

Ann Marie Logan

From: Dominic Wilson <dominic.wilson@icloud.com>
Sent: Tuesday, January 07, 2014 9:41 PM
To: Lisa Pellegrini
Cc: Barbara Capuano; Brad Pellissier; Dr. Steve Squillace; Ed Giza; Ken Coelho; Lucas Cherry; Patrice Carson; Walter Nielwocki; Ann Marie Logan
Subject: Re: Camp Ayapo Ad Hoc Committee Kickoff Meeting

That time and date is good for me. I shall be there.

Thanks

Dominic Wilson
+1 860 593 9325
Sent from my iPhone

On Jan 7, 2014, at 5:03 PM, Lisa Pellegrini <lpellegrini@somersct.gov> wrote:

Hi Everyone,

Thank you so very much for volunteering to serve as a member in the Camp Ayapo Ad Hoc Committee. This Ad Hoc Committee was created by the Board of Selectmen as an advisory committee to provide recommendations as to the recreational use of Camp Ayapo. It is a six month appointment which will end June 30th, 2014. Members of the Committee include:

Dr. Steve Squillace ✓
Lucas Cherry ✓
Ed Giza ✓
Barbara Capuano ✓
Ken Coelho ✓
Brad Pellissier ✓
Patrice Carson ✓
Walter Mielwocki ✓
Dominic Wilson ✓

Each of you bring valued experience and skills that we believe will allow for the development of a quality strategic plan for the use of Camp Ayapo. We would like to set up our first meeting and am hoping that we can all agree on a meeting date and time. I am assuming that an evening meeting would be better for most.

Would Thursday, January 16th at either 6:30pm or 7:00pm work for everyone as the first meeting to start things off by getting acquainted with your fellow members and to receive your charge from the Selectmen.

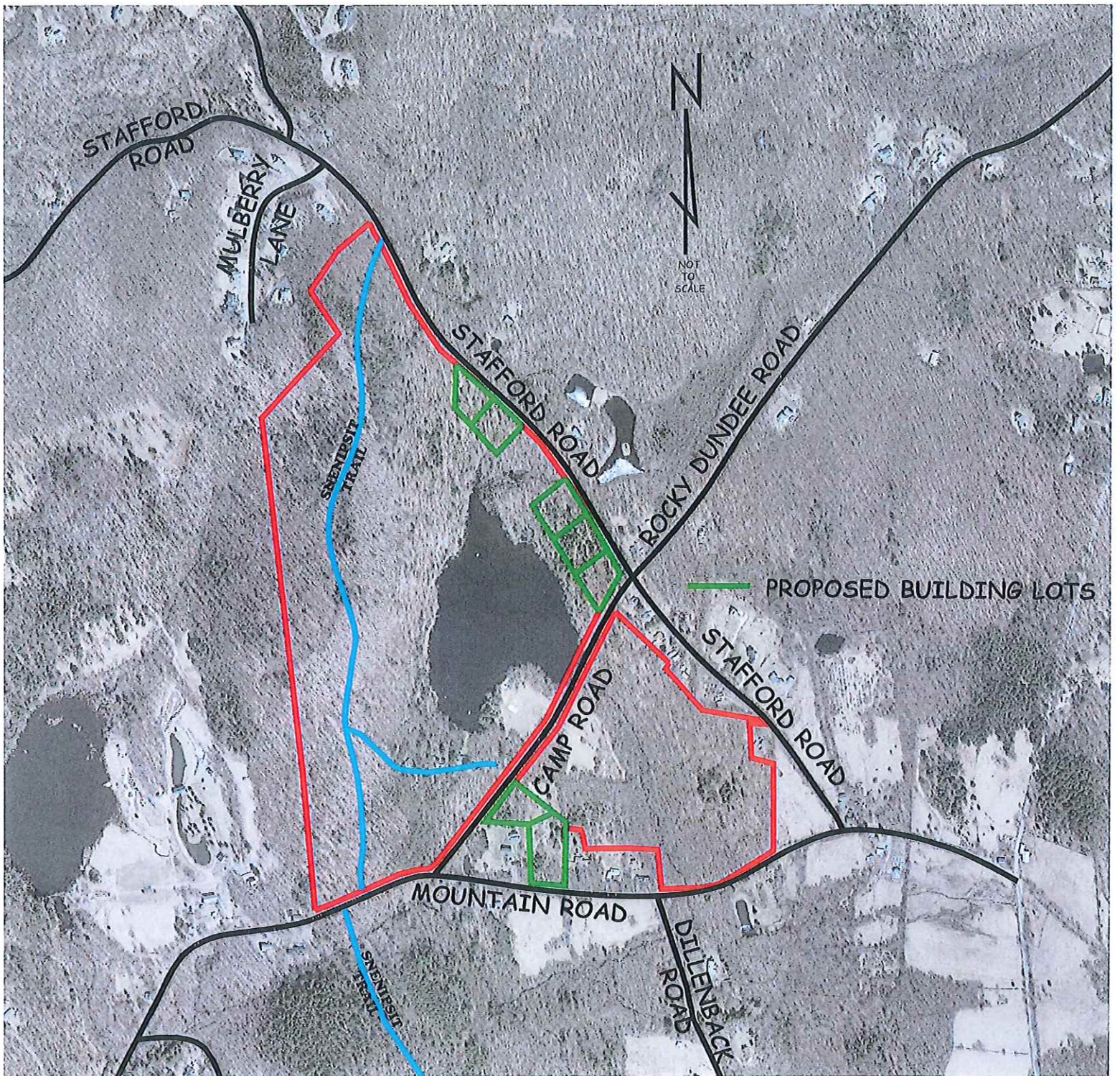
Please respond as soon as possible so that I may set an agenda.

