

1973-74

Annual Meeting was held on June 3, 1973

A meeting of the Lake Williams Beach Assoc. was held on June 3, 1973 with approximately 23 <sup>members</sup> ~~people~~ present.

The meeting was called to order at 2:15 pm by president Andrew Govin. The secretary read the minutes of the previous meeting and they were accepted as read.

Frank Adamcewicz gave the Treasurer's Report.

Total income \$1,146.02

General Fund \$1,126.83

Interest on the building Fund \$4.51

Interest on the Recreation Fund \$14.68

Expenditures \$523.95

Insurance \$169.00

Bonding \$14.00

Salaries \$215.00

Miscellaneous Expenses \$104.54

Taxes to the town of Lebanon \$35.41

Balance of Checking Account \$1,766.18

Building Fund \$55.86

Recreation Fund \$193.67

He also presented the proposed budget for the year 1973-74. The Treasurer's Report was accepted as read.

Mrs. Miller asked why there was so much money in the checking account. Mr. Adamcewicz answered that tax collection was better in the last year and expenditures were less.

The Auditors reported that the books had been successfully audited.

Mr. Krom reported that the tax report was the same as the previous <sup>meeting</sup> ~~year~~. Mr. Gienua asked what the gross valuation was. Mr. Krom reported that it was \$823,000, \$100,000 <sup>more</sup> more than the previous year. He also reported that no liens were put out and there were some delinquent taxes.





(3)

money for the beaches, a launching area, and a pipe for run off water. Mr. Govin said the Board of directors and the officers should arrange a budget to present at the next meeting, when the mill rate would be decided.

Mr. Adamewicz pointed out that there was a need to elect new committee chairmen. Mr. Wilcox said that this was the job of the board of directors. Mr. Govin pointed out that a welcoming committee had still not been established. This matter will also be taken care of.

Mr. Gieluda brought up the idea that since this was the L.W.B.A. 25<sup>th</sup> anniversary, that we should have a picnic. He made a motion that \$500 be allotted for the picnic, and any unused funds would be returned. A vote was called and the motion was carried.

Mr. Saragosa proposed that the mill rate be abolished, and a general fee be paid. A discussion followed. The discussion was ended & the idea was tabled. Mr. Saragosa said he would get more information about that matter.

The date of the next meeting was set for the first Sun. in July.

The meeting was adjourned at 3:10.

Respectfully Submitted  
Victoria Gieluda  
Secretary L.W.B.A.

SWBA 1972-73 Treasurer's Report 6-30

Recreation Fund	Income	Expenditure	Balance
Balance 6/4/72			178 9
Accrued interest	14 68		
Balance 6/3/73			193 6
<b>Building Fund</b>			
Balance 6/4/72			51 3
Accrued interest	4 51		
Balance 6/3/73			55 8
<b>GENERAL Fund</b>			
Balance 6/4/72			1163 3
Insurance: liability 155.00			
Bonding 14.00		169 00	994 3
SALARIES: Tax Clerk 150.00			
Secretary 40.00			
Treasurer 25.00		215 00	779 3
Expenses: Postage 54.30			
Office Supplies 39.65			
Plywood (sign) 10.59		104 54	674 7
Tax Lebanon (970 @ 36.5) 35.41		35 41	639 3
TAX Revenue (692,027 @ 1.5M)	11 26 83		1766 18
	11 46 02	523 95	

# LWBA 1973-74 Proposed Budget

6-3-74

			Income	Expenditure
Insurance: Liability	155.00			
Bonding	14.00	169.00		169
Salaries: Tax Clerk	150.00			
Secretary	40.00			
Treasurer	25.00			
Auditors	25.00	240.00		240
Expenses: Secretarial	50.00			
Tax Clerk	50.00			
Beaches	200.00	<del>300.00</del>		<del>300</del>
Hard top 2nd beach	300.00	600.00		600
TAX (LEbanon 5643 @ 40M)		225.00		225
TAX Revenue ( <del>823,800 @ 1M</del> )		823.80	823	80 934
823,800 @ 1 1/2		1235.70		12340



A meeting of the L.W.B.A. was held July 1, 1973 at the  
acre with approximately 27 members present.

