

1987-87

June 15, 1986 Board meeting

Present

9

Ann Steinhilber, Helen Pellman
Jinger Burns, Zane Mercier, Phil
Godbeck, Anne LaForge, Ron LaForge

Called to Order 8:15

Treasurer report 1986 Bal. 100.52
366.92 savings account plus
1,500 back taxes collected.

Committee for L.W.B.A. beaches
present Leonard Pomerleau &
James Prescott discussion
on repair of beaches. Dick Larsen
Chairman

Phil Godbeck to prepare taxes
for 1986-87 year \$35.00 a year
per property owner. Get grand
list from town hall

Bal. approval \$102 payment for
bonding insurance. \$85 printing
cost for tax change on charter
State of Ct. House bill #5834
from board of directors fund.

Zane Mercier 1st 2nd Jinger Burns
Zoning chairman signs permits
for over night stays for campers.

Phil Petruzzello health &
sanitation

Zoning committee Zane Mercier
Mike Melville

Beaches Committee Dick Larsen Chairman
Leonard Pomerleau, James Prescott
Charles Straub, Ron LaForge

Beach report. Letter from Ed Clark
giving permission to clean &
repair 2nd beach association

owns 101 ft. of 2nd beach
Mr. Fox to send letter to assoc.
from island-wetlands-committee
to clean + repair 2nd beach
Cost projection for repair 2nd beach
backhoe \$35.60 an hour
\$1,300 allocated for repairs
Clean brush etc. before repairs
approval to start work on
beaches

Set up work day to continue to
research.

Don LaFarge 1st 2nd Zone Mercier
3rd beach clean up 6:00 pm Tues
June 17, 1986

Meeting adjourned 10:00 pm.
1st Don LaFarge 2nd Ann Steinhilber
Next meeting July 13, 1986 8:00 pm.

Respectfully
Anne LaFarge

ASSOCIATION INFORMER

DATE 7/1/86

VOL I/ISSUE # 5

<u>PRESIDENT / PUBLIC RELATIONS</u>	<u>VICE PRESIDENT</u>	<u>SECRETARY</u>	<u>TREASURER</u>	<u>TAX COLLECTOR</u>
RON LaFORGE 642-6272	MIKE & SUE MELVILLE	ZANE MERCIER 642-7163	ANNE LaFORGE 642-6272	HELEN PELLEMAN PHIL GODECK 642-6292

new officers: at the annual meeting the following officers were elected for the 86-87 year: Ron La Forge pres., Zane Mercier vp., Anne La Forge sec., Helen Pellman tres., one year directors: Rose Miller/ Ann Steinhilber, two year directors: Ginger Burns/ Kent Sleath(one year left on their term)

Budget: a budget totaling \$3,402 was passed which included \$1300 for repairs to all three beaches. also our books were closed on May 15th with an audited bal. of \$100.52 but since then and after the may 12th newsletter was written we have collected over \$1800 in back taxes which paid off all our legal bills and left us with a \$1500(approx) surplus for the upcoming year after all budgeted expenses are paid. a tres. report is enclosed.

Bylaws: the bylaws mailed to you May 12th were adopted with the following changes. please make these changes to your copy:

under zoning	pg23 line 7	change the word occupancy to dwelling
" "	pg22 line 3	delete this article completely
" "	pg22 line 4	add "no house trailers or" to the begining
under assoc. prop.	pg23 line 6	add(to the end)"limit one sticker per island property

New Committees: roads and beaches: chairman Dick Larson, assistant co-chairman Lenny Pomerleau/ Chuck Straub, comm. Jim Prescott, Zane Mercier, Mike Melville, Ron La Forge
Health zoning and sanitation chairman: Phil Pitruzzello comm. Mike Melville, Zane Mercier, Ron La Forge

Beach repairs: repairs are underway. all beaches will be closed starting july 7th at 8am and will remain closed until repairs are complete. all cars and boats must be removed from beach property by the above date or they will be subject to towing at the owners expense, so please cooperate it will be appreciated. the beaches will reopen as soon as the repairs are complete and all bylaws governing the beaches will be posted at that time. please be patient we are working for you.

Next board meeting: sunday July 13th at 8pm (Ron/Anne La Forge house)

Lake status: the independent appraisal of the dams value has begun and should be done by aug 1st so we could be voting by late august. if you pay tax on property valued at \$1000 or more you should be able to vote. check at town hall now to be sure you are on the list.

