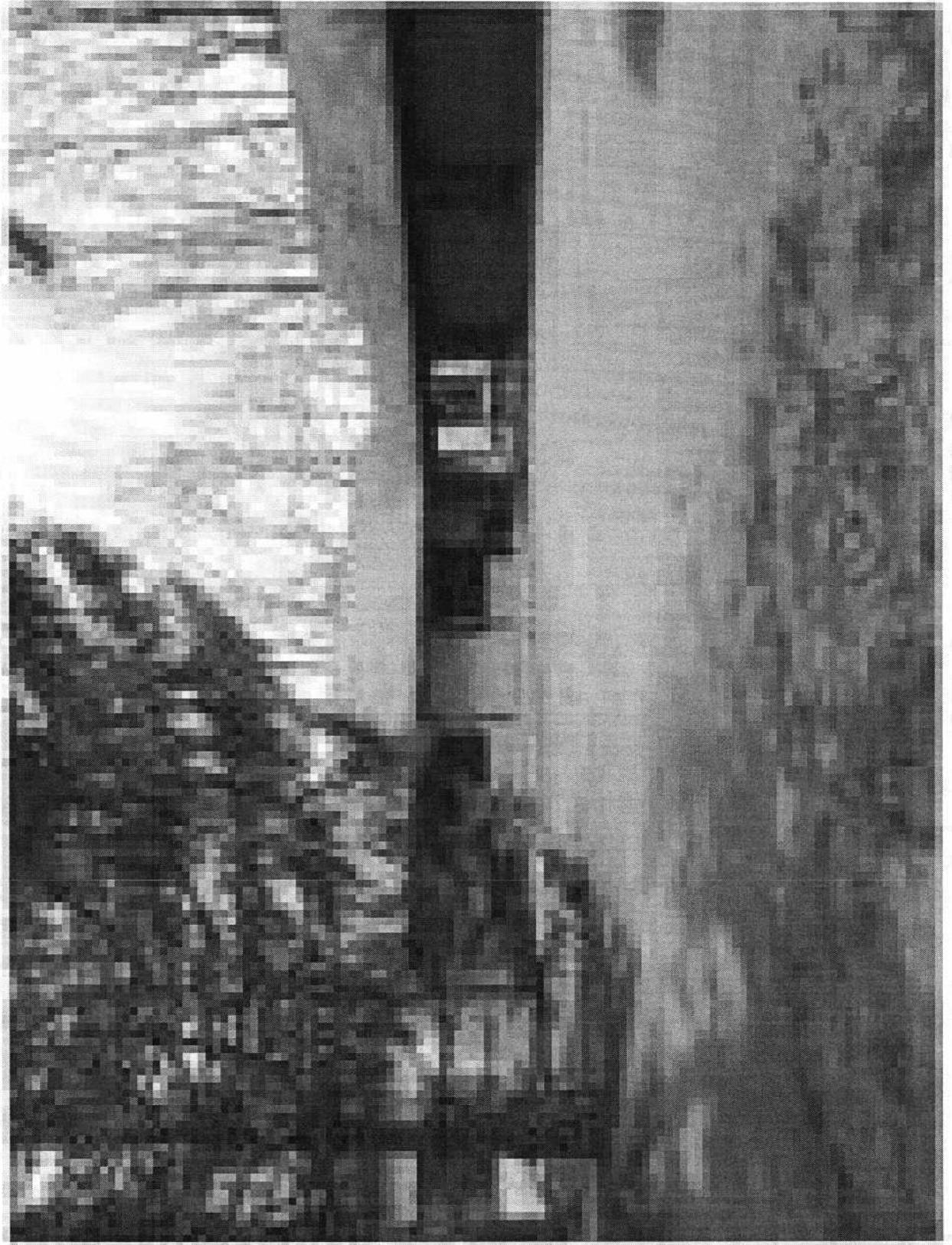


“Pole Barn”