Again, thank you for your time in this endeavor.

lisa

Lisa Pellegrini
First Selectman

8/15/13



JAN 15 2014

TOWN OF SOMERS
Initial Organizational Camp Ayapo Ad Hoc Committee Meeting Agenda
Thursday, January 16, 2014
7:00pm
Selectmen's Conference Room

- 1. Call to Order**
- 2. Members Present**
- 3. History & Overview of Project**
- 4. Review of Charge form the Board of Selectmen**
- 5. Review of Time Lines**
- 6. Election of Officers**
 - a. Chairman**
 - b. Vice Chairman**
 - c. Secretary**
- 7. Schedule for Future Meetings**
- 8. Adjournment**

Camp Ayapo Ad Hoc Committee
Thursday, January 16, 2014

Charges to the Committee from the Board of Selectmen include the following:

- 1. Primary focus of the committee is to recommend to the Board of Selectmen a plan of strategic goals and objectives regarding the recreational use of Camp Ayapo.**
Recreational uses should specifically include passive recreational uses.

- 2. Secondary focus of the committee is to recommend to the Board of Selectmen a plan for security and plans to reduce vandalism.**
Special considerations regarding security and vandalism should be considered and recommendations regarding plans for security and plans to reduce vandalism should be supplied to the Selectmen.

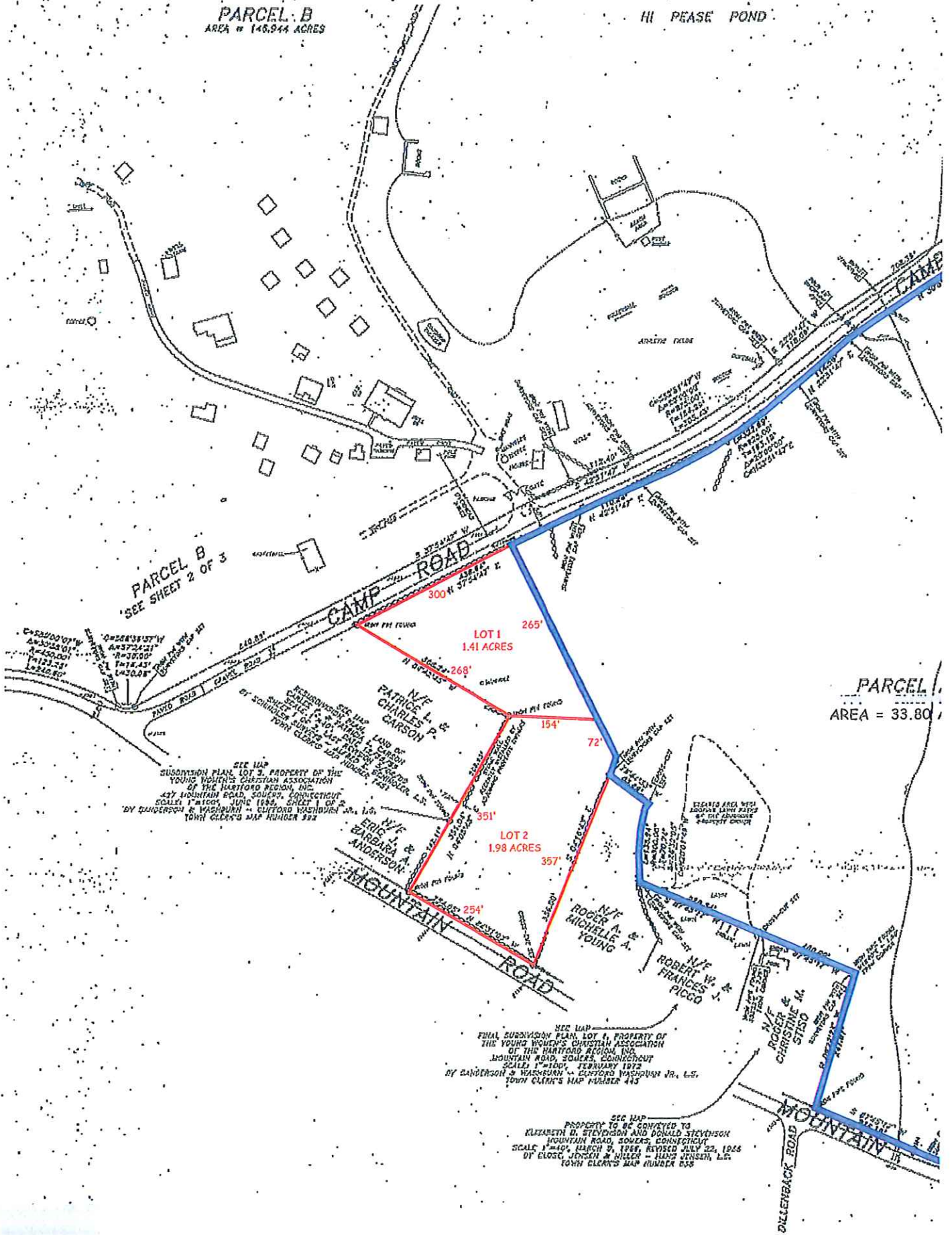
- 3. A third focus of the committee is to recommend to the Board of Selectmen a plan for maintenance and upkeep of the property.**
Plans regarding maintenance and upkeep of the property should take into consideration the overall plan of use for the property and security concerns. Plans may include work to be done to the road and dam as well.