Board Meeting July 13, 1986

6 members present

Tax report Phil Godeck

\$1,583 collected 1986 new money

41 pd.

3 demands

71 outstanding 3 foreclosures

as of Mon. July 14 approx 1,870

outstanding on foreclosures

Treasurer's report, Helen Pellman

\$1,372.69 Bal. \$70 received \$105 from tag sale

\$1,425.69 does not include town taxes

(assoc.) outstanding bills to be

1,372.69

paid. Tag sale advert.

1,583.00

ising.

\$2,955.69 total 1/2 town of Lebanon

taxes to be paid.

Authorization to pay outstanding bills 1st Zane Mercier 2nd Hinget Burns.

Phil Godeck asks for \$270 for legal fees for foreclosures + liens needed \$15.00 total of \$285.00 will be returned to assoc. after settlement

1st Ann Steinhilber 2nd Kent Sleath

Dick Larsen beach committee

chairman estimated (enclosed) work

on all 3 beaches \$700 Backhoe

\$35 an hour, 20 hrs. approx. 20 hrs

work to be done cost \$1,316 asking

for \$400.00 more in case of any problem

Earthen swale for 1st beach use dirt

for beach. 2nd Beach steel barricade

to be moved toward Steinhilbers

build wall by boat launch area

take rocks out. Improving town
properties on 2nd beach. Special meeting
to appropriate \$400 for beaches. Pre
\$450 appropriated already for sand
To complete repairs Shawn Hennessey
motion made 1st by Jane Mercier
2nd Helen Pellman. Limit 19 hrs
for Shawn to keep under the \$1,300
appropriated. just work time no
travel involved. Only one vote
per property owner outside of town
as far as we know.

Jane moved to adjourn
Helen Pellman 2nd motion
meeting adjourned 9:15 pm.

Respectfully
Submitted
Cue LaForge

Lake Williams purchase gets major support

By CHRISTINE KOTRBA
Staff Writer

LEBANON — The legislature's Environment Committee Tuesday voted unanimously to support legislation calling for the state, town and owners of the dam to share the \$1.5 million cost of purchasing Lake Williams.

The bill has also picked up some other valuable support in an endorsement from the state

Department of Environmental Protection, whose opposition last year was partially responsible for the defeat of similar legislation.

The vote by the environment committee, a 19-member bipartisan panel, represents a major step in resolution of the seven-year disagreement about ownership and repair of the dam and lake, which is currently owned by Lawrence and Charles Gilman.

State Sen. Eric Benson of Franklin (R-19th Dist.), who proposed the legislation, is confident of its success. It will now go before the legislature's Finance, Revenue and Bonding Committee, which should vote on it within two or three weeks. If approved by that committee, the plan will then become part of a bonding package that will go to both houses of the General Assembly.

It was in that committee where a similar bill met its fate last year and was never reported to the floor. Benson predicted that if this year's version gets by the finance committee, it will be passed by the full General Assembly.

"Once a bond act hits the floor," he said, "there have been very few times it has been amended except for technical reasons."

Benson has proposed to save Lake Williams from draining by having the state, the town and the dam owners share the \$1.5 million cost the lake was appraised at last year. Benson said the Gilmans have agreed to the proposal Monday, although the owners will neither confirm nor deny the agreement.

Under Benson's plan, the state would bond \$1 million to purchase Lake Williams and its water rights while the Gilmans would "donate" the remaining half million dollars. If voters agree in a referendum, the town of Lebanon would then pay the state year-over a 000,000\$ period as its share.

The town's voters would decide whether the entire town, lake residents or both will pay the higher taxes as a result of the purchase.

(Benson, Page 16)

Benson bill

(Continued from Page 1)

State funds, set aside last year by the legislature, would then be used to repair the dam and purchase land for a public beach and boat launch area.

According to Benson, state Rep. Edith Prague of Columbia (D-8th Dist.), a supporter of the legislation, was the only person to speak at a public hearing on the bill in Hartford Tuesday.

Director of Water Resources Ben Warner said this morning

the DEP favors Benson's proposal as long as it ensures public access to the lake through a public beach and boating area.

"As you recall last year," Warner said, "we were violently opposed to the legislation because it put the burden on the state taxpayers. This year, however, there are some distinct changes," he said, referring to provisions for a public beach as well as the use of town funds for the purchase.

