

Town of Washington Special Town Meeting

Bryan Memorial Town Hall, Washington Depot, CT

Moderator: Hank Martin – Clerk: Angel Burton

April 20, 2018 at 7:30 p.m.

CALL to ORDER: First Selectman, Mark Lyon, opened at 7:30 p.m. requesting nominations for Moderator. Nick Solley nominated Hank Martin with multiple seconds. With no other nominations, Mr. Martin was unanimously selected as Moderator and called the meeting to order.

WARNING: TOWN OF WASHINGTON, SPECIAL TOWN MEETING
The voters and electors of the Town of Washington are hereby warned that a Special Town Meeting will be held on Friday, April 20, 2018 at 7:30 p.m. at Bryan Memorial Town Hall, Washington Depot, Connecticut to consider and act upon the following:

1) To approve the sale of the Harry O. Erickson Hall New Preston, CT.

Dated at Washington, Connecticut this 5th day of April 2018

Mark E. Lyon, David A. Werkhoven, Jay Hublebank

Board of Selectmen

RESOLVED: To accept the proposal submitted by Michael DePerno and Andrew Fry of Plain Goods to purchase the Harry O. Erickson Pavilion Hall New Preston, CT for \$140,00.00

Motion: Mark Lyon

Second: Valerie Friedman

Discussion: Mark Lyon, Attorney Philip Pires, Diane Valentine, Ene Riisna Greenfield, Patricia Palmer, Susan Bishop-Wrabel, Randy Carreira, Ken Stiles, Marty Rook, Susan Cassano, Richard Krasnow, Michael DePerno, Chris Smith, Zach Gillespie, Ron Gerst, Claire Wilbur

CALL QUESTION: To stop debate and vote (move to a vote on original resolution)

Motion: Claire Wilbur

Second: Multiple Responses

Discussion: No further discussion on original resolution.

Vote: Passed by two-thirds majority raise of hands.

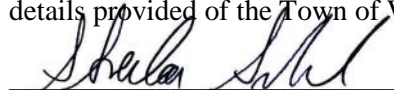
RESOLVED Cont: To accept the proposal submitted by Michael DePerno and Andrew Fry of Plain Goods to purchase the Harry O. Erickson Pavilion Hall New Preston, CT for \$140,00.00

Eligibility to Vote: Town Clerk clarified must be registered town voter or town taxpayer that's US citizen age 18 or older. Trusts, corporations, LLCs, legal entities cannot vote. Voter must be a person. Voter eligibility verified by town record at paper ballot.

Vote: 392 paper ballots, passed 280 in favor to 112 opposed.

ADJOURNMENT: Meeting adjourned at 9:19 p.m.

I, Sheila Silvernail, certify to the best of my ability the foregoing is an accurate vote record based on details provided of the Town of Washington's Special Town Meeting on April 20, 2018.



Dated at Washington, CT this 23rd day of April 2018.

Town of Washington Special Town Meeting

Bryan Memorial Town Hall, Washington Depot, CT

Moderator: Hank Martin – Clerk: Angel Burton

April 20, 2018 at 7:30 p.m.

Minutes - Transcript

Call to Order: First Selectman, Mark Lyon, opened at 7:30 p.m. requesting nominations for Moderator. Nick Solley nominated Hank Martin with many seconds. With no other nominations, Mr. Martin was unanimously selected as Moderator and called the meeting to order.

[0:00:00.0] [START audio file SpecialTownMeeting4-20-2018.wav]

Moderator: I thought the meeting we had a month ago was a good turnout. This one is even quite a bit more so. Thank you for coming out. Would the clerk read the warning please.

Clerk: WARNING, TOWN OF WASHINGTON, SPECIAL TOWN MEETING
The voters and electors of the Town of Washington are hereby warned that a Special Town Meeting will be held on Friday, April 20, 2018 at 7:30 p.m. at Bryan Memorial Town Hall, Washington Depot, Connecticut to consider and act upon the following:

1) To approve the sale of the Harry O. Erickson Hall New Preston, CT.