PARCEL B
AREA = 146.944 ACRES

HI PEASE POND

PARCEL B
SEE SHEET 2 OF 3

PARCEL
AREA = 33.80

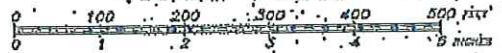


SEE MAP
SUBDIVISION PLAN, LOT 2, PROPERTY OF THE
YOUNG WOMEN'S CHRISTIAN ASSOCIATION
OF THE HARTFORD REGION, INC.
437 MOUNTAIN ROAD, SOVEREIGN, CONNECTICUT
SCALE 1"=100', JUNE 1982, SHEET 1 OF 2
BY SANDERSON & WASHBURN - CUYFORD WASHINGTON JR., L.S.
TOWN CLERK'S MAP NUMBER 322

SEE MAP
FINAL SUBDIVISION PLAN, LOT 1, PROPERTY OF
THE YOUNG WOMEN'S CHRISTIAN ASSOCIATION
OF THE HARTFORD REGION, INC.
MOUNTAIN ROAD, SOVEREIGN, CONNECTICUT
SCALE 1"=100', FEBRUARY 1972
BY SANDERSON & WASHBURN - CUYFORD WASHINGTON JR., L.S.
TOWN CLERK'S MAP NUMBER 413

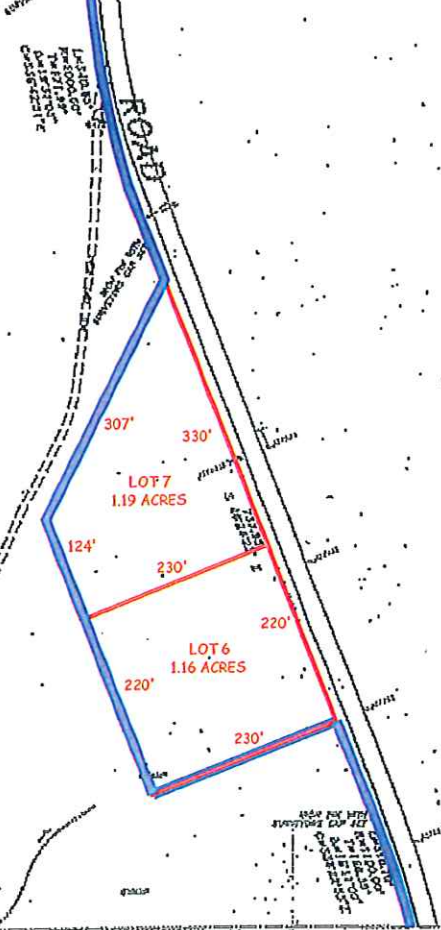
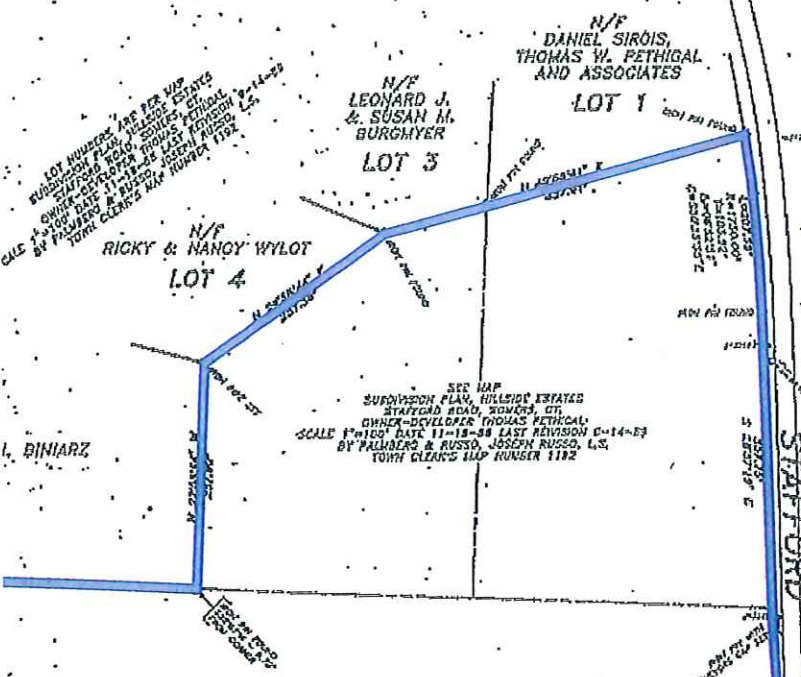
SEE MAP
PROPERTY TO BE CONVEYED TO
ELIZABETH D. STEVENSON AND DONALD STEVENSON
MOUNTAIN ROAD, SOVEREIGN, CONNECTICUT
SCALE 1"=40', MARCH 9, 1968, REVISED JULY 22, 1968
BY CLOCC, JOHNSON & MILES - HANS JENSEN, L.S.
TOWN CLERK'S MAP NUMBER 538