Lake Williams Beach Association President Ronald LaForge said he had not yet discussed the specifics of the revised bill with Benson, but said it appears to be a plan he would support.

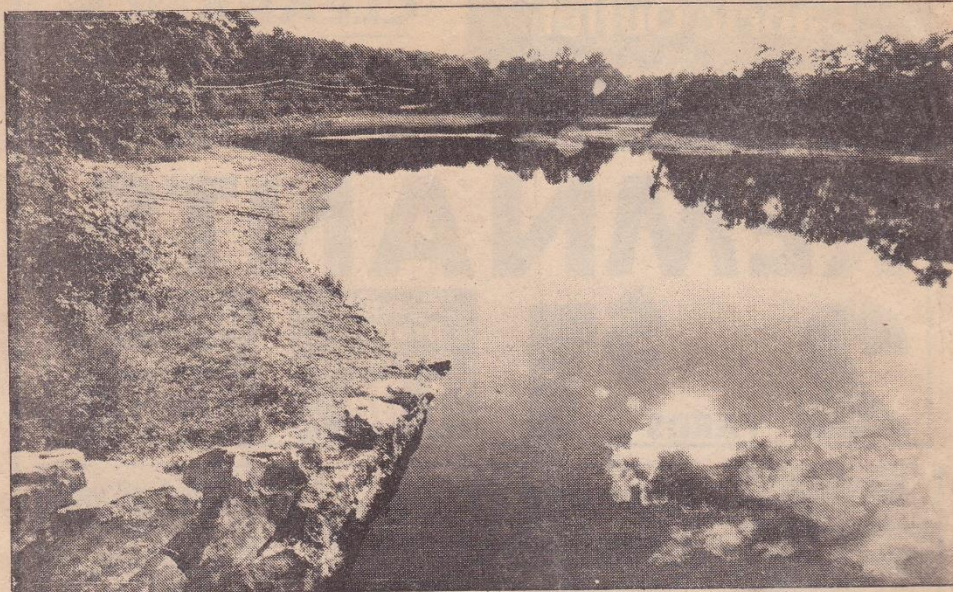
"I'm not privy to the nuts and bolts of it at this time," LaForge said, "but, essentially, I'm optimistic about anything that even sounds like it could save the lake and end the controversy."

16 the Chronicle, Willimantic Conn., Wednesday, March 12, 1986

HERITAGEQuest ONLINE

HeritageQuest Online - Revolutionary War

Suburban



Lake Williams re
of hot-weather swi

As Lake Williams goes down the drain, Referendum could decide lake's future

By CHRISTINE KOTRBA
Staff Writer

LEBANON — During hot, summer days back in the 1920s, residents would flock to the Lake Williams beach area on Route 207 to swim, fish, take a boat ride or frolic by the shore.

"On a sunny day like today there would be 20 to 30 people there and twice as many children having a heck of a good time," resident Irving Kiotic, chairman of the local Flood and Erosion Control Board, recalled recently. "Some would pack sandwiches, and you'd see a lot of inner tubes there. It was a lively place. It was a small Coney Island."

These days, though, not much of anything is happening on the shores — or what used to be the shores — of Lake Williams. The water level has become so low that even during 90-degree scorches, the public beach on the southern tip of the lake remains deserted.

'It looks more like a cemetery now'

In June 1985, the owners of Lake Williams, Lawrence and Charles Gilman, drained three feet of water from the lake as part of an agreement between them and the state Department of Environmental Protection. The reason given for lowering it three feet below the overflow level of the dam spillway was to ensure dam safety in the event of heavy rainfall.

A month later, however, vandals cut a section out of a shaft which operates the dam's outlet gate, and during repair, the gate became stuck

five years ago cars would line up on both sides of the highway as people sought relief from sweltering temperatures. Even though the area is technically only for use by Lebanon residents, few out-of-towners have refrained from taking a swim in the past.

"It was pretty nice," Kemp said. "It used to be crowded with people, and the water level used to be way up there. No one comes up here much anymore. Everyone goes to Amston Lake now."

The story's pretty much the same on the other side of the lake, which is inhabited by both year-round residents and summer visitors.

