

THE BOROUGH OF WOODMONT  
31 Clinton Street  
Woodmont, CT 06460  
**MEETING OF BOARD OF WARDEN AND BURGESS**  
August 03, 2015

The meeting of the Board of the Borough of Woodmont was held on Monday, August 03, 2015 at the Richard J. Austin Borough Hall.

The meeting was called to order by Warden Edward Bonessi at 8:10P.M. In attendance were Burgesses, John Barrett, Frank M. Luysterborghs, Jr., Chuck Rockwell, Christopher Schmeisser, and Barbara Wagner.

Also present were: Beautification Committee Chair Pat Del Vecchio, Constable Donna Mallico, Clerk Wm. Guelakis, Custodian James Freda, Tax Collector Tina Della Valle and Treasurer Robert Listorti.

### **Pledge of Allegiance**

### **Approval of Minutes**

The July 20, 2015 minutes were reviewed by the Board. Burgess Rockwell made a Motion to approve the minutes seconded by Burgess Wagner, and the Motion passed unanimously.

### **Freeholders I**

Hearing None

### **Report of the Tax Collector**

#### **Tax Collector Report: 8/3/2015**

#### **Tax Bills 2015 sent out via QDS on 6/29: \$139,054.14**

1. TO DATE: Current balance in Webster Account is \$100,637.27
  - This figure does not represent payments made on line (Lynn Foss, bookkeeper, will give me that figure at the end of the month)
  - **\$80,000 check # 103 from TAX Collector account given to Robert Listorti** today to transfer to General Fund account
  - Payments postmarked after today will be consider delinquent and subject to interest

#### **New Tax Collector Account Opened at Webster Bank**

- Ed needs to sign authorized signatory card at Milford Branch on Broad Street. Is this completed?

**Intent to Lien Notices to be sent via QDS: \$109,957.69 owed to Borough of Woodmont (\$333.22 -NOT INCLUDING COPIES OF LETTERS)**

**Last Lien filed was 2010**

**\*\* Tina and Ed to meet with Attorney Weiner to discuss verbiage**

### **2014 Checks Never Deposited (3): 1 only outstanding**

Waiting on Brandon Pepe: \$77.23

### **Update from 7/20 meeting**

1. **Theresa Zikis:** The only property that should have been taxed is 159 Merwin Ave. That Tax Bill was mailed today.
2. **One Spencer Street:** From Jerry Fiorentino: On 7/1/15, the City Tax Assessor adjusted the Gross assessment from \$806,990 to \$664,696. This adjustment should be made to the Borough Tax as well. Adjustment made; revised tax bill. sent out today
3. **52 Beach Avenue:** No one is due a refund. New owners paid in full.
4. **25 Bonsilene Street:** Tax Bill sent to new owners today.
5. **25 Dixon Street:** Property Owners name not known. I sent an email to Dan Thomas (City of Milford) to send the name. **Dan responded that this area was not his "obligation"**, but did send me a link to a database. **Hallelujah! Name found** and sent to Lynn Foss (she will execute a tax bill from QDS)
6. **3 Dunbar Road:** Tax Bill sent to new property owners today.
7. **11 Clinton Street:** Tax Bill sent to new owners today.
8. **185 Merwin Avenue:** Asked to remove her husband from future correspondence/bills. She must have the City of Milford revise the name first before we can update our records (she has; City is behind on updating system)
9. All Original DISCHARGE OF LIENS completed by the City of Milford sent to original property owners ; I have copies (4 total)
10. **33 Dunbar Road:** Lien Release Filed on 7/24. *Per Warden Bonessi directive*

### **Report of the Warden**

Warden Bonessi reported that we had Woodmont Day. He went on to say that he visited the residence of the freeholder that he had been rude to at the last meeting. Warden Bonessi said that he is now working on information to be included in a new web page for our category "G" beach.

### **Report of the Constable**

#### **July 24 th – July 31st 2015**

#### **Summary**

Woodmont Borough patrols were done as followed:

Fri. 7/24 checks of Borough no problem

Saturday 7/25 Woodmont Day checks on parking, vendor licenses.& permits, found out of town ice cream vendor without permit, infraction given. Check of private parties for noise and alcohol. Sgt. stated all went well.

The Officer on patrol on Sunday 7/26 reported making multiple checks of the Borough including Borough Hall, the fire house, and Doolittle park

The Officer on patrol on Friday 7/31 (evening only no day coverage reported) multiple check Beach Ave, Borough hall, Fannie Beach, Hawley and surrounding streets. Dispensed standing vehicles on Beach Av

The following summary for July 24th to 31stare based on the activity reports submitted by officers:

10 Verbal Warnings	0 Written Warning	0 Oral Reports
4 Parking Tickets	0 First Aid Assist	1 MV Arrests
0 Criminal Arrests	0 Fire Department Assists	
1 Police Assists (In the Borough)	2 Police Assist (Out of the Borough)	

Gas- 7/25 - \$26.33

7/26 - \$35.00

7/31 - \$3954

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### **Report of the Clerk**

No Report.

### **Report of the Treasurer**

### **Committee Reports:**

#### **Planning & Zoning**

Burgess Wagner reported that 108 Beach Ave has submitted an application. Warden Bonessi noted that they doing everything in compliance with planning and zoning. A discussion followed.

The new fence on Rosemary Ct maybe be illegal according to the city zoning enforcement officer, fences replaced after 1997 are not grandfathered in. A discussion followed concerning Pent Rd.

#### **Police & Safety**

No Report.

#### **House**

Burgess Rockwell said that he has scheduled a walkthrough of 128 Kings Highway for Monday, August 17, 2015 at 6:30PM for the building committee and for anyone else

interested to review the work completed. We hope to be completed by August 27<sup>th</sup> for public review.