SCALE: 1" = 100'



LEGEND

- BOUNDARY OF STREET LINE
- STONE WALL
- FENCE
- TOWN LINE
- WATER COURSE
- UTILITY POLE & GUY WIRE
- FLOW DIRECTION



NOTES:

1. THIS MAP AND SURVEY WERE PREPARED PURSUANT TO CONNETICUT STATE STATUTES SECTIONS 36-21 TO 36-29, AS INCLUDED IN THE "STANDARDS OF THE STATE OF CONNECTICUT ADOPTED BY THE ASSOCIATION OF LAND SURVEYORS, INC. ON SEPT 20 1988 UNDER THESE REGULATIONS:
- A. THE SURVEY PERFORMED AND THE MAPS & RECORDS ARE CONSISTENT WITH THE "PRACTICE ACT OF 1976."
- B. PROPERTY LINES SHOWN HEREIN REPRESENT OPERATIONS OF THE LAND SURVEYOR WHICH AS THE "FIRST SURVEY" BOUNDARY DETERMINATION THIS MAP PRESENTS THE RESULTS OF MEASUREMENTS MADE UPON THE GROUND AND IS OF ACCORD WITH STANDARDS OF HORIZONTAL ACCURACY.
2. REFERENCE IS HEREBY MADE TO THE FOLLOWING IN PROPERTY OF THE TOWN OF SOMERS, CONNECTICUT:
 - A. THE HARTFORD REGION, INC. WORKING PLAN SOCIAL, CONNECTICUT, SCALE 1"=100', SEE OFFICE OF HANCOCK A. SANDERSON - CLINTON CAMP PROPERTY OF TOWN OF SOMERS, CONN. FEBRUARY 1937, BY J.L. DODDSON, SURVEYOR.
 - B. SURVEY PROPERTY OF TOWN OF SOMERS, CONN. BY HENRY CHARLES COTTON, LAND SURVEYOR NUMBER 433.
 - C. MAPS OBTAINED ELSEWHERE HEREIN, SO AS TO SHOW THE LOCATION OF THE PROPERTY SURVEYED, EXACT LOCUS DEFINED HEREIN ARE, FOR THE MOST PART, THE MAP REFERENCED IN NOTE 2A, ALTHOUGH MODIFICATIONS, SUCH AS TO ALIGN THE STREET, IS NECESSARILY ADJUSTING SUBDIVISION MAP, WHERE NEIGH. RELATIONS AND COORDINATES ARE ON THE SYSTEM, 1983 NORTH AMERICAN DATUM (NAD 83) CONNECTICUT QUADRATE SURVEY CONTROL POINTS, NORTH 430,412.5M - EAST 1,044,201.45M, AND 102,418.87M - EAST 1,012,418.71M.

