

AD HOC REPORT
Purchase of property – 51A East Lake Road

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Hon. Mark D. Boughton, Mayor
Common Council Members

January 23, 2007

Chairman Trombetta called the meeting to order at 6:35 p.m. and explained this is a continuation meeting for the purchase of property on E. Lake Road. Committee members are Shay Nagarsheth and Duane Perkins. Also in attendance are Colleen Burke, Tax Collector; Rick Gottschalk, Assistant Corporation Counsel; Antonio Iadarola, Director of Public Works; John Esposito, ex officio; Richard Radachowsky, the petitioner; and members of the public. Mr. Trombetta noted there are a positive 8-24 Planning Commission report as well as a positive report from Public Works. We were waiting for an independent appraisal, which we now have.

The petitioner, Mr. Radachowsky, pointed out on a map where the property is located; where East Lake Reservoir and Lower Padanaram Reservoir are connected by the East Lake Brook which borders the parcel for about 410 feet. He cannot build a home there due to septic engineering difficulties and he decided to ask the City to purchase the property since it is near the brook.

Mr. Trombetta asked Mr. Iadarola why he gave a positive vote. He referenced the 11/21/06 committee minutes that clearly define the benefits. The watercourse is pristine and this would be a great opportunity to protect this brook, which connects two reservoirs. He concurs with the planning commission report.

Ms. Burke said the appraisal value is \$45,000. Mr. Nagarsheth asked what she would suggest as a purchase price – Colleen said \$45,000 based on the appraisal. Mr. Trombetta reminded the committee that once the City owns a parcel it becomes tax-exempt.

Mr. Perkins expressed concern about using City money to help a person out of a bad land deal. He feels \$45,000 is too high.

Mr. Trombetta said he feels the lot was presented to us as unbuildable. The appraisal reflects that it is buildable. To properly vote, the committee needs to know value on an unbuildable lot – get revised appraisal and come back.

Mr. Nagarsheth moved to continue the committee pending a revised figure from the appraiser using the extra information from Artel Engineering to clarify the appraisal figure. Seconded by Mr. Perkins. Motion carried unanimously.

Mr. Nagarsheth moved to adjourn the meeting at 7:00 p.m. Seconded by Mr. Perkins. Motion carried unanimously.

Respectfully submitted,

Charles Trombetta, Chairman

Shay Nagarsheth

Duane Perkins