

BOARD OF SELECTMEN'S MEETING

August 29, 2005

Call to order

The Board of Selectmen's Meeting was called to order at 8:00 p.m. by First Selectwoman Maryann P. Boord in the Durham Public Library. Board of Selectmen present: Maryann P. Boord, Ernie A. Judson, Renee J. Primus.

The first item of business was to hold a Joint Meeting with the Board of Finance relative to the town hall renovation project. Board of Finance members present: Fran Korn (Chairman), Jay Beradino, Paul Keurajian, Fred Raley, Loraine Coe.

Also present were townspeople including Alice Tucker, Mary Jane Parsons, John Corona, Martin French, Ron Melnik, Daryl Edwards, Sue Vanderzee, Sarah Atwell, and others.

Town Hall Building Project

Members of both Boards were provided with copies of the Town Hall Renovation Project Budget. Mary Jane Parsons, a member of the Town Hall Building Committee, asked if there were any questions regarding the budget. A brief discussion followed. It was confirmed by John Corona that there would be approximately 2,000 square feet of usable space in the attic.

**MOTION E. JUDSON, SECONDED BY R. PRIMUS, WITH THREE AYES, TO APPROVE THE FOLLOWING CALL TO A SPECIAL TOWN MEETING:**

**TOWN OF DURHAM  
CALL TO A SPECIAL TOWN MEETING**

**A SPECIAL TOWN MEETING of the Electors and Citizens qualified to vote at Town Meetings of the Town of Durham will be held in the Durham Public Library, in said Town of Durham on Thursday, September 8, 2005, at 8:00 P.M. for the following purpose:**

**1. To approve an appropriation in the amount of \$1,800,402 for the purpose of renovating the Durham Town Hall; said funds to come from:**

- \$ 520,880 CT ADA Grant**
- \$ 1,271,522 Town Hall/Property Maintenance Improvement Reserve Funds**
- \$ 8,000 anticipated interest on above funds during the project;**

**said funds to be transferred into Fund 50 Restoration Fund, Organization #2900 Restoration Project, as approved by the Board of Finance at its meeting of August 29, 2005.**

**MOTION E. JUDSON, SECONDED BY R. PRIMUS, TO AUTHORIZE THE FIRST SELECTWOMAN TO SIGN A CONTRACT FOR TOWN HALL RENOVATIONS, CONDITIONED UPON THE SPECIAL TOWN MEETING APPROVING THE TRANSFER OF FUNDS FROM THE TOWN PROPERTY MAINTENANCE RESERVE FUND INTO FUND 50 RESTORATION FUND, ORGANIZATION #2900 RESTORATION PROJECT; MOTION APPROVED WITH THREE AYES.**



Request from the Durham Historical Society

Sarah Atwell, representing the Durham Historical Society for her father Robert Atwell, President of the Historical Society, spoke to the request by the Durham Historical Society to have permission to tie into the septic system at town hall, in light of and in conjunction with the renovation of the town hall. They also extended an offer to use the Sabbath Day House as a contractor's office during the renovations. M. Boord said that our Sanitarian Bill Milardo told her there are no plans to upgrade the well/septic in the town hall renovation project. The town would have to request an exemption from the state to do this.

Fran Korn, the town's Historian and member of the Durham Historical Society, also spoke to the subject. He said there is no way that the Historical Society would be able to put in its own septic system on their very small parcel of land. The Historical Society has the responsibility for the improvements -- it will require an easement to go from one section of property to the next. The volume of use would be minimal. Only 15 people usually attend their monthly meetings -- if it's a larger crowd, they move to the library. Does not think this move will tax the septic system; they will need 1 toilet and 2 sinks. He said that the Center School began in 1775 and is the oldest school remaining in town. It ceased to function as a school in 1923. He said the vaulted ceiling in the building is the same as those in the homes in town, which held dances in their ballrooms. The Historical Society has spent a significant amount of money, but they are in the home stretch. They plan to add heat and be able to accommodate an air conditioning system in the future. He said the Society has a very good relationship with the building inspector. The building has been used by other organizations. The Fair used it at one time but then the Historical Society ended up with it. Mrs. Frederick Brewster donated money to stabilize the building. It was once a Ration Office and also used by the District Nurse. They are hooked into the Durham Center Water Company but they shut off the link. They will contract for a deck in the spring...and so they hope the trench could be done with the excavation work; the tank is by the town hall stairs and the field is on the green. He said the only obstacle is that the power runs underground from the school to the Sabbath House. At one time they installed half a chimney but the building couldn't support it. **MOTION R. PRIMUS, SECONDED BY E. JUDSON TO FORWARD THEIR REQUEST TO THE COMMISSIONER OF PUBLIC HEALTH; APPROVED WITH THREE AYES.**

Discussion of whether or not to acquire state land on Route 77

M. Boord explained that this offer relates to the sand/salt shed area on Route 77, which had been offered to the town by the state previously. She spoke to Kurt Bober and Bill Milardo on the subject because Kurt had said the town might be able to use the area for storage of its own sand/salt and Bill because he could study the area for possible contamination. The town had a Phase I survey done and a bid for Phase II was received in January 2003 for \$5,500, although Mr. Milardo estimated the cost to have risen to at least \$6,000 by now. The Phase II test, bid by ECS Marin, would likely show whether or not there was soil contamination and what type. The State of CT will not indemnify the town against prior contamination. Mr. Milardo attempted to speak with state DEP sources today but Mr. Beskin was unavailable.

M. Boord further explained that since this subject was last discussed by the Board, a new large home has been built on the hillside behind it. Kurt Bober advised her that the town would inherit any liability with the property. He further remembers that the Town of Guilford once was interested in it, which could be equally offensive to the neighborhood. The state wants a response from the town as to its interest within 30 days. R. Primus inquired whether the state can be asked what their plans are for the property if Durham refuses it. M. Boord responded that she will ask and email around. The question also was asked what Durham would do if the state offered the land to Guilford. These types of questions and concerns were raised but the main struggle was with the liability issue. The feeling is that there will also be pressure from the homeowner. **MOTION E. JUDSON, SECONDED BY R. PRIMUS, TO REFUSE THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION'S OFFER TO ASSUME OWNERSHIP OF THE STATE PROPERTY ON ROUTE 77, FORMERLY USED AS THE STATE'S SAND/SALT AREA; APPROVED WITH THREE AYES.**

Adjourn

**MOTION R. PRIMUS, SECONDED BY E. JUDSON, TO ADJOURN THE MEETING AT 8:25 P.M.; APPROVED WITH THREE EYES.**

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