Dated at Washington, Connecticut this 5th day of April 2018
Mark E. Lyon, David A. Werkhoven, Jay Hublebank
Board of Selectmen

Moderator: Thank you very much. I need to go through boilerplate information. We have one item on the warning as you know. There'll be a motion, a resolution for that item. We'll ask for a second to that motion then will be in the discussion period. We'll start by having the First Selectman explain the motion and then open up to all of you. Raise your hand to be recognized to ask questions or state opinions, pro or con. We'll get around the room and since there's so many people, should we put a time limit for each person's commentary of three or five minutes.

Audience: Three, three.

Moderator: Three?

Audience: [applause]

Moderator: All right, we'll do a three-minute timeline for discussion. Finally we'll vote on the motion. In discussion, please raise your hand to be recognized. When recognized, please state name and street address for the clerk's

purposes. Also, let's try to avoid any personal comments. If that happens, it will be ruled out of order. With that, Mark, would you introduce the resolution?

M. Lyon: **RESOLVED – To accept the proposal submitted by Michael DePerno and Andrew Fry of Plain Goods to purchase the Harry O. Erickson Pavilion Hall New Preston, CT for \$140,000.00**

V. Friedman: Second.

M. Lyon: Second is Valerie Friedman.

Moderator: Thank you, when we get to the voting stage, I'm going to ask our Town Clerk, Sheila Anson, to explain who can vote and who can't vote and the system with the various ballot boxes in four corners of the room and another for business owners who don't live in town, but are eligible to vote.

Male: Property taxpayers.

Moderator: Property taxpayers, I'm sorry. I tried to explain this last time and got mixed up and Sheila came to my rescue. So we'll have Sheila explain. Mark, do you have anything you'd like to say at this point?

M. Lyon: We're here tonight to vote aye or nay to the offer by Michael DePerno and Andrew Fry. This has been a process that's been going on for at least eight months. We've spent considerable amount of time getting preservation easement in place that will protect the appearance of the exterior of the building. They are well aware of that. We're still working on it. We're working with the Connecticut Trust for Historic Preservation. We had drawn one up and sent it to them for their review and they offered suggestions which will be incorporated. That'll take care of that aspect.

We started this process back in November with a town meeting, not quite as well attended as this, but quite well attended where a vote was taken whether to proceed with the process of selling the Pavilion Hall. That passed by a considerable margin at that meeting in November 2017. Subsequent to that, we worked more on the preservation easement and advertised in December for proposals to purchase to be submitted in February. I had a meeting with business people from the New Preston Village in January. They asked to extend it to April. I told them I would consider it. I never said I would do it. I was going to consider it. I consulted with the Board of Selectmen and the Building & Property Committee and we decided to hold the date to the end of February. Sealed bids came in. We had one bid that was one business day late. They called the day before the deadline to explain their dilemma. They were out of the country. They were still interested and asked if they could bring it in on Wednesday. I asked them if they could bring it in the earliest possible

time. They brought it in Monday morning so basically one business day late. I decided that we would accept that.

Of the three bids, one was an antique business in Marbledale which was subsequently withdrawn. A proposal of sorts from a business group in New Preston claiming that they had raised \$100,000 and wanted an opportunity to donate. They never mentioned purchasing the Pavilion Hall, but they did say they would be willing to work to restore it. We looked at the three bids, one of which was subsequently withdrawn and felt that the Plain Goods bid was complete. It had an offer to purchase for \$140,000 and it also listed the type of renovation they would be doing. I consulted with their finance people and they had the money to do the project. The Board of Selectmen had a meeting and the Building & Property Committee and Susie Payne and Doug McHan. It was decided unanimously with one abstention to accept and recommend that the town proceed with the Plain Goods proposal.

We adjourned our last town meeting over a question in the deed from 1940 and the subsequent town meeting that accepted that. We turned that over to Attorney David Miles, our town attorney. There are handouts with his letter that said his opinion was that we could go forward with the sale. There was nothing in the deed or the town meeting that restricted it to a specific use. So that brings us back here today to vote on whether to accept or reject the proposal by Michael DePerno and Andrew Fry of Plain Goods.