"Right now it's deplorable," Frank Adamcewicz, a 22-year lake homeowner, said. "You look out at the lake from our property and all you

see is grass. The
their way here at
mostly marshland

He said that
fishing which used
water is now nothi

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Attempts by the C
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Residents and
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Benson of Frankl



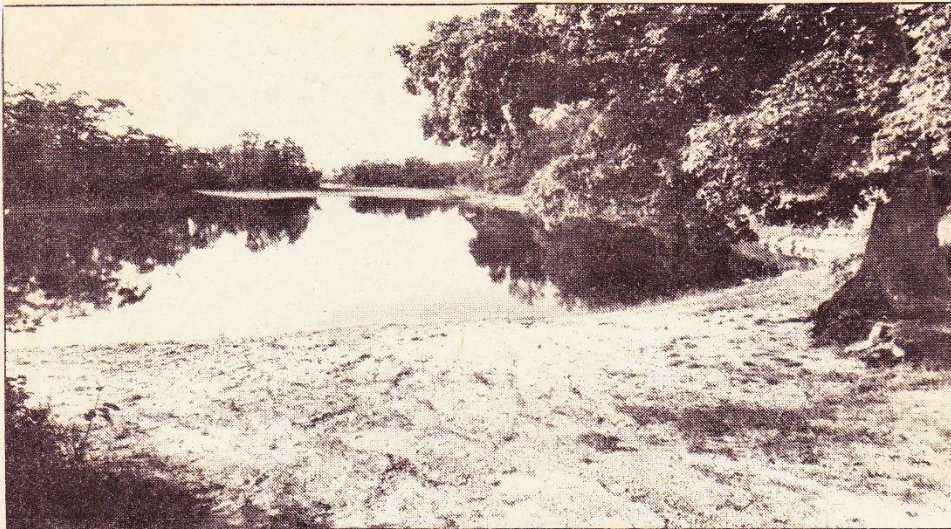
A month later, however, vandals cut a section out of a shaft which operates the dam's outlet gate, and during repair, the gate became stuck slightly open. Over the past year or so, the lake has continued to slowly drain.

In some areas at the public beach, the water level has receded nearly 100 feet, exposing the rocky lake bottom. Patches of grass and waist-high weeds have overrun other parts of the lake bed and the shore.

"It looks more like a cemetery now," Kiotic remarked.

Gary Kemp of Colchester, who was surprised to find a half-empty pond when he stopped by the beach this week for a swim, remembered that





Lake Williams receding shoreline has created a marsh-like environment beloved of ducks but not of hot-weather swimmers.

drain, residents await state action

see is grass. There are ducks that have found their way here and they just love it because it's mostly marshland."

He said that the boating, waterskiing and fishing which used to take place frequently on the water is now nothing more than a memory.

Since 1978, residents and town officials have locked horns with the Gilmans over the state's mandate to either repair or dismantle the dam. Attempts by the Gilmans to destroy the structure rather than repair it have been repeatedly criticized by residents and denied by the DEP.

The state Supreme Court last year upheld a lower court ruling that the owners of the Lake Williams dam and water rights are entitled to raise or lower the water level as they see fit.

Residents and town officials are currently looking to a bill sponsored by state Sen. Eric Benson of Franklin (R-19th Dist.) and signed into

Photos by Harold Hanka

law by Governor William A. O'Neill, which calls for state takeover and repair of the dam. If the plan proceeds on schedules, this could be the last season that Lake Williams is town property.

Under the proposal, the state will spend an estimated \$1 million to buy Lake Williams and its water rights, while the Gilmans will "donate" the remaining half million dollars. If voters agree in a referendum, the town of Lebanon would then pay the state \$500,000 over a 20-year period as its share of the purchase.

Residents, in turn, would feel an estimated half-mill increase in their taxes. State funds have also been earmarked to build a public recreation and boat-launching area at the lake.

First Selectman Ed Clark has questioned whether voters in a referendum will agree to the deal, but said that state takeover of the area would certainly be an improvement over the situation there now.

"I'm sure state takeover would be an asset," he said. "(Residents) get excited about people from all over the state coming, but the non-residents can only do what you'll let them do."

Adamcewicz said he, too, would have no qualms about all Connecticut residents being allowed to use the lake.

"I welcome them," he said. "After all, the water is for the people."

Kiotic, however, said he thinks the voters should not approve the purchase unless the state guarantees it will enforce rules regarding motorboats at Lake Williams. These boats could cause pollution, he said, and create hazards for swimmers and children in the area.