# Property purchase



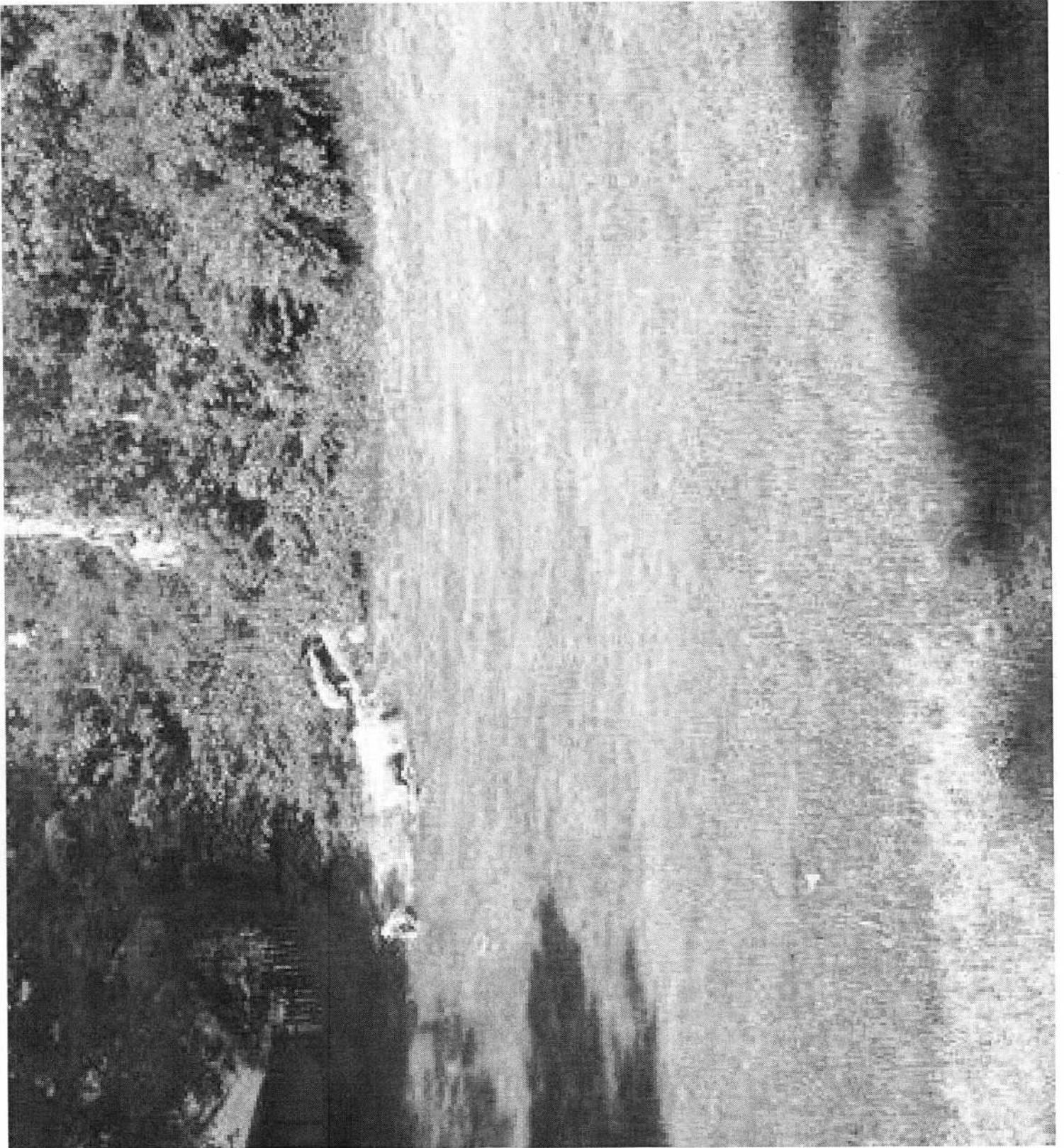
# 60-62 Westwood Rd



# Duplex structure







# Annual Cost and Income from purchase

	Costs	Income/ savings
Debt Service ( \$ 315,000 for 20 years)	\$ 20,500	
Loss of taxes	\$ 5,500	
Income from rental apartments		\$ 28,800
Income from field crop lease		\$ 5,000
<b>TOTAL</b>	<b>\$26,000</b>	<b>\$33,500</b>
<i>Plus the value of access</i>		<i>???</i>