The meeting was called to order at 2 pm. by the president.  
The secretary read the minutes, and after corrections, they  
were accepted.

Those officers present were:

- Mr. Omiccioli - pres.
- Mr. Wilcox - vice pres.
- Mr. Adamewicz - treas.
- Wicki Giemla - secretary
- Mr. Mosher - tax collector
- Mr. Giemla - Board of Directors

Treasurer's Report - same as last meeting except general  
fund balance is now \$1575.68 owing to the bill for \$170  
paid for the sand on the beaches. The report was  
accepted as read.

The new Committee chairmen have been named.

Zoning - Mr. Wilcox, Mr. Mosher, Mr. Adamewicz

Beaches + Roads } Mr. Parker.

Signs + Traffic }

Law + Order - Mr. Bauwens (pending approval)

Finance - Mr. Adamewicz

Health + Sanitation - Mr. Giemla

Picnic } Mrs. Giemla, Mrs. Wiccaro, Mrs. Steinhilber.

Welcoming }

Old Business:

Mr. Wilcox reported that 2 loads of processed gravel has  
been dumped and bulldozed on each of the 3 beaches at the  
cost of \$170.

It was reported that \$300 is available for blacktopping  
the launching area on 2<sup>nd</sup> beach and installing a culvert  
for a drain at the top of the driveway. It was brought up  
that the assoc. must obtain the town's permission to install  
the culvert. It was taken to a vote and the motion was  
passed to blacktop the area.

The 1973-74 proposed budget was brought up for  
approval. The Budget proposed expenditures of \$934.00

Insurance \$169

Expenses (misc) \$300

Salaries \$240

Taxes \$225

A motion was made to accept the budget. A vote was taken and the motion passed.

A proposed mil rate of  $1\frac{1}{2}$  mills was voted on and passed. It was brought up that all dogs are supposed to be tied and kept in their yards. In the future, any straying dog will be picked up by the dog catcher.

Questions were asked about the quantity of liability insurance held by the Assoc. for the beaches. It was answered that there is \$300,000 liability. It was asked who held the deed or if there was a deed to first beach. Mr. Omiccioli answered that the matter will be checked on.

Mr. Kane made a motion that the Assoc. take out a safety deposit box at the CBT in Willimantic. A vote was taken and the motion was passed.

The date of the picnic was set as Sat. Aug 11 with Sun. Aug 12 as the rain date.

Mr. Gobin proposed that a chain fence be put across the opening of the acre to keep cars out. It was decided to leave the matter up to the Board of Directors.

The meeting was adjourned at 2:45.

Respectfully submitted  
Wicki Gerula  
Secretary LLBA.



A meeting of the Lake Williams Beach Assoc. Board of Directors was held to decide what course of action to take concerning a Zoning Board Meeting that will be held July 17, at 8 pm. in the Town Hall.

The meeting was called to order on July 15 at 12:10 by Pres. Amicioli in his home. Those present were:

Mr. Amicioli - pres.  
Mr. Wilcox - vice pres.  
Mr. Adamcawicy - treas.  
Vicki Giemla - secy.  
Ms. Edwards  
Mr. Giemla  
Mr. Siragusa.

Mr. Amicioli read a legal notice from the Town of Lebanon which stated the topics to be brought up before the Zoning Board on July 17 were to be:

1. To expand the definitions of trailer, camp trailer, and non-conforming lot.
2. To expand the regulations dealing with trailers and mobile homes to control the replacement of existing trailers, to prohibit the storage of unoccupied trailers on lots, and to regulate the disposition of trailers when a temporary permit has expired.
3. To make the Zoning Board of Appeals responsible for all regulation of non-conforming uses of land and structures as shown in section 6.1.
4. To amend the zoning map to extend the Lake zone along portions of Lake Williams Drive to Leonard Bridge Road.
5. To increase the lot area required for seasonal homes in a Lake zone from six (6) to twelve (12) thousand square feet and to increase the frontage requirement to 80 feet.