Kiotic, however, said he thinks the voters should not approve the purchase unless the state guarantees it will enforce rules regarding motorboats at Lake Williams. These boats could cause pollution, he said, and create hazards for swimmers and children in the area.

"I will urge people not to sign papers with the state unless they have written guarantees controlling certain kinds of boats," he said.

Al Lopes, a member of the local flood control district, said he would have no objections to the purchase and operated lake. "It's great for the people of Lake Williams to make a park out of it," he said.

"Let everyone use it. It's more important to hold people from out of town, and also see our town," said Lopes.

Carri
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TON PICK-UP

... BLAZER 4x4
8 cyl. auto. cruise silverado & more #4972 (DEMO)

BRAND NEW 1986
JEEP CJ 7 4x4

Latest 6 cyl. auto. type & much more #163

look out at the lake from our property and an you



Owners refuse offer on lake

By CLAIRE BESSETTE
Staff Writer

LEBANON — The owners of Lake Williams have rejected the state's \$360,500 offer for the lake and dam, prompting the state Department of Environmental Protection to seek to take the property through eminent domain.

However, the town is unlikely to approve of the seizure, and a proposal First Selectman Ed... warned may run into trouble with residents.

Snow rain

DEP Commissioner Stanley Pac said this morning that he received a written rejection Monday of the proposed price of \$360,500, which was the lowest of two independent value appraisals done on the property.

Owners Lawrence and Charles Gilman had valued the lake and dam at \$1.5 million before the two appraisals were ordered by the state, and Pac said the rejection notice simply stated the owners "obviously reject" the low price.

Lawrence Gilman confirmed this morning that he rejected the offer but declined to comment further, saying the matter will most likely go to court, where a judge would set the price if the state seeks to condemn the property and take it through eminent domain.

"We have no position at all right now," Gilman said. "It is up to the state to do what it is going to do. They have a right to take it through eminent domain. From now on, I am not making anymore comments because it is now in court."

Gilman also declined to comment on what price he would accept for the property.

Pac said he will now formally ask Lebanon officials to support eminent domain proceedings. According to a bill passed by the legislature in summer, the town must agree to contribute one-third of the price if the property were taken by eminent domain. The state plans to purchase the lake property, repair the dam, and eventually create a public beach and recreation area at the

the Chronicle, Willimantic Conn., Tuesday, December 30, 1986-11

Lake offer

said residents would want to know what the state plans for the area once it is purchased.

"Last year they said they would buy X number of acres for a picnic area, trails and a boat launch. Our understanding was that they were going to give us that information ahead of time. When we get that information, we will present it to the flood board and make a recommendation. I can't ask the town to sign a blank check."

Pac said if the town refuses to go along with eminent domain, a final option would be to send the bill back to the General Assembly to amend it in one of several ways.

(Continued from Page 1)

court handling the eminent domain proceedings.

Clark, however, said he would recommend that the Board of Selectmen and the Flood and Erosion Control Board vote against moves for eminent domain because he said it means the town would have to commit itself to paying one-third before the court even sets the price.

"When you take this action," Clark said this morning, "you're committing yourselves to whatever. It would be signing a blank check. I will not go along with that. I can't ask the people to go along with that when they don't have any answers."

In addition to the price, Clark

Medicare

Lebanon

Lake purchase plan in danger; app

By JOHN CHALFANT
Staff Writer

LEBANON - A plan for the state purchase of the Lake Williams dam and water rights has been thrown into doubt because of a \$1 million discrepancy between the appraised value and the current owner's estimated value.

Independent appraisals solicited by the state Department of Environmental Protection (DEP) value the property at a maximum of \$470,000, over \$1 million below the private \$1.5 million appraisal given by the Gilman Brothers Company of Bozrah, current owners of the dam and water rights. The appraisals have cast doubt on a state bill to purchase the property passed in the General Assembly this spring.

Under the legislation, the Gilmans agreed to sell the property to the state only if the appraised value approached \$1.5 million. The state agreed to pay one-third of the purchase price for the property and the town was to contribute a third with an estimated one half mill tax levy over 20 years. The Gilmans agreed to accept a two-thirds payment for the property. Lawrence Gilman declined to specify what the Gilman's reaction would be.

"This changes the whole picture," reacted Rep. Edith Prague (D-8). "If the Gilmans don't accept the appraisals, we're back to square one. The Gilmans hold the cards at this point and we'll have to wait and see what they will do."