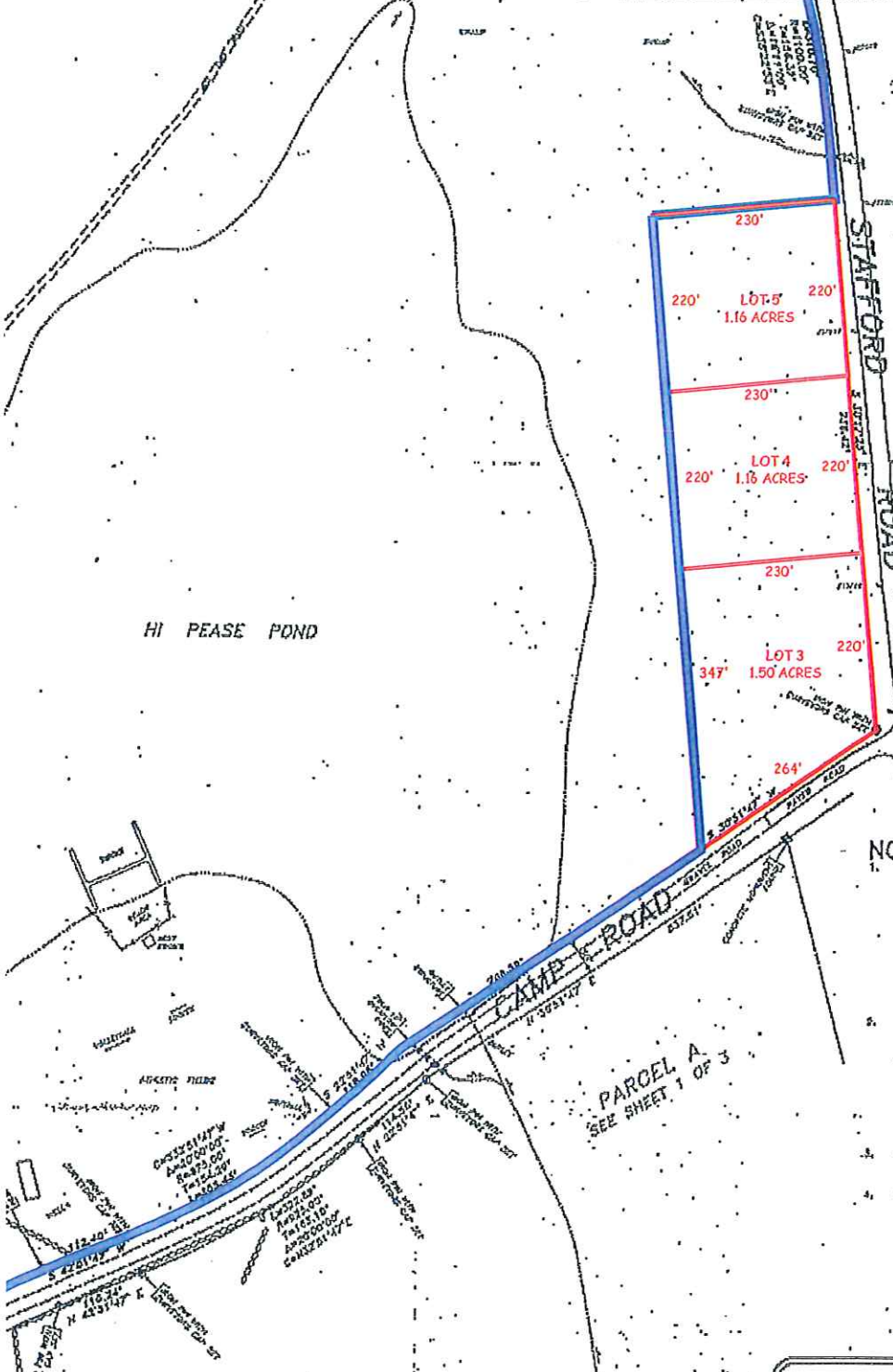
PARCEL B
140.76 ACRES

MATCH LINE SEE SHEET 2 OF 3

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SCALE: 1" = 100'
DATE: MAY 12
SHEET NUMBER: 3

MATCH LINE SEE SHEET 3 OF 3



LEGEND

- BOUNDARY OR STREET LINE
- STONE WALL
- FENCE
- YOUNG LINE
- WATER COURSE
- UTILITY POLE & CUT WIRE
- FLOW DIRECTION

NOTES:

1. THIS MAP AND SURVEY WERE PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE STATUTES SECTIONS 30-3000-1 THROUGH 30-3000-20, AS INCORPORATED BY THE STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT, ACTS OF THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 21, 1979, AS PER THESE REGULATIONS.
2. THE SURVEY PERFORMED AND THE MAPPED FEATURES DOWNSHOWN HEREON ARE CONSISTENT WITH THE "PRESENT SURVEY" SURVEY TITLE.
3. PROPERTY LINES DERIVED HEREON FROM THE "PRESENT SURVEY" ARE CONSIDERED SUPERIOR TO ANY OTHER RECORDS WHICH ARE INCONSISTENT WITH THE "PRESENT SURVEY" BOUNDARY DETERMINATION CATEGORY.
4. THIS MAP PRESENTS THE RESULTS OF RECONCILIATIONS WHICH WERE MADE UPON THE GROUND AND IN ACCORDANCE WITH "BEST AND SOUND" STANDARDS OF INDIVIDUAL ACCURACY.
5. REFERENCES IN ITALIC WERE MADE TO THE FOLLOWING MAPS AND SURVEYS:
 - A. PROPERTY OF THE YOUNG WOMEN'S CHRISTIAN ASSOCIATION OF THE HARTFORD REGION, INC. MOUNTAIN ROAD & STAFFORD ROAD, SOMERS, CONNECTICUT, SCALE 1"=100', SEPTEMBER 1987, BY THE OFFICE OF HENRI J. BAUTISTON - EASTING MICHIGAN J.L.S., CAMP FACILITY OF Y.W.C.A., SOMERS, CONN., SCALE 1"=100', FEBRUARY 1925, BY J.L. COOPER, SURVEYOR.
 - B. SURVEY PROPERTY OF HART CANTON REGIONAL STAFFORD AND MOUNTAIN ROAD, SOMERS, CONN., SCALE 1"=200', DATE 2-3-1988.
 - C. BY HEYRT CHARLES COTTON, LAND SURVEYOR, TOWN OF SOMERS, CONN., SCALE 1"=100', DATE 1-2-1988.
 - D. MAP DISCARDED ELSEWHERE HEREON, SO AS TO BETTER INDICATE THE LOCATION OF THE PROPERTY SURVEYED.
6. STREET LINES DEPICTED HEREON ARE FOR THE MOST PART, AS SHOWN, FROM THE MAP REFERENCED IN NOTE 5A, ALTHOUGH SOME MINOR MODIFICATIONS, SUCH AS TO ALIGN THE STREET LINE WITH THAT OF A SUBSEQUENT LARGER SUBDIVISION MAP, WERE MADE.
7. BENCHMARK ELEVATIONS AND COORDINATES ARE ON THE CONNECTICUT GRID SYSTEM, 1983 NORTH AMERICAN DATUM (NAD 83/87) BASED UPON ECHINGBROT REPORTING BENCHMARK CONTROL POINT, STATION 2018 AT NORTH 830,812.291 - EAST 1,062,071.100; AND STATION 2047 AT NORTH 830,860.817 - EAST 1,115,443.716.