Moderator: The motion has been made and seconded with an explanation. We're now in the discussion period. I will recognize anybody that wants to speak out by raising their hand. Yes, in the second row. In each case, please wait for the microphone.

P. Pires: Thank you, my name is Philip Pires. I'm a partner with the law firm of Cohen and Wolf in Bridgeport, Connecticut. My business address is 115 Broad Street, Bridgeport. I'm here today representing some citizens in the Town of Washington. I'm here to speak against the motion and direct that we vote no on this motion and reject the proposal. I've read Attorney Miles letter. I've submitted my own letter to the Selectmen and to Attorney Miles which raises issues that Attorney Miles does not consider. In sum, the analysis that he did talks about it being a restricted covenant. What the deed did do, what the grantor did, is this was dedicated for public use. When that happens under Connecticut law both by statute and by court decision the use must be maintained for the benefit of the public. It can't be undone by another vote at a town meeting. It can't be undone by an act of the Board of Selectmen. It has to be continued as public use. A sale would be subject to legal challenge. The property should continue to be used for public use. Even under the assumption that a restrictive covenant analysis applies, anything that he says in the letter is actually not true, because you can have a restricted covenant that does not

benefit [unintelligible audio]. That view has been rejected by the Connecticut Supreme Court. For all of these reasons, most particularly because this property is dedicated to the public trust, I encourage you all to vote no on the motion.

Moderator: Thank you.

M. Lyon: I'm not going to rebut anything you said. I read your letter. I also had subsequent letters from another attorney that repute what you've put forth in yours. To avoid dueling attorneys, we decided we would accept the opinion of the town attorney and address any litigation that arises after-the-fact. Right now we have opinions from three attorneys and two state it's all right and one that it's not. None are judges. Tonight we want to proceed with the question and the proposal that's on the table and it's the call of the town meeting.

Moderator: Anybody else wish to speak? To the rear.

D. Valentine: I'm Diane Valentine. I'm not a local resident, but my daughter lives at 18 New Preston Hill Road which is literally across and up the street from Plain Goods now. I'm also a licensed realtor in the State of Connecticut so I have some knowledge and seen things happen. My main question is if there's been a traffic study done. This may seem small matter, but I've almost had three collisions within a week by people running the stop sign at the main route. You have to pull forward in order to see who's coming. I'm wondering how much retail are they going to have in this building? How many new customers will be in the parking area? Where's everyone going to park? The local businesses are already saturating the area. Children are at the small park. Does it take a child to be killed?

Audience: [Loud responsive interruption]

Moderator: Order please.

D. Valentine: I'm serious. Will there eventually be a need for a state study for a traffic light? All these things have to be looked at.

Moderator: Just to let you know, you've twenty seconds.

D. Valentine: Change is good, evolution can't be stopped, but maybe be sensible about it and look at all the factors involved.

Moderator: Thank you. Hands on this side, then we'll move over here?

E. Riisna Greenfield: I'm Ene Riisna Greenfield. I live at 12 Ives Road in Washington Depot. I just wanted to say I've been here for over twenty years and the businesses in New Preston have revitalized the town. They've turned it into a wonderful place to go for local people and visitors. I think Plain Goods

has wonderful style and been a good addition to the town. Traffic and other concerns are problems New Preston has to solve. It's not Plain Goods' problem. I want to say something positive about this store and their proposal. It's wonderful.

Moderator: Thank you, on the right.

P. Palmer: I'm Patricia Palmer, 11 Hifield Drive, Washington, CT. I was at the meeting that we had previously and I thought that we left that meeting with the understanding that we needed to know whether or not there was any legal reason to move forward with the sale. We came here tonight and that question still hasn't been answered. I don't know why we're moving forward when we don't know whether or not it's legal. And \$140,000 for a piece of property in Washington is probably the best bargain that anybody has ever gotten. I have to question why we are selling this at such a bargain rate.

Moderator: Thank you. Taking on the duties of Moderator, I do have the right to refer to the evidence that's on the record. I will say that I don't agree with your statement. We do have a written legal opinion from the town attorney. All of you have complete discretion in this matter. You can decide to agree or not agree with him. We do have the question answered regarding the opinion letter from the town attorney. As has been indicated, there are other opinions. The Board of Selectmen has chosen to allow another judicial body to sort this out if there's a question about which legal opinion is right. That's about all I can explain and remain impartial. It's up to you to decide the vote and the legal support for it.