The appraisals given to the DEP were delayed by nearly three months and came in much lower than expected, according to Prague and DEP Land and Acquisition Manager Charles Reed. Richard Barry of Manchester appraised the dam and water rights at \$470,000 and Robert J. Flanagan of New London set the value at \$360,500. DEP officials said a meeting between the Gilmans and town and state officials will be convened in the near future, according to Reed.

The state has ordered the Gilmans to repair the dam or face a forcible sale through eminent domain. Damage and decay to the dam has caused the water level at the lake to drain down to one-third of its capacity and threatens to decrease property values surrounding the lake, according to Sen. Eric Ben



LAKE WILLIAMS MAY REMAIN PARTIALLY DRAINED, engineering a sale of the property to the state.

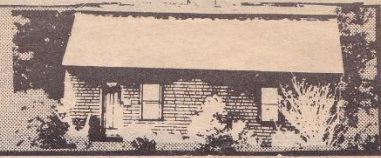
sponsor of the bill. The Gilmans have refused to make repairs to the dam since 1978 when an Army Corps of Engineers study advised the problems be corrected or the structure torn down.

"We've got to save the lake. If they won't repair the dam, we'll have to do

something else, perhaps going the state take it over through eminent domain," questioned Prague. "consideration is the time-frame. We've allowed this to go on

Although the bill says that both set the purchase price

on



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Photo by John Chalfant

LAKE WILLIAMS MAY REMAIN PARTIALLY DRAINED for the foreseeable future because of difficulties in engineering a sale of the property to the state.

sponsor of the bill. The Gilmans have refused to make repairs to the dam since 1978 when an Army Corps of Engineers study advised the problems be corrected or the structure torn down.

"We've got to save the lake. If they won't repair the dam, we'll have to do

something else, perhaps going in and having the state take it over through eminent domain," questioned Prague. "The big consideration is the time-frame involved. We've allowed this to go on too long."

Although the bill says the state must both set the purchase price for the proper-

ty and retains the option of siezing the property through eminent domain, according to Lawrence Gilman, future state action is unclear. Previous orders requiring the Gilmans to submit a repair plan for the dam have been delayed and appealed in state Superior Court by the Gilmans.

Officials meeting to discuss status of lake purchase

By JOHN CHALFANT
Staff Writer

LEBANON - A meeting between state and local officials to discuss the status of the proposed state purchase of the Lake Williams dam and water rights may be scheduled this week.

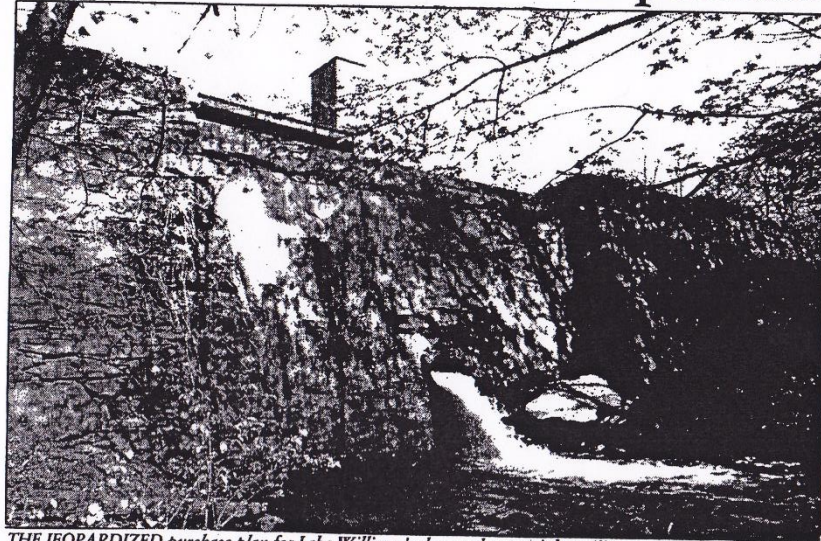
Department of Environmental Protection (DEP) Commissioner Stanley Pac indicated the agency wants to set-up a meeting with the parties involved in the sale of the property in the next two weeks to determine what the next move will be, according to First Selectman Ed Clark and DEP Land Acquisition Director Charles Reed. State appraisals of the property released by the DEP Nov. 26 valued the property at \$1 million less than private appraisals done by the Gilman Brothers Co. of Bozrah, current owners of the dam and water rights, raising questions about the state plan.