PARCEL A
SEE SHEET 1 OF 3

PARCEL A
SEE SHEET 1 OF 3

PROPERTY SURVEY
PROPERTY OF
**THE YOUNG WOMEN'S
CHRISTIAN ASSOCIATION OF
THE HARTFORD REGION, INC.**
MOUNTAIN ROAD, CAMP ROAD
AND STAFFORD ROAD
SOMERS, CONNECTICUT

SCALE: 1 INCH = 100 FEET
DATE: MAY 12, 2003
SHEET NUMBER: 2 OF 3

500 FEET
5 INCHES

Town of Somers
Camp Ayapo Organizational Ad Hoc Committee
Thursday, January 16, 2014
7:00 pm – Town Hall

1. Call to Order

- i. Meeting called to order by First Selectman L.Pellegrini at approximately 7:04 pm

2. Members Present:

S.Squillace, L.Cherry, E.Giza, B.Capuano, K.Coelho, B.Pellissier, P.Carson, W.Nieliwocki,
D.Wilson and First Selectman L.Pellegrini No members absent

Audience Present: Approximately 4 citizens plus Town Engineer J.Bord and Town Clerk A.Logan

3. History/Overview of Project

- i. The YWCA approached the Town of Somers to purchase the property which contains approximately 182 acres
- ii. Initially, the Town was working with the Land Trust on applying for an Open Space Grant for the purchase of the property. The Land Trust stepped down and the Town continued on to apply for the Open Space Grant. The Town is solely purchasing the property.
- iii. The purchase price of the property was \$825,000. \$450,000 was secured from a DEEP grant, and the remaining monies to be taken from the Open Space Fund
- iv. A Town Meeting was held on July 18, 2013 and approved the signing of the contract for the purchase.
- v. The grant restricts the usage of the property as 'passive recreational'. The grant is intended to preserve open space in natural state.
- vi. The grant is broad enough to incorporate the salvaging of certain structures, i.e. bathrooms but it is suggested all structures be eliminated
- vii. Lots have been cut from the property and when sold, the monies will go back into the Open Space account for future funding of land purchases, improvements and maintenance of open space areas. P.Carson requested a confirmation of open space money usage
- viii. Upon transfer of the property, the Town will be required to 'make safe' the property which would include the structures, the placement of signage and the securing of the property
- ix. Insurance coverage falls within the Town's coverage of Parks and Recreation activities and signage to be placed in strategic locations regarding swimming.
- x. J.Bord stated that the dam needs to be stabilized, and a large rip-rap area established for overflow so that it does not go over the roadway. All encroachments will be cleared by March 1st and all lots must be delineated.

4. Review of Charge From the Board of Selectmen

- a. Primary Focus-A plan of strategic goals and objectives for the recreational use of the property.
- b. Secondary Focus-Plans for security and the reduction of vandalism.
- c. Third Focus- A plan for maintenance and upkeep of the property.

Members discussed the following security issues:

- Open at sunrise and close at sunset the same as State Parks
- Designation of specific parking areas with closure abilities
- Signage
- Water restrictions/warnings
- Monitoring activity after 'hours' to insure security

Members discussed the establishment of a facility which is available to all age groups for 'Passive Recreation'

- Definition of passive recreation
- Inclusion of activities: hiking, walking, cross country skiing, boating (no docking), fishing. It was stated that debris is currently exists in the lake (including a vehicle) and the approximately depth of the lake is 15'
- Exclude: motorized vehicles
- Area not to be a 'Somers Only' facility
- Fee schedule is possible or financial sponsorship of structures

5. Review of Time Lines

Committee notified that a report is being requested by the Board of Selectmen of their recommendations by the end of June. The Committee would then cease to exist effective June 30th, 2014 having completed their assignment with their suggestions/recommendations.

6. Election of Officers

- i. Chairman – Motion by P.Carson, seconded by L.Cherry to nominate B.Pellessier, no other nominations – unanimously voted – B.Pellessier Chairman
- ii. Vice Chairman – Motion and second to nominate S.Squillace, no other nominations – unanimously voted – S.Squillace Vice Chairman
- iii. Secretary – P.Carson volunteered to act as Secretary – no other nominations – unanimously voted – P.Carson Secretary

7. Schedule of Future Meetings

Chairman Pellessier stated his desire to have open public meetings so that suggestions and ideas would be received directly from town individuals, as well as, commission members. Suggested schedule of meetings: January 30th, February 20th (notice for public invitation to attend and express comments/suggestions), March 6 & 20, April 3 & 17, May 1, 15 & 29. P.Carson will see the availability of the Town Hall auditorium on Thursday evenings.

Comments made by Committee Members:

K.Coelho expressed his concern of opening the Camp to everyone would create issues and an influx of individuals from out of town/state using the swimming/boating area. This scenario could possibly be curtailed if fees were charged.

