

September 12, 2002

First Selectman Elaine Luckey called the meeting to order at 4:34 p.m.

Present:

Selectmen: Elaine Luckey, Nicholas Solley, Harry Wyant

Press: David Lombino, The Litchfield County Times

Sarah Sparks, The Waterbury Republican

Barbara Johnson, Assessor

Guests: Valerie Friedman, Morris Fuller, Rex Swain, Terry Tibbats,

BIDS: The Selectmen agreed to table the awarding of the mower and loader bids until the next meeting.

Revaluation Bids: The following bids were received for the revaluation of all real estate effective for the Grand List of October 1, 2003:

Cole Layer Trumble Co. of Tolland, CT: \$39,600. Plus post-revaluation costs: software license and warranty & maintenance fees - not proposed.

Lesher Glendinning Municipal Services, Inc.: \$31,000. Plus post-revaluation costs: software license and warranty & maintenance fees - \$1,000.

Barbara Johnson explained post-revaluation costs are charges to keep the system running during interim years. She will seek a price from Cole Layer Trumble as she feels this service is essential. Valerie Friedman referred to the personal evaluation she had done immediately following the 1999 reval where she reviewed the sale of properties in excess of \$500,000. She felt high-end homes had been under-assessed while lower-end homes had been over-assessed. She felt the system used for revaluation should be reviewed to insure everyone is treated fairly. She felt the revaluation firm should understand the price that people are willing to pay in Washington. Nick felt that what one person may pay for a particular property does not dictate the market value and many factors must be considered. Rex felt these increased prices are not those of irrational buyers but have become more consistent. Barbara reported she must come up with a schedule based on all sales and apply it to all. Rex suggested inquiry be made if the firms have had experience in unique properties. Barbara will review the bids and report back to the Selectmen. It was agreed a meeting would be set at which time Ms. Friedman may voice her concerns to the firm that is chosen.

Moody Bridge Road: Tom Tibbats of 1 Barnes Road requested the Selectmen's consideration toward discontinuing that portion of Moody Bridge Road that is situated between Barnes Road and the Shepaug River. This old roadway abuts his property to the south and property of Kristen Skedgell, Edward Devoe and the Town of Washington to the north. Mr. Tibbats reported he had previously been told the abandoned roadway was one rod wide. Drainage pipes currently run under the road, as does the Town's Greenway. These would require continued maintenance. Elaine noted according to CGS 13a-141(b) the Selectmen may reserve to the town and to the public such rights in such discontinued highway ... as may be reasonably necessary to construct and maintain a bridle path, pedestrian walk or bicycle path. She also noted a walking bridge over the Shepaug River connecting the two portions of Moody Bridge may also be under consideration for the future. If the Town formally discontinues a road, the property reverts to the adjoining landowners. If the Selectmen approved of this idea, a request would be presented to the Planning Commission for consideration, as well approved at Town Meeting. The Selectmen will walk the property. Morris Fuller of Tinker Hill Road reported his driveway is an abandoned town road and that he is concerned over a tree that is within the town's right of way. This will be reviewed.

Lake Waramaug Boat Launch: Morris Fuller voiced his concern that he be allowed greater access to the Lake. He reported there are more boats on the Lake than those that pass through the town's boat launch. It was reported that the Lake Waramaug Country Club also has a boat ramp and they have voluntarily joined with the Town in inspecting boats to insure boats entering at their ramp are not carrying Eurasian milfoil, etc. into the lake. Also, private property owners on the Lake may also be allowing boats access from their property, but the towns have no control over this and many use the town's boat ramp at the beginning and end of the season. Mr. Fuller complained he has to have his boat out of the lake before November and feels the lake is becoming a private lake. He is concerned that septic is going into the lake, but that no one wants to address this issue because zoning will change. He felt if his neighbors on the lake are not diligent enough to inspect their own or their friend's boats they are creating their own problem. He also questioned why the gate was locked during the ice season.

Mr. Fuller was reminded that the boat ramp inspector has indicated he would be available via a phone call. Elaine noted the boat ramp must be manned whenever it is open. She felt we are very lucky that we do not have the invasive species in the lake, the reason being that we have a good system of checking those boats. She does not think we want to give that up and would fight against that. She will pass Mr. Fuller's comments along about ice fishing and it was suggested he attend a Parks and Rec Commission meeting to voice his concern. Elaine noted the Town will pursue this and it has not fallen on deaf ears.

Minutes: Elaine Luckey made a motion to approve the August 29th minutes as submitted. Harry Wyant seconded the motion and it was unanimously passed.

Communications:

BRRFOC: A letter has been received from the Bristol Resource Recovery Facility Operating Committee referring to their Contingency Plan for BRRFOC and TROC in the event of an unanticipated office shut-down and an inability to process waste delivered to the facility. The Contingency Plan recommends implementing a waste diversion plan amongst member communities and waste haulers so that waste from the member communities can be directed to one or more of the region's existing transfer stations. They have visited several municipal transfer stations within the BRRFOC's member communities to observe their general operating characteristics and assess their capacity to process additional waste under a diversion scenario. This letter is to advise the Town of BRRFOC's interest in exploring in further detail the ability of our transfer station to increase throughput in the event of a disruption to the disposal practices currently in place. Such an event might arise from an Act of God, work stoppage at the BRRFOC or Covanta bankruptcy. This will be discussed in more detail.

Appointments:

Historic District: Elaine Luckey made a motion to appoint Jane Boyer as an alternate to the Historic District Commission. Harry Wyant seconded the motion and it was unanimously passed. This leaves one vacancy, which must be a resident of a district.

The meeting was adjourned at 5:03 p.m.

Respectfully submitted,

Kathy Gollow
Selectman's Assistant