

# March 11, 2004

**Present:** First Selectman Richard Sears, Selectman Harry Wyant  
Visitors: Frank Adams

**Call to Order:** First Selectman Sears called the meeting to order at 4:32 p.m.

**Minutes: Motion:** To approve the minutes of the February 26, 2004 Board of Selectmen's Meeting. By Harry Wyant, seconded by Dick Sears and unanimously approved.

**Visitors: Frank Adams** presented a letter to the Board of Selectmen regarding his proposal for use of the **Old Town Garage Site**. Mr. Adams is suggesting the Town not wait for a formal study of the Depot area - this may take years. Rather he feels that those who have suggestions for the use of the old town garage property should present them to the townspeople and let them decide what they feel would be the best use of the property. His proposal would include tennis courts, picnic groves, bocce courts, table tennis, and a center with lavatories, a pro shop, senior pinochle and chess games. Programs would be under the auspices of the Parks and Recreation Commission and Senior Center. He states the project would be of no cost to the Town. Paying "memberships" would provide the income necessary to build, run and maintain the facility. The public at large would also be able to use the facilities at no charge. Mr. Sears explained that the Plan of Conservation and Development highly recommended a full study of the whole Depot area and the old town garage property is just a piece of that. Mr. Sears is in favor of looking at the "village" as whole and not just pieces of it. He feels that the long term benefits for the Town need to be looked at very carefully and all options should be explored. Some other proposals that have been mentioned are senior and/or affordable housing, town parking with additional shops being built and Town playing fields. Mr. Sears feels that we need to look at the highest and best use of the property. Harry Wyant expressed his feeling that Mr. Adams proposal is worth "considering" but have to hear and evaluate all other proposals. The selectmen cautioned that public property cannot be "exclusive" in its use. They also mentioned that the property is still not completely free of the DEP's restrictions due to salt contamination. Mr. Adams feels if too much time is lost, the people he knows who are interested in his proposal will begin to look elsewhere (to purchase commercial property) and that the facility they build will be private, exclusive and not for the good of the townspeople. The Selectmen thanked Mr. Adams for his thoughtful presentation, it will be considered but cautioned that they are not in favor of acting quickly on this proposal but rather are in favor of doing the "Depot Study".

**Communications: J. Winston Fowlkes** has written a letter to the Board of Selectmen asking for consideration of **paving the balance of Potash Hill Road**. This would be the length of road from Sach's to just past Fowlkes's. Both Dick and Harry felt this to be a proposal worth considering however noted that several factors need to be considered: the cost of readying the road for pavement, where it fits into the Long Range Capital Plan of the Town, etc. Mr. Sears will respond to Mr. Fowlkes letter.

**Appointments/Resignations:** None.

**OLD BUSINESS:** None.

**NEW BUSINESS:** None.

**Adjournment: Motion:** To adjourn the meeting at 5:07 p.m. as there was no further business. By Dick Sears, seconded by Harry Wyant and unanimously approved.

Respectfully submitted,

Mary Anne Greene  
Selectmen's Secretary  
3-11-04