E.Giza stated that he knows of local organization that would be willing to 'adopt' buildings which would include maintenance. Organizations such as: Sportsmens Club, Boy Scouts, Recreation, etc. He also noted that he had inquiries concerning usage of the property for hunting dog field trials. Blank shots would be fired simulating actual hunting and the dogs would retrieve decoys from the lake. K.Coelho stated he would be against this type of activity, particularly with the firing of blanks.

S.Squillace stated his primary concerns would be: buildings, water, trails, dam and roadway.

8. Adjournment

Motion by L.Cherry to adjourn the Camp Ayapo Ad Hoc Comm Mtg at approximately 8:30 pm, seconded by W.Nieliwocki – Unanimously voted.

Respectfully submitted,

Ann Logan, Town Clerk
Temporary Secretary

TOWN OF SOMERS
Camp Ayapo Ad Hoc Committee Agenda
Thursday January 23 2014
7:00 pm
Town Hall

1. Call to Order
2. Review of Minutes
3. Discussion, possible recommendation to the Board of Selectmen, lot reconfigurations.
4. Adjournment

**Town of Somers
Camp Ayapo Ad Hoc Committee Minutes
Thursday, January 23, 2014
7:00pm - Town Hall**

1. Call to Order

The meeting was called to order by Chairman Brad Pellissier at 7:05pm. Members present were: Patrice Carson, Lucas Cherry, Ken Coelho, Ed Giza, Walter Nieliwocki, Brad Pellissier, Steve Squillace, and Dominic Wilson. Members absent were: Barbara Capuano. Others present: Barbara Anderson, and Michelle Young; later in the meeting Town Attorney Carl Landolina, Members of the Planning Commission, and Town Engineer Jeff Bord joined the meeting.

2. Discussion, possible recommendation to the Board of Selectmen, lot reconfigurations

Chairman Pellissier and Atty Landolina explained what had gone on since the last meeting. There had been a site walk of the property with Town officials, Dave Stygar of the DEEP, and several members of the committee and public. It was confirmed by the State that any of the buildings that the town wishes to retain would have to be taken out of the area of the grant easement. Any of the buildings remaining in the area of the grant easement would have to be removed within 6 months of the closing. The closing is currently set for March 1, but the town is working with the YWCA to extend the closing to April 1.

The Committee discussed with the Town Atty placing a stipulation whereby if it was decided later that the land the town retained with the buildings was not going to be used, the property should then revert to open space and not building lots, and the Town Atty agreed this could be a stipulation. (This was also discussed with the Planning Commission members when they joined the meeting and the Planning Commission felt it should be a deed restriction that would not allow it to be a building lot.)

S. Squillace discussed the number of organizations that he had talked to since August 2013 that were supportive of keeping the Camp running and would help to preserve and maintain the Camp so it could continue to be used. These organizations included the Lions Club, Fire Department, New England Mountain Bike Club, Scouts (including an Eagle Scout who wanted to do his project at the Camp), Kittridge Kitchens, Rotary, a hydrologist, Somers Historical Society Chairman, Somers High School Basketball and Cross Country Coaches, a fence company, sign maker, Director of Pine Knoll Recreation Center, Somers Recreation Director, Bank representatives, Johnson Memorial Hospital representatives, Somers Beautification Committee, USA Hauling, Somers Women's Club, Home Depot. There seems to be enough support to prevent having to tear down all the buildings and allow for reuse. This would take some of the financial burden off the town to have to remove the buildings in 6 months. The buildings could still be removed after a plan is in place but it could be done at the Town's discretion when it had funding or sources to take them down.

B. Pellissier agreed that we can't keep all the buildings, but we also can't tear them all down either.

K. Coelho was concerned about security that the group will be addressing, but agreed all the buildings do not need to come down. If a building stays and then comes down, the town still has options for the land to build another.

The AHCommittee reviewed a plan by J. Bord which encompassed 1.46 acres of land keeping 4 buildings - Avery Hall, the bathrooms, Hilltop, and the care takers cottage. The AHCommittee then discussed the plan they had drawn which encompassed 3.89 acres keeping 10 buildings - all the buildings in J. Bord's plan and the 6 buildings to the south of Avery Hall.

The AHCommittee felt the 3.89 acre plan had more to offer because:

- It maintained the primary buildings and added some secondary buildings that had and could be used as shelter for campers, an infirmary, or storage, or other.
- The shape of the 3.89 parcel was rectangular and easier to understand and mark than a winding line. It would be easier to maintain uses on the camp property if the boundary were uniform.
- The shape of the 3.89 parcel would also give the town more options depending on how they decided to use the property, i.e., if camping tents were to be set up, there would be enough land to do that.
- The upfront cost to the town to remove buildings within 6 months would be lower by only having to remove the remaining 8 buildings instead of 14, and it would reserve the right to take down the rest of the buildings when the town could (either afford to or sold the building to someone to take down) and reserve the right to use them.

There was discussion about a possible income stream coming from the use of the camp. There was further discussion about trying to merge the two plans and meet in the middle, but that only led to a 0.5 acre difference and it was felt that was not worth removing from the 3.89 acres. After discussion of the buildings and the lot shape, the consensus was that in the scheme of things, this was only 3.89 acres coming out of the open space area that was still going to be used for recreation.

