

**MINUTES OF STONY CREEK ASSOCIATION EXECUTIVE BOARD
SPECIAL MEETING – TUESDAY, JUNE 6, 2017**

Call to Order: A special meeting of the Stony Creek Association Executive Board was called to order at 7:00pm on Tuesday, June 6, 2017, at Willoughby Wallace Library by Dan Bullard, President.

Executive Board:

Present:	Dan Bullard, President	Laura Barr
	Sandy Fischer	Greg Ames, Treasurer
	Jake Greenvall	Nick Fischer, Tax Collector
	Jim Walker	Katina Gionteris
	Mark Richter	Bob Babcock, Vice President
	Pete DaRos	Sam Kirby
Absent:	Ted Ells	
Public:	14	

Special Meeting:

- Mark Richter delivered the nominating committee report.
 - See attached list of 14 nominees for the 2017-2018 Board.
 - President Dan Bullard asked for nominations from the floor. No nominations. Motion made by Mark Richter, seconded by Jim Walker to close nominations from the floor. All approved.
 - Motion made by Jake Greenvall, seconded by Sam Kirby to accept Dan Bullard as nominee for President and close nominations for President. All approved.
 - Motion made by Jake Greenvall, seconded by Jim Walker to accept Greg Ames as nominee for Treasurer and close nominations for Treasurer. All approved.
 - Motion made by Jake Greenvall, seconded by Jim Walker to accept Nick Fischer as nominee for Tax Collector and close nominations for Tax Collector. All approved.
 - Motion made by Jake Greenvall, seconded by Jim Walker to accept Charles Torre as nominee for Auditor and close nominations for Auditor. All approved.
 - Motion made by Jake Greenvall, seconded by Sam Kirby to accept executive board nominees: Bob Babcock, Laura Barr, Deborah Cook McKenna, Peter DaRos, Theodore Ells, Sandra Fischer, Ed Gagliardi, Katina Gionteris, Jerald Greenvall, Jill Hodson, Sam Kirby, Diane Brecciaroli-Latkowski, Mark Richter, Jim Walker. All approved.
 - Motion to close the Special Meeting of the Stony Creek Association Executive Board made by Mark Richter, seconded by Sam Kirby. All approved.

Paused meeting till 7:15pm.

Minutes:

- May 2, 2017 Minutes:
 - Stanley **Fisher** (correct spelling).
 - Page 3: Administration: Comment by Janet Weithas: should read, **“When voting, you do not need to vote for 10 people, you may vote for less than 10 people.”**
 - Motion by Sandy Fischer, seconded by Mark Richter to approve the minutes of May 2, 2017 with the above edits. All approved.

Welcome to Katina Gionteris! Christine Chiochio resigned, thank you for your service Christine!
Motion by Sandy Fischer, seconded by Laura Barr to move toilet update to next on the agenda. All approved.

Motion by Jim Walker, seconded by Mark Richter to move the Legacy Theater/Puppet House after the toilet update on the agenda. All in favor.

Toilet Update:

- Stan Fischer reported that because the toilet trailer is portable, it does not need a building permit or zoning approval. Therefore, the toilet trailer will be in Stony Creek in July. Jennifer Walker and Stan Fischer spent a lot of time working on the vinyl mural to cover the structure (Attached). The design has been approved by the three of us, by the Stony Creek facilities committee, and by the first selectman.
- Motion by Jim Walker, seconded by Sam Kirby thanking Stan Fischer, Greg Ames, and Sandy Fischer for their work on this project. All approved.

Legacy Theatre/Puppet House:

