

Board of Selectmen  
**REGULAR MEETING**  
June 14, 2017– 6:00 PM  
Town Hall  
**MINUTES**

**Members present:** First Selectman Betsy Petrie, Selectman Glen Coutu, and Selectman John Bendoraitis

**Others present:** Attorney Catherine Marrion from Waller, Smith and Palmer, Attorney O’Connell from Waller, Smith and Palmer, Gerald Stefon from Mattern & Stefon Land Surveyors, Administrative Assistant Linda McDonald and the following: Steve and Grace Preli, Ralph Adams, John Champe, Bill and Sandy Landon, Howard Wayland, Sandra Samolis, Jean Reichard, M/M Serignese, Colleen and Leland Bradley, Julie Culp, Edwin and Ingrid Rechlin, M/M Dallaire, Rick Kane, Art Wallace, MM James McCaw, Tom Meyer, TJ Benoit, Vin Shea, Cindy Mello, Amy and Sarah Bentley, Robin McGee

**1.0**     **Call to Order:** B. Petrie called the meeting to order at 6:05 p.m.

B. Petrie thanked everyone for coming out and turned the meeting over to Town Attorney Edward O’Connell.

**2.0**     Discussion and Q and A with property owners on West Town Street and Trumbull Highway abutting the Lebanon Green to the DPW garage legal title involving property of Lebanon Green:

Attorney O’Connell spoke about the three parcels of land used by the Town; Town Hall property, Library property and Town Garage that were never given legal title. He explained the Town is not seeking to get title to any land it doesn’t need. Maps show that some areas of the Green property have been used for municipal purposes over several decades. In addition, he said the recent surveys revealed that parts of some private properties that line the Green are actually part of the Green. At the court proceeding the judge would be requested to request the court to allocate legal title to those portions of properties that line the Green to the current property owners.

G. Stefon explained the technical aspects of the process to allocate legal title to those portions of properties that line the Green to the current property owners. He looked at every map and deed of the affected properties on the westerly side of West Town Street, using the standard 50 foot line right-of-way. He said there is a good mathematical description of the Green boundaries and the boundaries are not vague. G. Stefon said descriptions can be made without the need for survey expense to the property owners unless the owner wants to pay for one. The deeds would be filed on the land records with no cost to the property owners.

E. O’Connell said all residents affected would be named in the quiet title action as part of the judge’s decree. Responding to questions. Attorney O’Connell explained the Town has proper standing to ask the judge to allocate title of the property owners. This process does not involve the Town. The parcels described by metes and bounds would be filed on the land records as a separate document to each property.

G. Stefon said he found in his research that West Town Street (road) is owned by the original proprietors and their assignees and heirs. Discussion followed with audience members regarding giving legal title to West Town Street to the Town. Attorney O’Connell said the court is looking for proof of continual use of the road by the Town for at least fifteen (15) years.

Attorney O’Connell summarized for the audience that the civil case papers will be handed to the landowners and the case will be heard in New London County court. He explained that if judge does not agree, the action will fail and Town can go no further.

Discussion followed by members of the audience not to diminish the essence of the Green with every little thing that is done to it. People spoke to building a new library somewhere else in Town.

Several property owners were concerned about future additional development on the Green if the Town received legal title through the court process. Attorney O'Connell responded that the Lebanon Green is on the National Register of Historical Places and no structures can be placed on the Green without going through several regulatory actions.

**3.0**     **Adjournment:** Hearing no further comments from the audience, B. Petrie MOVED to adjourn the meeting at 7:10 p.m. J. Bendoraitis SECONDED. MOTION CARRIED 3:0:0.

Respectfully Submitted Linda McDonald

Please see the minutes of subsequent meetings for the approval of these minutes and any corrections hereto.