The AHCommittee then discussed what area should be removed from the "lot areas" to balance the removal of the 3.89 acres from the grant area. (The land behind the houses on Stafford Road was not part of this calculation since the DEEP had said that did not have to be included.)

The following were issues discussed (referencing the map used in the grant application):

- Lot 1 on Camp Road should be removed. With regard to security, it would be easier if the lot were not on Camp Road in case the town decided to close the road. The road is also not in good shape for a house to use as access.

- Lot 2 on Mountain Road should be looked at for removal due to the wetlands, drainage issues, the two abutting lots on Mountain Road both have drainage issues and are concerned about any change to the way that land drains and wet basements, their wells are contaminated with uranium, this is an area that serves at the Blue Trail connector as well as a greenway corridor for wildlife, and it has a direct impact with 3 existing residences by sharing a property line.
- Lot 5 on Stafford Road should be looked at for removal due to its environmental sensitivity. A hydrologist in the area looked at this lot and felt it had an impact to the brook that is next to it and Hurd's Lake.
- The neighborhood lots are larger in size and it would make more sense to make 2 lots on Stafford Road where 3 were shown.

The audience questioned why these were being referred to as "lots" since there still needed to be a process to turn them into lots, and expressed concern that the First Selectwoman represented that these "lots" were not going to be sold anytime soon because they were simply insurance for down the road.

The AHCommittee discussed eliminating lots 1, 2, and 5, leaving lots 3, 4, 6, and 7 on Stafford Road. That acreage added up to 4.49. The AHCommittee questioned why area for lots further down Mountain Road (past Dillenback Road) wasn't considered where they would not be abutting anyone's property line and wouldn't be across the street from anyone therefore having no impact on existing property owners. This was how the lots were located when Whitaker Woods was purchased for open space.

Motion by S. Squillance to use the AHCommittee's plan taking out a 3.89 acre parcel encompassing 8 buildings and eliminate lots 1 and 5, add the remaining 0.1 acre to the west side of lot 4 making it 1.26 acres, and relocate lot 2 in an area further down Mountain Road past Dillenback. This plan would offer a good, usable footprint for the camp and its activities, remove lot 5 which was environmentally sensitive and has a potential impact on the aquifer supplying Hurds Lake, eliminate lot 1 on Camp Road to allow for more options for security of the camp, relocate lot 2 directly abutting and affecting neighbors which is wet, has drainage concerns, uranium contaminated wells, allows time for the town to take down buildings, and keeps the Blue Trail and greenway open. **Seconded by W. Nielwocki** - Unanimous.

The AHCommittee discussed whether they should present a second option. **Motion by K. Coelho** to use the AHCommittee's plan taking out a 3.89 acre parcel encompassing 8 buildings and eliminate lot 1 and 2 and reduce lot 5 by 0.55 acres taken from the side by the brook and combining lots 3, 4, and 5 into two larger lots. This accomplishes the same as the previous plan in a different configuration. **Seconded by W. Neiliwocki** - Unanimous.

Motion by P Carson to request that in the event the Town rejects both of the AHCommittee's options, the only 2 lots that directly abut and impact existing properties, specifically lot 1 and 2, be removed and other areas along Mountain Road

be reviewed to locate those lots so they don't interfere with existing homeowners.
There was no second - motion failed.

There was further discussion agreed upon by the AHCommittee:

- Acreage is necessary for the success of this venture for planning, operating a camp and recreation activities.
- A smaller area is very limiting to what can be done.
- There are a lot of constraints on the land encumbered by the open space grant.

Motion by K. Coelho that discussion was unanimous by the AHCommittee and Planning Commissioners that in the future if the camp isn't successful or the town doesn't want to use it for recreation any longer, the property where the buildings are must revert back to open space and not sold for lots, and the buildings should be removed. **Seconded by** D. Wilson - Unanimous.

Motion by K. Coelho that if lots retained by the town are to be sold, the abutters are given a right of first refusal for those lots. **Seconded by** S. Squillance - Unanimous.

Motion by P Carson to request that in the event the Town rejects both of the AHCommittee's options, the only 2 lots that directly abut and impact existing properties, specifically lot 1 and 2, be removed and other areas along Mountain Road be investigated to locate those lots so they don't interfere with existing homeowners. **Seconded by** D. Wilson - Passed 7-0-1.

The AHCommittee decided it would meet in Kibbe Fuller starting the next meeting on January 30, beginning at 7:00pm.

3. **Review of Minutes**

Two corrections were made to the minutes:

Page 2 - second bullet, the word "is" to be removed. Under Comments made by Committee Members, first sentence, "K. Coelho" was replaced by "D. Wilson".

Motion by P. Carson to approved the 01/16/14 Minutes as amended. **Seconded by** K. Coelho - Unanimously voted.

4. **Adjournment**

Motion by L. Cherry to adjourn the Camp Ayapo Ad Hoc Committee meeting at 9:00pm. **Seconded by** D. Wilson - Unanimously voted.

Respectfully submitted,

Patrice L. Carson
Committee Secretary