- Sam Kirby reported “CGS Section 8-24 Granting Exclusive Rights to utilize designated parking spaces on public road at certain time of the day related to a proposed Settlement Agreement with respect to litigation concerning the Legacy Theater Inc. (Thimble Islands Road)” was on the P&Z June 1st agenda under New Business. All lawyers were present at the meeting and presented a parking plan. The parking plan was positively referred to the RTM meeting next week.
- As of today, it appears the parking plan presented at the June 1 meeting is different than the one this board approved in November. On November 7th, this board approved, “Motion by Sam Kirby, seconded by Christine Chiochio to vote on option #1 as described: Legacy Theater’s proposal from Bob Criscolo with a pylon on Ridge Rd., a pylon on Rextile Rd., a pylon on West Point Rd., 2 “no-standing” parking spots in front of Legacy Theatre designated from 4pm-8pm, 2 spots in front of Elenore Stach’s house as shown on the map for her use only in perpetuity as long as the theater is there, 1 parking space in front of Joan Johnson’s house for her use only in perpetuity as long as the theater is there, 4 parking spaces in front of Rob Alling’s two properties for his use only in perpetuity as long as the theater is there, from 4-8pm and on theater nights only.” The parking plan presented on June 1st reflects designated parking from 4-8pm 365 days per year. Tim Lee was given this parking plan on May 31 and the meeting was June 1 leaving limited time to review.
- Mark Brance and Jim Straub decided on 365 days per year because it would be too difficult to decide which days the theater was open to the public, leaving the public, the neighbors and any tow service with very vague parameters for parking.
- The Board felt strongly that there must be a way to decide what days the theater would be operating and restrict parking on only those days from 4-8pm. Many concerns from board members regarding 365-day reserved parking and its impact on other residents.
- Please see attached letter from Ted Ells.
- Please see attached letter from Janet Weithas.
- Ed Gagliardi commented that what was presented to P&Z as “approved by all parties”. Bill Aniscovich, Town Attorney, stated this plan had been approved by the Police. Also, the hours of operation in relation to parking needs to be clarified, ie. Does that include camps, performances, etc.?
- This board needs to see the final Stipulated Agreement before it goes back to the Judge as approved.
- Keely Knudsen (Legacy Theater) was able to clarify that the Theater will be operating 150 days per year.
- Stephanie Williams (Legacy Theater) reported that the Agreement has morphed over time, as did the parking plan. Also, an issue arose that a tow company would not be willing to contract with the plaintiffs because they were not able to identify when there were performances or when the theater would be open.
- Tim Lee is speaking to the other lawyers regarding the changes.
- Janet Weithas suggested Ted Ells request a copy of the packet and minutes from the meeting so the board can read before the June 14th meeting.
- Motion made by Jim Walker, seconded by Sam Kirby that the board reaffirm our vote in November that our sign should say 4-8pm when the theater is open for performances.

- Discussion:
 - Sam Kirby stated that Tim Lee reported that the other attorneys did not want to put “During theater operation” on the sign because it was too complicated. Further, if we vote against this plan, we need to come up with a specific solution.
 - Jim Walker reported that this may be a modifiable agreement at the RTM.
 - Board would like the sign to say 4-8pm Wednesday through Saturday or on performance nights only. Need to free up parking for other residents as well.
 - Concerns from public that if the board doesn’t agree with this plan then the whole agreement will fall apart.
 - Jim Walker withdraws his motion.
- Motion by Jake Greenvall that we engage our attorney to have the stipulated agreement coincide with our agreement and have parking restricted only on theater nights.
- Discussion:
 - Laura Barr believes that we had four competent attorneys working on this plan and they came up with the best solution. Her concern is we may be risking our progress by not approving one small piece.
 - Stephanie Williams (Legacy Theater) is concerned that if the board does not agree then this will delay the whole process with large ramifications. Legacy needs donations to survive and dragging this process out any longer will hinder that.
 - We have all parties in agreement that parking should be reserved on theater performance nights, now we need to find the mechanism in which to make it happen. One suggestion was using an “open light” so the theater would be very clearly open.
- Motion by Sam Kirby, seconded by Jake Greenvall that we reaffirm our motion from November 7th “Motion by Sam Kirby, seconded by Christine Chiochio to vote on option #1 as described: Legacy Theater’s proposal from Bob Criscolo with a pylon on Ridge Rd., a pylon on Rextile Rd., a pylon on West Point Rd., 2 “no-standing” parking spots in front of Legacy Theatre designated from 4pm-8pm, 2 spots in front of Elenore Stach’s house as shown on the map for her use only in perpetuity as long as the theater is there, 1 parking space in front of Joan Johnson’s house for her use only in perpetuity as long as the theater is there, 4 parking spaces in front of Rob Alling’s two properties for his use only in perpetuity as long as the theater is there, from 4-8pm and on theater nights only” provided it does not jeopardize the stipulated agreement.
- Discussion:
 - Bob Babcock felt it was important to come up with a plan so we do not jeopardize blowing up the whole agreement that has taken so long to get to.
 - Sam Kirby felt that we decided what we wanted in November and we should stick to it.
 - Keely Knudsen asked the board if they would consider utilizing an open sign, when it is on, restricted parking is in effect.
 - Laura Barr felt that reserved Parking Wednesday – Sunday was not a good enough solution for the neighbors.
 - Dan Bullard, President, felt it was important to free up parking on the 200 days per year that the theater would not be operating.
 - The Association should have something in place for this property, not just for Legacy Theater.
 - Linda Reed stated that a P&Z member stated this plan was “an unusual solution for an unusual situation.”
- Motion by Laura Barr that despite the fact the language is not precisely what we agreed on, that we do not want to stand in the way of a stipulated agreement and we should move forward.
- Motion by Mark Richter, seconded by Jim Walker that due to extensive previous public hearings we ask our attorney Tim Lee to work with all parties to resolve the language on the parking signs. Approved, Katina Gionteris and Laura Barr abstain.