Now over there and then we'll get over to here and then the other side of the room.

S. Bishop-Wrabel: Susan Bishop-Wrabel, 237 Baldwin Hill Road, New Preston. I spoke at the last meeting and I would like to recapitulate one point I made at that time. I'm speaking not only as a long-time resident and for full disclosure I am an employee of New Preston Kitchen Goods. I am also a trustee of the Washington Community Housing Trust. I looked at this issue from many perspectives. My concern is that the town is rushing to dispose at a very low price of a very important landmark. Once this landmark falls into private hands, particularly those with commerce which is ephemeral, the town will never get this building back. I am concerned about the balance of use of properties in New Preston and the integration of our villages as a town. If New Preston becomes solidly commercial with no municipal use, no municipal access for all the citizens of Washington, then New Preston will become an isolated enclave which most of the citizens of Washington cannot afford to visit. My concern has to do with preservation of a landmark and the balance of use of properties. I think that we should wait for another opportunity to sell this building. Thank you.

- Moderator: Thank you to all that have spoken for being brief and not exceeding the three minutes. Let's go over here.
- R. Carreira: Randy Carreira, 19 New Preston Hill Road. I'm probably less than 100 yards from Plain Goods and the Pavilion. I'm curious why there were so many people involved at last meeting, but not last November or the last ten years. For the last six years, the building has been vacant. The issue of sell or not sell is beyond the town meeting issue. It's a litigation issue between the people, the unnamed clients of Cohen and Wolf over here, the anonymous cards I've received in the mail, unsigned vote no. From my perspective, I see parking is utilized before stores are open and leave after. To me that says that parking is utilized by the local businesses, seven parking places. The issue on a simpler level is that this is a dispute between businesses that are down in New Preston Hill. If they want to do litigation, I think that's where it should up. But, you've got a contract here. We have bid, you have an offer, you have an acceptance subject to approval of a town meeting. If there's a title issue, that's between the title company and the purchaser. If there's an issue locally for any other dispute, that should be handled by named parties against named parties, not this, not anonymous cards, not anonymous lawyers. Thank you.
- Moderator: Thank you.
- K. Stiles: Ken Stiles, 25 West Shore Road in New Preston. I couldn't agree with you more sir. We covered a lot last meeting. I applaud those that oppose voting yes. I applaud you for your effort in building a case, but I have to be honest and condemn the approach getting these anonymous things and a lot of it is not correct. It's half the story. The whole point of distributing these things is to influence those that come here to vote. It tells one side of the story and I refuse to get involved in that. We're talking about a business opportunity here and I couldn't agree with you more about what you just said. By reading these things, you'd think there was a line of bulldozers to knock down the building. That's not what's happening. Michael talks about respecting and protecting the history of this building. To be able to do that, it's not just about the \$140,000 purchase. We're also talking \$650,000 in the proposal as an \$800,000 investment. Now take a look at what the building is worth and what the property tax would then be. It was refreshing to see email from Pergola shift perspective to preserving area instead of concern that area couldn't handle more business. Talking one on one with the merchants, they'll admit part of it is personal. That should not influence those here to vote. We should be voting on the real principle. It's going to take all of us in the room to vote to help heal the community.
- Moderator: I see a hand about three-quarters to the back.
- M. Rook: Marty Rook, 136 Old Litchfield Road in Washington. Full disclosure, we also own three properties in New Preston, number 7, number 11, and 13

East Shore Road. None of my concerns are personal. It's all dollars and cents. My worry is if a building like that sells for \$140,000 the property value of every parcel in New Preston is going to go down. I think we can get more for it. It's simply not enough.

Moderator: Thank you. One more hand over here.