"The commissioner (Pac) wants to keep this moving forward," said Reed Dec. 4. "I don't know when the meeting will be, but we will get in touch with everybody."

Clark emphasized local officials wanted to convene the meeting as soon as possible, noting he had received assurances it would be scheduled in the near future. Currently, the proposed sale of the property to the state is in limbo because of lower than expected appraisals.

Under legislation passed last spring in the General Assembly, the Gilmans agreed to contribute one-third of the purchase price if the state and the town each put up a third of the sale price of the property. The town's share was to come through an estimated one-half mill tax levy over 20 years and the Gilmans would contribute by accepting two-thirds payment for the property.

Although the Gilmans indicated they would accept two-thirds payment only if the appraised value approached \$1.5 million, according to Sen. Eric Benson (R-19), sponsor of the measure, Reed said



THE JEOPARDIZED purchase plan for Lake Williams's dam and water rights will be the topic of discussion in the coming weeks.

determination of the property's value was up to the state. "The bill indicated the value of the property was to be determined by the state, so the measure isn't dead," remarked Reed.

Lawrence Gilman said accountants and attorneys for his company were still reading over the appraisals and determining what the next step would be. Gilman admitted the appraisals fell far below expectations. "We've gotten figures from the state and we're looking it over with accountants and lawyers," said Gilman last

week. "I have nothing to report at this point. There has been no change."

Gilman noted his company has not been present at past meetings between state and local officials however Reed said he had kept the Gilmans fully apprised of the situation and indicated they may attend the latest meeting. The state still retains the option of seizing the property through eminent domain, according to Gilman and Rep. Edith Prague (D-8).

The appraisals submitted valued the property at \$470,000 at the highest, according

to Reed. Damage and decay at the dam has caused the water level to drain down to one-third of its capacity. The Gilmans have refused to make repairs to the dam since 1978 when an Army Corps of Engineers study advised the problems be corrected or the dam torn down. The DEP ruled destruction of the dam an unacceptable alternative, citing harm it would cause to the surrounding property values and wetlands. The state earlier ordered the Gilmans to make repairs to the structure or face a forcible sale through eminent domain.

State to offer \$360,000 to buy Lake Williams

CHRONICLE
SAT. DEC. 13 1986

By CLAIRE BESSETTE
Staff Writer

HARTFORD — The state will offer to buy Lake Williams in Lebanon for the appraised value of \$360,500, instead of the \$1.5 million estimated by the owners, it was decided Friday. But state and town officials doubt that the

figure will be accepted by the owners, and could eventually take steps to seize the property by eminent domain.

The decision was made by state and town officials Friday in the Hartford office of state Department of Environmental Protection Commissioner Stanley Pac to offer the owners, Lawrence and Charles Gilman of Bozrah, the lower of two appraisals.

Pac, DEP staff members, Lebanon selectmen, members of the town's Flood and Erosion Control Board and the town's two state legislators, Rep. Edith Prague (D-8th Dist.) and 19th District state senator-elect Kenneth Przybysz, discussed how the town and state may legally proceed to buy the lake under a state law passed last summer. The law calls for a three-way split of the \$1.5 million price among the state, town and owners to create a public beach and recreation park.

Pac and Assistant Attorney General Robert Whitehead said the state is now obligated by law to offer the lowest of the appraisal figures, and the Gilmans may either agree to the price or not.

If the owners refuse to sell at the \$360,000 figure, then a new meeting will be called to see if both the town and state wish to pursue the matter. If the owners agree, the town will have to hold a referendum on whether to fund one-third of the price.

According to the bill passed, the state cannot buy the property or take it through eminent domain, which could be the second step, if the town does not

(Lake, Page 5)

Lake purchase

(Continued from Page 1)

agree to pay one-third of a price set by a court judge.

"We're prepared to assume that the town will be willing to fund one-third of the \$360,000," Pac said. "That's as far as we can go now. If the Gilmans refuse, then we will have to call another meeting."

Lawrence Gilman said today, "I have no comment whatsoever. All I can say is that negotiations should go on with the people who own the property, so how can I comment on something like this?"

The Gilmans were not at Friday's meeting.

Pac and Whitehead both said the Gilmans should not be offered a choice between selling the property at \$360,000 or facing eminent domain proceedings, since a judge could award a higher value under the latter option.

Rather, their strategy should

be to offer the lower amount, or nothing, Whitehead said.

