



## Town of Redding, Connecticut

SPECIAL TOWN MEETING  
September 29, 2005

The Special Town Meeting of September 29, 2005 was called to order by First Selectman Ketcham at 7:36 pm in the Hearing Room of the Town Office Building.

Present: 14 members of the public and a reporter from the Redding Pilot.

Mrs. Ketcham asked for nominations for a permanent moderator.

**Motion:** move to elect Judge Richard Emerson; motion by Tina Miller, seconded by Ginny Cohen. Approved. Unanimous.

Judge Emerson asked Town Clerk Michele Grande to read the Call of the Meeting.

The Legal Voters in the Town of Redding, Connecticut, and those entitled to vote therein are hereby warned and notified to meet at the Special Town Meeting to be held in the Hearing Room of the Town Office Building in Redding Connecticut, on Thursday, September 29, 2005 at 7:30 pm for the following purpose:

1. Upon the recommendation of the Planning Commission and the Board of Selectmen to approve the sale of 9 Cross Highway (the former Heritage House) into private residential ownership, incorporating a preservation restrictive covenant, a 20 foot planting buffer easement, and a conservation easement.
2. Upon the recommendation of the Board of Selectmen and the Board of Finance to approve the requests for transfer of funds in the amount of \$169,852.67 for fiscal year ended June 30, 2005. (Transfer listing on file in the Town Clerk's Office)

To do any and all things legal and necessary to accomplish the above named purpose and to take any other action that may legally come before the meeting. Dated at Redding, Connecticut this 1<sup>th</sup> day of September 2005. Board of Selectmen, Natalie T. Ketcham, First Selectman, Tina Miller, Selectman, Donald Takacs, Selectman.

**Motion** to accept the call of the meeting by Bill Brown, seconded by Tina Miller. Approved. Unanimous.

Judge Emerson noted that he had received certification as to publication of the notice, signed by Natalie Ketcham and would direct that it be filed in accordance with Section 7-4 of the Connecticut General Statutes.

Judge Emerson asked for a motion.

**Motion:** move to approve the recommendation of the Planning Commission and the Board of Selectmen to approve the sale of 9 Cross Highway (the former Heritage House) into private residential ownership, incorporating a preservation restrictive covenant, a 20 foot planting buffer easement, and a conservation easement. Motion by Natalie Ketcham, seconded by Bill Brown

#### Discussion

Mrs. Ketcham provided a brief review and explanation of the information pertaining to the decision to sell the property. She included the options considered, the historic easement, and the process to be followed to sell the property. There will be some costs involved to bring the property up to the most marketable state: new septic system, new well, buffer plantings and the legal fees. Mrs. Ketcham noted that the estimate of these costs is \$18,500, and this would be funded through the Contingency Account, to be repaid from the proceeds of the sale.

Charlie Couch: questioned whether anything was to be done to make the barn more marketable. Response from Mrs. Ketcham was that this was not in the plan.

Jim Miller, Middle Brook Pond Road: question regarding the plans for proceeds of the sale. Mrs. Ketcham stated that that nothing has been specified at this time.

Tina Miller: question regarding the plan for the buffer landscaping and the need for further approval by the Planning Commission. Mrs. Ketcham reported that the buffer plantings were planned by two landscape architects in conjunction with the Planning Commission and John Hayes. Mr. Dean of the Planning Commission stated that the plan should go back to the Planning Commission for a final review.

Frank DeSalvo: asked if the buyer would be precluded from renting the property. Mrs. Ketcham stated that there is no restriction. Mr. Dean added that the buyer will likely invest a considerable amount of money into the project, working with preservation restrictive covenant. He feels it would not be economically feasible for the buyer to rent the property.

#### VOTE ON THE MOTION

Judge Emerson called for a vote on the motion to approve the sale of 9 Cross Highway. The motion was unanimously approved.

## TRANSFER OF FUNDS

**Motion:** move to approve recommendation of the Board of Selectmen and the Board of Finance to approve the requests for transfer of funds in the amount of \$169,852.67 for fiscal year ended June 30, 2005. (Transfer listing on file in the Town Clerk's Office, and attached to this document). Motion by Frank DeSalvo, seconded by Bill Brown.

## Discussion

Mrs. Ketcham provided a brief explanation of the purpose of the transfers.

## VOTE ON THE MOTION

Judge Emerson called for a vote on the motion to approve the transfer. The motion was unanimously approved.

## ADJOURNMENT

**Motion:** move to adjourn the meeting. Motion by Tina Miller, seconded by Bill Brown. Approved. Unanimous.

The meeting was adjourned at 8:02 pm

Respectfully submitted,

Mary Maday, Recording Secretary