



# TOWN OF OLD LYME

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## Board of Selectmen

**Minutes** – Regular Meeting

January 2, 2024, 9:00 a.m.

Meeting Hall of the Memorial Town Hall

**Call-In Phone:** 1-605-472-5727 Access Code 3819718

1. **Call to Order** - First Selectwoman Martha Shoemaker called the meeting to order at 9:00 a.m.
2. **Attendance**  
Present Board Members: First Selectwoman Martha Shoemaker, Selectman Jim Lampos and Selectwoman Judith Read.
3. **Possible executive session for discussion with the Town Attorney about pending or potential claims regarding the Town's rights and legal interest in Tantummaheag Road, potentially including discussion of documents or the information contained therein exempted from disclosure by subsection (b) of CGS section 1-210.**

Selectwoman Read motioned to enter into Executive session at 9:06 am and Selectman Jim Lampos seconded the motion. Discussion: None The MOTION PASSED  
First Selectwoman Shoemaker asked Attorney Collins to the table.

Selectman Jim Lampos made a motion to exit the Executive Session at 9:50 a.m. and Selectwoman Read seconded the motion. Discussion: None. The MOTION passed. The regular meeting resumed at 9:50 a.m.

4. **Information Items, Communications & Correspondences**

First Selectwoman Shoemaker received a lengthy correspondence from Chris Staab on 12/15.23 that will be posted with the minutes on the Town website. She read a short correspondence received on 12/27/23 that voiced concerns about Open Space meeting minutes from November 8, 2023 and October 11, 2023. Correspondence read as follows from Chris Staab:

Good morning and Happy Holidays to all,

I hope this message finds you well. Following my review of the Minutes from the recent Open Space Commission meeting, I have identified concerns related to collusion and ethical considerations. I request your immediate attention to the meeting minutes of the Open Space Commission from November 8th, 2023 (Section 5b and the Notes at the end of section 5) and also the meeting minutes from October 11th, 2023 (Section 5a)

To ensure transparency and community awareness, I kindly request that my communications to the Selectman on this matter be published as "Public Comment." Furthermore, I am committed to attending the next Selectman's meeting and respectfully request that this topic be included as an agenda item.

I believe that addressing these concerns publicly and promptly is crucial in maintaining the integrity of our community's interests. Your cooperation in this matter is greatly appreciated.

Best Regards,

Chris

First Selectwoman Shoemaker also indicated that Mr. Staab's letter would be attached to the minutes for future reference. (see pages after minutes)

First Selectwoman Shoemaker also received a correspondence from the White Sands Beach Assoc. They are very thankful for the sand berm the town created to prevent flooding.

**5. Public Comment:**

Fred Behringer asked if the new signs on Mile Creek Road are necessary and does the Town have control over what signs are installed on the roads.

Peter Bloom 55 Center Beach Avenue feels the Swan Brook issue needs a long-term solution and asked why there wasn't a support structure on the crib.

Nancy O'Brian seconded everything Peter said and would like to see the broken pieces of the crib removed as it is a safety issue.

Dan Montano agrees with Peters' comments and would like to see a long-term solution expedited. The crib is a short-term solution.

Selectman Jim Lampos motioned to amend tonight's agenda to include the approval of the regular meeting minutes from December 4, 2023 and the special meeting minutes from December 18, 2023. Selectwoman Read seconded the motion. Discussion: None The MOTION PASSED

**6. Approval of Minutes December 4, 2023 (reg), December 18, 2023 (spec)**

Selectwoman Read motioned to approve the regular meeting minutes from December 4, 2023 and the special meeting minutes from December 18, 2023. Selectman Lampos seconded the motion. Discussion: Selectwoman Read asked that Item 4. on the December 18, 2023 minutes be amended to Appointment of Maria Marchant as an Alternate (Marchand misspelled) . The MOTION PASSED with the amendment.

**7. Old Business**

a. Senior Center Renovation Update: First Selectwoman Shoemaker said the last certificate is being emailed to the state today and the project should be ready by weeks end.

b. Horseneck Creek Landing Update - First Selectwoman Shoemaker met with Open Space & Harbor Management on 12.27.23 and 12/29/23 (at the landing). Adjustments to the fence placement were discussed. Open Space will need to check past meeting minutes to see if the exact placement was recorded prior to considering changing placement of the installed fence. Selectwoman Read asked for information on the 36-1 Buttonball project and asked if an abutters input was a concern at the 12/27/23 meeting and if so has it been resolved. First Selectwoman Shoemaker said there may be a need for an agreement between an abutter and the Town and that ultimately the Board of Selectmen have the final decision. The boulder may need to be removed as it could impede emergency vehicle access.

c. Hawks Nest Beach – Sidewalk Repair: First Selectwoman Shoemaker said the sidewalk was damaged during the crib construction. 2 bids were received - \$1,800 and \$8,800. The \$1,880 bid was accepted, and work will commence in the spring.

d. Miami Beach/Hawks Nest Beach – Crib Damage: First Selectwoman Shoemaker said the crib was destroyed in the last storm. The Eastern side of the crib was demolished, and debris washed up on the shoreline. The engineering firm Docko, assessed the damage and will file the permit to rebuild as it was. Selectwoman Read said we need additional engineering advice and asked if there is any federal money available. Dave Roberge (EMS) has put in a claim. Selectman Lampos said there is precedent for securing a federal grant. First Selectwoman Shoemaker will schedule a special meeting to discuss next steps and include Hawks Nest and Miami Beach representatives.