S. Cassano: My name is Suzanne Cassano. I live at 69 Wykeham Road and I'm also a business owner in New Preston. If you're here to vote tonight, I'd like to review and clarify a few things that you should be concerned about and I too am very sad about the discourse that has happened. We're all saddened about the discourse. I wish the building were not being sold, but since it is as taxpayers all of you deserve more than \$140,000. It's a giveaway and it's far below the appraised value. There is no official undertaking to restore the building. There's nothing in writing. You've not seen plans. You've not seen cost estimates and you've not seen timetables. The historic preservation is only a draft. It's not been recorded so it's as if it doesn't yet exist. As of Sunday, the town had not spoken to the Connecticut Trust for Historic Preservation. I personally sent them the easement. According to them, it is not objectively enforceable as it is written. Once privatized the owners can sell to anyone at any time. In fact, they have already had discussions to resell Pavilion Hall to someone who is sitting in this room tonight. Lastly, the proposal is just a promise. It's not a guarantee and it's not enforceable. So once it is sold anything can happen. We urge you to vote no. Thank you.

Moderator: Thank you.

M. Lyon: Thank you. Just a couple of points that you made. We have been in touch with the Connecticut Historic Trust. I sent them what had been our final draft of the preservation easement. Their comments were not that it was unenforceable. They had a couple of suggestion to tighten it up so to speak. They also recommended making the easement a condition of the sale instead of recording it prior to the sale. Which means at the time sale it will go into effect. We will have their blessing on what we present. I thought we had done our work and this makes it better. We're doing it. That's what we're working on. They recommend that we use Secretary of the Interior Standards. By talking to Plain Goods people, they are willing to do that. They're willing to work with whatever preservation document we present. You are right. There's no guarantees. It's just like when someone buys the house next door there's no guarantees that they will keep it up. We do have this document that protects the appearance of the building. Another thing the Trust recommends is having an outside individual inspect the building at least once a year which we include in there. They feel that's the best way to preserve historic buildings. There's been lots drifting around. I think we've covered our bases. We put the building on the market to sell per the town meeting in November. That's what we're trying to do in the best interest of the town.

Moderator: Yes, sir.

R. Krasnow: Richard Krasnow, 84 Kinney Hill Road. It wasn't clear to me from what you [Mark Lyon] said whether or not the restrictions or the requirement to preserve outside of building was only going to be in the contract or there was going to be a recorded easement.

M. Lyon: There will be a recorded easement signed at the time of sale and it will go with the property for subsequent buyers.

R. Krasnow: Understood, thank you.

Moderator: Right behind you.

M. DePerno: I'm Michael DePerno, 63 Wykeham Road and business owner at 1 New Preston Hill Road. Suzanne, to your points, honestly you must not have read our proposal because everything about our proposal and all of our intentions are in there. I don't know who you've spoken to suggest that we'd ever consider selling this building. I've never heard of that. I have no idea who you are speaking of. I want to start by thanking everyone for coming out tonight. It means a lot to all of us. We realize this is a sensitive issue for many different reasons, but we hope that this meeting will bring about clarity. Moving here was a deliberate decision for us. The physical and historical beauty along with wonderful people were the key reasons we decided to make a commitment to Washington as our home. For the past two and a half years we've been fortunate to develop a growing business in New Preston in a lovely, but limited space around the corner from Main Street. I've been a retailer and designer for nearly three decades and all of my shops have been housed in either vintage or historic buildings. We cannot express enough how meaningful it is to be considered as the key holders of such a special and revered building as the Harry O. Erickson Pavilion Hall. It's something we will take pride in restoring and breathing new life and vitality into this building that has sat dormant and unused for years. We spent over a year about Pavilion Hall and ways to make it work as our new shop and also ways to honor it's history. All of that careful consideration was woven into our proposal to the town. It's a significant endeavor for us, but one that brings excitement and joy. We state absolutely that the building is being preserved. It is not going anywhere. It is not being taken away from anyone and it is not being lost. We have worked with the town to strengthen the preservation easements and protections to ensure it is protected after we leave which we expect to many, many years from now. Since our proposal's inception we have envisioned a place where you can sit in the front garden, a place where you can glean information about the town's history, natural resources, non-profits and businesses, a place that will connect all the villages of Washington and a place to collaboratively host small workshops and exhibition with town cultural organizations. We believe in New Preston. We believe in Pavilion Hall and we believe in an inclusive

environment that benefits everyone throughout the Town of Washington. Thank you.