Whitehead, in recommending against the eminent domain option, pointed out two major problems with the Lake Williams bill. Because it does not specify an amount for the property under eminent domain proceedings, this could have a 'blank check' effect. Also, the bill does not spell out that the Gilmans must pay a third of the cost, so the state could end up footing two-thirds of the eventual bill.

Lebanon First Selectman Ed Clark agreed, stressing that he could not expect Lebanon residents to approve anything in a referendum without a set price and an idea of what the property would be used for.

Whitehead explained that as soon as the state condemns any property for eminent domain, it must pay whatever cost the judge will set for the property.

Bucks, taxes, lakes and

By CLAIRES BESSETTE
Staff Writer

CHRONICLE - Wed Dec 31, 1986

LEBANON — Some \$8.1 million flowed into the town this past year: \$6.8 million to a Lebanon couple that won the state lottery, and \$1.3 million that was awarded the town, itself, in the 13-year-old court battle with Norwich over backtaxes.

Despite all the budget debates and arguments between town and state officials over Lake Williams, the dump and Amston Lake, the year drew to a close on a high point for residents George and Bernyce Brennan who won the fourth largest lottery in state history at a Dec. 3 drawing.

People are still talking about that unbelievable event which made the lottery seem real. Finally, someone they knew won, and won big. George Brennan owns Teekay's Hosiery in Willimantic and his wife Bernyce teaches sixth grade English at the Lebanon Elementary School.

The elementary school went wild that afternoon when principal Albert Vertefeulle announced that its English teacher was now a millionaire. Teachers and students joked and wondered alike whether they should start planning a retirement party soon for the now-famous teacher.

But Bernyce Brennan, 51, said her family has yet to make any major decisions about careers or purchases, but as soon as the rush of the holidays is over, she will respond to the untold number of congratulatory letters, cards, phone calls and greetings, and sometime in January, decisions will have to be made, she said.

Lebanon also received a lottery win of sorts with an August state Supreme Court Decision awarding the town \$1.6 million in back taxes from Norwich after a 13-year court battle over whether Norwich was liable for back taxes between 1974 and 1979 on the 29-acre Deep River Water Filtration and Treatment Plant located in Lebanon. After legal fees, the amount totaled \$1.3 million.

Although one town may not legally tax another, the state Supreme Court decided that Norwich had failed to appeal first to either the

Board of Tax Review or the state Superior Court within legal time limits. Lebanon may not tax Norwich for the property after the time period in the dispute.

Just like the Brennans, town officials are now trying to decide how to spend the jackpot. The \$1.3 million was placed in a special account in September, where it earns \$20,000 interest in six months while the boards of Finance and Selectmen decide how to best treat their taxpayers.

1986 was also marked with several battles between the town and the state Department of Environmental Protection, most of which will not end until at next year.

The controversial purchase of Lake Williams was thought to have been solved this summer, with a three-way agreement between the state, the town and the owners, Lawrence and Charles Gilman, to share the cost set by the Gilmans at \$1.5 million. The state would then create a public beach and recreation site there.

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A bill was passed by the legislature saying the state agreed to its share of \$500,000, but subsequent value appraisals of the property came in at \$360,500 and \$470,000, meaning more confusion on how the new figures could be used in the same three-way split of the price.

The Gilmans formally rejected the state's offer of \$360,500 on Dec. 29, according to DEP Commissioner Stanley Pac, and the DEP will now seek to take the property through eminent domain, a move which first requires Lebanon's approval and agreement to pay one-third of the new price to be set later by a court judge.

But Lebanon First Selectman Ed Clark warned Pac that a town meeting would have to approve any town contribution, and residents would first want to know the exact purchase price and what

dumps dominate Lebanon 1986

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the development plans are.

So, as 1986 closes, Lake Williams is still drained of about one-third of its water, and the dam still needs repair, and the Gilmans are still the sole owners.

In another lake issue, the DEP had ordered the town in October to hire an engineer and do a complete study of the septic systems of 91 year round homes and 177 seasonal homes on the Lebanon side of Amston Lake. Since sewers are needed on the Hebron side of the lake, the DEP said, the Lebanon side should be tested as well.

Clark appealed the order and criticized DEP engineer Dennis Greci for issuing the mandate. Clark said the order assumes a sewer system will be needed and requires Lebanon to begin construction after the study is done, which the first selectman said he could not and would not commit the town to do.