

BOARD OF SELECTMEN
MINUTES OF MEETING-March 8, 2012

Present: David J. Consolati, Chairperson
Patricia D. Carlino
Gordon D. Bailey

Also present were:

Neal Carpenter, Lenox Conservation Commission Chairman
Gregory Federspiel, Lenox Town Manager
Robert Nason, Lee Town Administrator

At 9:00 am Chairman Consolati called the meeting to order at 135 Laurel Lake Cross Road, a house jointly owned by the Towns of Lee and Lenox.

The members of the Select Board and the others present toured the grounds and interior of the vacant house to determine its sale potential. Mr. Nason recalled that on December 15, 2009 the Tri-Town Health Department determined that the existing septic system fails Title 5 inspection criteria; and, conducted soil evaluation and permeability tests. Reading from former Tri-Town Health Department Director Peter Kolodziej's December 18, 2009 letter, Mr. Nason noted that "...the area tested meets the requirements of Title 5 for upgrade and new construction standards." The house is connected to the Town of Lenox water distribution system. While the house appears to be sound, all present agreed that it could not be inhabited; and, that its condition would deteriorate over time.

Mr. Nason reported that he had discussed with Town Counsel and the Zoning Code Enforcement Official the possible division of the house and a minimum 30,000 square feet lot from the rest of the 14.8 acre, jointly owned parcel. They recommended that a surveyor be retained to produce a plan showing the proposed division (Form "A" Survey Plan). The members directed that the division be drawn in such a way as to not prohibit future recreational use on the remaining acreage, which they viewed on the 1971 Site Development Plan prepared by Rober G. Brown and Associates, Inc. After the members and others present viewed Taconic Land Consultants/Patrick M. McColgen, PLS's March 1, 2012 quotation, and Mr. Federspiel committed the Town of Lenox to pay for half of the survey cost from its share of the proceeds if the house is sold, they asked Mr. Nason to seek a \$2,500 reserve fund transfer from the Finance Committee to pay for the initial survey plan.

At 9:40 am, upon a motion duly, seconded and unanimously approved the members voted to adjourn.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'R L N' followed by a horizontal line.

Robert L. Nason
Town Administrator

cc:	Town Clerk	Town Collector	Planning Board
	Principal Assessor	Board of Health	Conservation Commission
	Police Chief	Building Inspector	Dept. of Public Works
	Town Treasurer	Town Reps. Dist. Chair	Superintendent of Schools