C. Smith: I'm Chris Smith at 22 Parsonage Lane in Washington. I have a question. What happens if the vote is no? The town will continue to own the Pavilion. The town will continue to keep it up in the manner they've done for the last several decades and nobody wins. I'm concerned that there's been a lot of misinformation. If the town is going to keep it, they have to put a lot of money into it and do the taxpayers want to do that?

Moderator: Thank you.

Z. Gillespie: My name is Zach Gillespie. I live on 60 Wykeham Road. I've lived on 158 New Preston Hill Road generally my whole life. I was born here. I love and adore this town and everything about it. I'm very protective of it. My personal experience, I actually going to the Boys & Girls Club my entire youth. I'd go there every Friday night. Every Saturday I'd play basketball. It was the best experience to be with friends and a young person in this town. The town isn't the same anymore. It's not meant for young people anymore. The middle class is shrinking. That's one of my biggest concerns for the town in general. For me, perhaps we are rushing a little. I'm not saying Plain Goods owners aren't the ones to own this building. I'm not saying anyone is not supposed to own the building. I don't know if the town should keep it. I don't know if we should sell it. I do know that we have all these difficulties with the septic and everything else. I feel like the reason why there's so many people here tonight is because back in November how many people showed up to the meeting? 120? I'm hearing other numbers.

Moderator: Just continue.

Z. Gillespie: The whole point is that if you had a 900% increase in voter turnout means it wasn't talked about enough. It wasn't brought up enough and not enough people knew about it. I don't know if blame is to be given, but I don't know if this was transparent enough for anyone. That's why I feel so many people are uncomfortable with it. I think that we need to think about this and make sure that all these protections for the building are contractual agreements rather than hearsay or hopes. That's my concern. I hope everyone thinks about what the town actually needs. If you're middle class or lower upper class you just can't go into New Preston and accomplish anything or enjoy yourself because you can't go into a shop without spending hundreds of dollars. I've no reason to go into my own center of town anymore. So these are my concerns I just wanted to voice.

Moderator: Thank you. Let's go to the back and then over here. Everybody will get a chance.

R. Gerst: Good evening, my name is Ron Gerst. I live at 21 Church Street in New Preston. I've been there for fifty-four years. My kids have gone to the Boys & Girls Club when it was active. From my house I've been able to watch the building the last fifty-four years. I'm going to allude to the traffic that was mentioned. She should have lived here when Montessori School was here. They came down Church Street at about fifty-five miles an hour because they were running late. Traffic is much better now than it was. About the downtown, I appreciate the stores down there. It was more convenient to me when it was Washington Supply, two grocery stores, a liquor store, a post office, and Dowler's Garage, but times change. I don't mind going to New Milford to do my grocery shopping. It's not a big deal. I just don't understand why anybody would be against this business when all the other shops in town have faced the same thing. They came into a decrepit area. They rebuilt the stores. They're doing rather nicely now. What have they got against somebody else doing the same thing?

Audience: [applause]

Moderator: Let him continue.

R. Gerst: I've been watching the Pavilion for years. At it's best there were six to eight kids going on Friday night. The rest of the time it's vacant. Why not just sell it. To me it's not historic. It's a white elephant.

Audience: [applause]

Moderator: Thank you, I'll get the lady standing to rear with hand raised then we'll come to the front.

C. Wilbur: My name is Claire Wilbur. I live at 18 Slaughter House Road. I was the president and director of New Preston Boys & Girls Club for twenty years. I watched the building at its low and at its high. I think everybody in this room has an opinion to what they want to do right now. I think it's time to vote. I make a motion that we vote.

Moderator: Let me explain what just happened. The question has been called. What that means we need to vote if it will be seconded.

Multiple Voices: Second.

Moderator: It's seconded. We will have no more debate. There can be no more comments recognized. We will vote on going straight to the vote on this proposal. Right now we're not voting on the proposal. We're voting whether we should vote directly on the proposal.

Male: Can I ask?