- Motion by Jim Walker, seconded by Laura Barr that Jim Walker has the support of the board to not let a relatively small item disrupt a four-party settlement and that he may back a four-party vote at the RTM meeting. All approved.

Treasurer’s Report:

- Greg Ames presented the June monthly report that is subject to approval by the auditors. Motion by Sandy Fischer, seconded by Peter DaRos to approve the Treasurer’s report for audit. All approved.

April 1, 2017

General Fund – Checking

Cash on Hand General Fund (Checking)	5/1/17	\$4,195.69
PLUS		
Deposit Tax Receipts		
LESS		
Bills approved for payment	5/2/17	<u>(\$1,151.79)</u>
Cash on Hand- Checking	6/1/17	<u>\$3,043.90</u>

Money Market Account

Cash on Hand	5/1/17	\$34,644.18
PLUS		
Interest received	5/31/17	\$8.54
(Int. Rate 0.30%)		
LESS		
Cash on Hand – Money Market Account	6/1/17	<u>\$34,652.72</u>

Total Assets June 1, 2017 **\$37,696.62**

- Greg Ames presented bills to be paid, totaling \$2,489.17. Motion by Sandy Fischer and seconded by Mark Richter to pay the bills presented. All approved.
 - To: Meagan DeJesus For: Services during May \$300.00
 - To: Fasano Ippolito Lee & Florentine For: Legal Services through May 5 \$275.00
 - To: Da Ros Construction For: Topsoiling and seeding along walks \$915.00
 - To: Jake Greenvall For: Reimbursement for Dogpoopbags.com \$82.00
 - To: K&G Graphics For: Special and Annual meeting notice \$316.17
 - To: Janet Weithas For: Plants \$226.00
 - To: Private Gardens For: Planting \$125.00
 - To: Nick Fischer For: Balance of Fee \$250.00
 - TOTAL \$2,489.17

Tax Collector:

- No report.

Legal & Zoning:

- Planning & Zoning Agenda: Nothing to report.
- Zoning Board of Appeals Agenda: Parking for Legacy Theater is on the Agenda for June 20th.

Police & Traffic:

- No report.

Maintenance:

- Sandy Fischer, committee chair, reported that the town will assume responsibility for the sidewalk on Flying Point Rd (where badly damaged). Small section on Long Point Rd will not be replaced.
- There was a request to remove the bike rack. This will be reviewed.

Administration:

- Mark Richter reported we are all set for the election.

Old Business:

- Traffic Calming Devices – no report.
- Playground: Sandy Fischer reported the gazebo will be painted and tables will be installed for \$4,944 (as previously approved).

Motion made by Sam Kirby, seconded by Peter DaRos and approved to adjourn the meeting at 10:05pm.

Reminder that if you would like to contact Dan Bullard, President, or Meagan DeJesus, Secretary, or anyone regarding the Stony Creek Association, please use (203) 494-0467 or email: sca06405@gmail.com.

Respectfully Submitted,
Meagan M. DeJesus, Secretary

The next meeting of the Stony Creek Association Executive Board will be held on Tuesday, July 11, 2017 at 7:30pm at the Willoughby Wallace Memorial Library.

NOTE: MINUTES ARE POSTED AT SCA-CT.ORG, STONY CREEK MARKET, AND THIMBLEBERRY'S

Stony Creek Association email address: sca06405@gmail.com
Or Stony Creek Association, PO Box 3145, Stony Creek, CT 06405