### **Lighting**

No Report.

### **Beaches**

No Report.

### **Public Works**

No Report.

### **Finance**

No Report.

### **Library**

Burgess Wagner reported that the children's side of the library has working computers.

### **Beautification**

Beautification Report by Pat Del Vecchio

All areas were cleaned for Woodmont Day. Additional pails were put at Anchor Beach. Warden directed Chair to contact E and D Landscaping to add Rip Rap from Wall ST to Bonsilene ST to the existing Turf Masters account for spraying and to order 100 -125 creeping junipers and up to 50 yellow rosa regosas for area from Devol ST at the point to Wall ST for planting in the fall.

### **Approval of Bills**

Bills are in circulation.

### **Unfinished Business**

None.

### **Old Business**

- **Transfer of ownership of the unnamed ally off of Clinton St.**  
Burgess Barrett reopened the public hearing for the purposes of the Borough of Woodmont quick claiming of all interests in the Alley to 11 Clinton St. The owners of 86-88 Hawley Ave. that have a pre-existing easement that the owner of 11 Clinton St will re-enforce in a new deed.

Burgess Barrett reviewed the history of the alley to include that the Borough never really owned part of the alley. The confusion has been due to a change by the city assessor that made it appear that it was ours. The quick claim by the Borough will give the owners of 11 Clinton St clean title.

Jim Berkovich of 86 Hawley Ave said that his property abates 11 Clinton St and that he is good with the arrangement and thanked Warden Bonessi and Burgess Barrett for all of their help concerning this matter.

Burgess closed the public hearing concerning the alley off of Clinton St. A discussion followed by the Board. Burgess Rockwell wanted to know if the Borough had at any time did the Borough maintain or improve that property. Warden Bonessi and Burgess Barrett both said that the Borough had never been involved with the maintenance or improvement of the property.

Burgess Barrett moved to amend the Motion to read.

***“WHEREAS, the BOROUGH OF WOODMONT has received a request from the owner of 11 Clinton Street, Patrick Fitzpatrick, to quitclaim any and all interest it may have to a 20 foot by 100 foot parcel of land adjoining 11 Clinton Street to the south; and***

***WHEREAS, Patrick Fitzpatrick has submitted a proposed quitclaim deed and two proposed easement agreements with his request; and***

***WHEREAS, the 20 foot by 100 parcel of land is known on the City of Milford Assessor’s records as o Clinton, Map 71, Block 757, Lot 6, Unit A, and is referenced in in a deed dated February 19, 1912 and recorded at Vol. 82 Page 115 as “Right of Way.” Said parcel is shown on City of Milford Assessor’s Map as “Unnamed Alley;” and***

***WHEREAS, First American Title Insurance Company has issued a title insurance policy insuring the ownership of said “Right of Way” in Patrick Fitzpatrick; and***

***WHEREAS, the owners of 86 Hawley Avenue have a permanent right of access over and across said “Right of Way” as referenced in a deed dated January 19, 1993 and recorded in Volume 1947 at Page 112; and***

***WHEREAS, the owners of 88 Hawley Avenue may have an easement by prescription over and across said “Right of Way” due to years of use; and***

***WHEREAS, the BOROUGH OF WOODMONT has received documentation from Patrick Fitzpatrick’s counsel, Attorney Kevin J. Curseaden, that indicates the BOROUGH OF WOODMONT is not in the chain of title as having an ownership interest in the “Right of Way;”***

***WHEREAS, the BOROUGH OF WOODMONT wishes to release any and all right, title and interest it has in said “Right of Way” via quitclaim deed to Patrick Fitzpatrick while simultaneously protecting the rights of the owners of 86 Hawley Avenue and 88 Hawley Avenue to access over and across said “Right of Way.”***

***NOW, THEREFORE BE IT RESOLVED, that the BOROUGH OF WOODMONT agrees to convey all right, title and interest it may have in the “Right of Way” to Patrick Fitzpatrick with the following conditions:***

- *That Patrick Fitzpatrick convey easements to the owners of 86 Hawley Avenue and 88 Hawley Avenue their grantees, heirs, successors and assigns forever, a full and perpetual easement to pass and repass, by foot and by vehicle, for the sole purposes of ingress and egress over the "Right of Way" to Clinton Street.*
- *That said easements be recorded on the land records immediately following the recording of the quitclaim deed.*

***BE IT FURTHER RESOLVED*** *that the Borough Warden or his representative is hereby authorized to execute the quitclaim deed and other documents necessary to effectuate the conveyance on behalf of the BOROUGH OF WOODMONT. "*

Seconded by Burgess Schmeisser, and the Motion to amend was carried unanimously.

The overall motion was passed unanimously.

- **Patricia Micceri Family Trust, proposal review**  
A discussion concerning this property was conducted.

Burgess Rockwell Motioned to authorize the Board to contact council to access the legal interests or rights that the Borough may have concerning the Micceri property at 108 Beach Ave, seconded by Burgess Schmeisser, and the Motion passed unanimously.

### **New Business**

None

### **Freeholders II**

Donna Mallico of 3 Clinton St had a question about the Micceri property and whose liability will it be if someone gets hurt. Burgess Schmeisser said that owner wants to put up a decorative rope to hang a private property sign s that the police will enforce any issues.

### **Outstanding Items**

None.

- At 9:52 P.M. Warden Bonessi entertained a Motion to adjourn the meeting. The Motion was made by Burgess Wagner, seconded by Burgess Barrett and the Motion carried unanimously.

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Minutes taken by William Guelakis  
Woodmont Clerk