Moderator: Yes?

Male: I asked to be recognized a minute ago.

Moderator: I'm sorry. I didn't know she was going the motion to call the question.

Male: Those who you said would have the opportunity to speak should have the opportunity.

Moderator: I can't do it. This town meeting will decide whether I can recognize you if it votes against the call of the question. If they vote to go directly to the vote [on the resolution], my hands are tied. I'm sorry. You're not the only one. Something happened which intervened. I can't recognize you anymore.

Male: Can I speak to the motion?

Moderator: No, the motion [to call the question] does not allow debate. We're talking about the motion to call the question and go straight to a vote. The way it works is that there can be no debate on that motion. It does require a two-thirds majority, not just 51%, but there can be no debate. So at this point I'm going to ask for everybody in agreement with calling the question and proceeding directly with no more discussion to a vote on this subject to raise your hand. Right now I'm looking with Moderator discretion to decide if we have two-thirds or not. Lower your hands. People who want to continue debate raise your hands. In my judgment, we have two-thirds ready to vote right now. It's pretty clear cut. So I apologize to anyone that didn't get a chance to speak, but we had a motion from the audience to call the question and we are bound the process that unfolds from that point forward. Is Sheila Anson here? Kindly come up. Sheila is going to explain who can vote and who can't and the system tonight. You can see there are people ready at four corners of this room for that.

Female: Was that motion seconded?

Moderator: Yes, it was. It was seconded by several people.

S. Anson: I just want to say that there are some at town hall this week wearing pearl necklaces in honor of Barbara Bush. Wonderful lady.

Audience: [applause]

S. Anson: The eligibility to vote is Section 7-6 of the Connecticut State Statutes. I'll just read a portion. Any person who is an elector of such town may vote who is a citizen of the United States and of the age of eighteen years. Any citizen of the United States of the age of eighteen years who more jointly or severally is liable for the town, district, or subdivision for taxes assessed against him on an assessment of not less than \$1000 on the last completed grand list of such town. This means that for any of you that are registered voters when we go to vote, you will go to the corner for your

last name. If your last name begins with an A, you will go to this corner. You will see that they are set up, the registrar of voters and their workers. For those of you who are taxpayers, you will come to the table in the back where I will be and Delisse who is our assessor. This means that you own property, you pay taxes, if you are an individual, not if you're an LLC, if you're a corporation, or if you have a trust. That's an entity. It clearly says any person or assessed against him. If there are two or three individuals in a home who are paying taxes and it's in your name individually, all three of you can vote, but not if it's an LLC, a corporation, or a trust. Thank you.

Moderator: Wait, before we go to corners of the room, I'm going to read the motion that we're voting on again that was read at the beginning of the meeting and seconded.

RESOLVED – To accept the proposal submitted by Michael DePerno and Andrew Fry of Plain Goods to purchase the Harry O. Erickson Pavilion Hall New Preston, CT for \$140,000.00

That was the motion. So now go and vote.

[0:53:27.6] [reference point audio file SpecialTownMeeting4-20-2018.wav]

[Audience disperses to voting areas; audio continues to record]

[1:48:09.2] [reference point audio file SpecialTownMeeting4-20-2018.wav]

Moderator: I have the result. First, I'd like to thank all for staying. For those that didn't stay, these results will be posted on town website tonight so they will be able to see what the result was. We have 280 votes in favor of the motion. 112 votes not in favor. That means a total of 392 voted which is strong. I want to thank all of you for coming out. The meeting is adjourned.

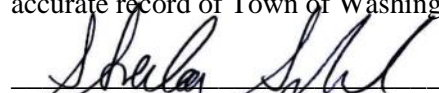
Clerk: Read the numbers one more time?

Moderator: 280 yes. 112 no. A total of 392 votes.

Clerk: Thank you.

[1:48:18.2] [END audio file SpecialTownMeeting4-20-2018.wav]

I, Sheila Silvernail, certify to the best of my ability based on information provided that the foregoing is an accurate record of Town of Washington's Special Town Meeting on April 20, 2018.

 _____, Dated at Washington, CT this 26th day of April 2018