**8. New Business:**

- a. Senior Center Financing – Anita Mancini: at the request of treasurer Matt Ward Anita prepared a report laying out the funding options for the Senior Center. Anita distributed the report to the Board, Jeri Baker and Bennett Bernblum who arrived late. The Board of Selectmen will digest the options and discuss them at the January 16, 2024 meeting. New interest rates will be available at that time.
- b. Salary Study Review – Anita Mancini: Randy Frank was hired to conduct the study and Anita gathered current salary data that was distributed to the Board. Selectwoman Read asked if the proposed salaries were retroactive pay or only going forward. Anita said only going forward. Not all positions were included in the review, Selectperson salaries were omitted as well as minimum wage positions. Selectwoman Read said all positions should be reviewed. First Selectwoman Shoemaker will reach out to neighboring towns Selectpersons for their input. First Selectwoman Shoemaker would like to see transparency and post on the HR town website.
- c. Tax Ordinance – Draft: First Selectwoman Shoemaker prepared a draft ordinance after receiving many recommendations and asked that Anita, Suzanne and Melinda review and provide feedback.

**9. Possible executive session for discussion with a representative(s) of the Town’s Affordable Housing Commission regarding the lease or sale of real estate by the Town of Old Lyme for purposes of developing it for affordable housing.**

Selectwoman Read motioned to enter Executive session at 10:52. Selectman Lampos seconded the motion. Discussion: None The MOTION PASSED. Michael Fogliano was asked to the table.

Selectman Jim Lampos made a motion to exit Executive Session at 11:09a.m. and Selectwoman Read seconded the motion. Discussion: None. The MOTION passed.

- 10. Selectman Jim Lampos made a motion to accept the Memorandum of Understanding and authorize the First Selectwoman to sign upon approval of the Town Council. Second by Selectwoman Jude Reed. The MOTION passed.
- 11. MOTION TO ADJOURN at 11:19 AM.

Respectfully submitted,

Suzanne McAuliffe, Clerk

**From:** Christopher Staab <[christopher.staab@gmail.com](mailto:christopher.staab@gmail.com)>

**Sent:** Friday, December 15, 2023 1:55 PM

**To:** Martha Shoemaker <[mshoemaker@oldlyme-ct.gov](mailto:mshoemaker@oldlyme-ct.gov)>; Jim Lampos <[jlamos@oldlyme-ct.gov](mailto:jlamos@oldlyme-ct.gov)>; Judith Read <[jread@oldlyme-ct.gov](mailto:jread@oldlyme-ct.gov)>

**Subject:** Re: Concerns Regarding Horse Neck Creek Landing and Tantummaheag Landing

Dear Ms Shoemaker, Ms Read and Mr Lampos,

I trust this message finds you well. I am writing to follow up on my previous communication expressing deep dissatisfaction with the management of Horse Neck Creek Landing and Tantummaheag Landing. Since my last correspondence, there have been significant developments that demand your immediate attention.

Firstly, I want to extend a warm welcome to the two new Selectmen. I had hoped that with their inclusion, we will finally see a commitment to transparency and responsible decision-making. However, three months have passed since I heard from Ms Shoemake stating "I will visit this property today" , and it is disheartening to note that there has been no visible progress or follow-up on the concerns raised.

Of particular concern is the situation unfolding at Horse Neck Creek Landing, where a property abutter is making site plan changes unilaterally, including shortening a town fence by 26 feet. This unauthorized alteration not only undermines the town's authority but also sets a precedent for arbitrary changes to public spaces. I urge the Selectmen to investigate this matter promptly and take corrective action to ensure the integrity of town-owned properties.

Additionally, at Tantummaheag Landing, the property abutter is claiming that the town admits her ownership, and she is reportedly threatening arrests to townspeople. Such claims are alarming and necessitate immediate clarification from the town. It is imperative that the Selectmen address this issue to maintain public trust and uphold the rights of all citizens to access and enjoy these public spaces without fear of unwarranted restrictions or legal threats.

Lastly, the undue influence exerted by an individual, particularly Amanda Blair, on the Open Space committee raises serious ethical concerns. The committee's role is crucial in ensuring fair and unbiased decisions regarding property maintenance. The reported delays and changes at the request of Ms. Blair compromise the integrity of the process and demand a thorough review. I implore the Selectmen to investigate this matter, addressing any potential conflicts of interest or ethical violations promptly.

In conclusion, the residents of Old Lyme continue to be deeply concerned about the management of these public assets. I urge the Selectmen to take decisive action to rectify the issues surrounding Horse Neck Creek Landing and Tantummaheag Landing, ensuring that our town-

owned properties are managed in a manner that reflects transparency, fairness, and accountability.

Thank you for your attention to this matter. I trust that you will take the necessary steps to address these pressing concerns and restore the confidence of the Old Lyme community in the governance of our town.

Best,

Chris Staab