Dated July 3 signed by Harold Liebman



The Lake Williams Beach Assoc. intends to contest item #5, as this change would involve approximately 45 land owners, preventing them from being able to build cottages. Mr. Wilcox stated that at present all building permits have been stopped.

Mr. Girola said an effort would be made to contact as many of the 45 concerned parties as possible to urge them to attend the meeting.

Mr. Amicioti is preparing an argument to submit to the Zoning Board in writing. It was decided that the draft be presented in the name of the Lake Williams Beach Assoc. instead of by the individual parties concerned.

The question was brought up that how can the town propose to change something that has been established and accepted by state and town statutes for 25 years. It was then decided that, if necessary, the Association would hire a competent attorney to handle the matter. The meeting was adjourned at 1:05 pm.

Respectfully submitted,  
Wicki Girola  
Secretary L.W.B.A.



**The General Assembly**  
**State of Connecticut**

OFFICE OF LEGISLATIVE RESEARCH  
CARL D. FRANTZ  
DIRECTOR

Joint Committee on Legislative Management

STATE CAPITOL  
HARTFORD, CONNECTICUT 06111  
(203) 566-4150

July 16, 1973

TO: Representative James Brannen

FROM: Richard E. Neier, Attorney *Yew*  
Office of Legislative Research

SUBJECT: Amendment of charter of the Lake Williams Beach Association

This is in response to the request from your constituent, Anthony Siragusa of June 12, 1973 concerning the method for an amendment of the charter of the Lake Williams Beach Association and substitution of the flat rate across the board per land owner for the present mill rate system.

It is not necessary to introduce legislation to amend the charter of the above specified association. This can be done by filing the amendment with the Corporation Division of the Secretary of States' Office. The fee is around \$4.00. The authority for this procedure is section 33-501 Connecticut General Statutes Annotated, a copy of which is enclosed.

For your information the association was chartered in 1953 - Special Act No. 214, a copy of which is enclosed. There have been no amendments to it since its inception.

Up to the year 1961 it would have been necessary to amend the charter thru legislation. However, there was a complete revision of the corporate laws in the late 1950's which resulted in the Non-Stock Corporation Act, chapter 617 of the Public Acts of 1959, effective January 1, 1961 and now chapter 600 of the General Statutes the provisions of which changed the method of amending charters of Non-Stock Corporations.

Utilizing a flat rate instead of a mill rate for taxation purposes is an internal organization matter to be worked out with the members of the association. When this is resolved the amendment can be prepared and the rest is a matter of procedure.

If there is anything further that you wish please contact us.

RN:kd



# PLANNING and ZONING COMMISSION

Town of Lebanon  
Lebanon, Connecticut 06249

## LEGAL NOTICE

### TOWN OF LEBANON

#### PUBLIC HEARING OF THE PLANNING AND ZONING COMMISSION ON PROPOSED CHANGES IN THE ZONING REGULATIONS AND BOUNDARIES

The Planning and Zoning Commission of the Town of Lebanon will hold a Public Hearing at the Town Hall, Tuesday, July 17, 1973, 8 p.m. E.D.T., to consider the following items:

1. To expand the definitions of trailer, camp trailer, and non-conforming lot.
2. To expand the regulations dealing with trailers and mobile homes to control the replacement of existing trailers, to prohibit the storage of unoccupied trailers on lots, and to regulate the disposition of trailers when a temporary permit has expired.
3. To make the Zoning Board of Appeals responsible for all regulation of non-conforming uses of land and structures as shown in Section 6.1
4. To amend the zoning map to extend the Lake Zone along portions of Lake Williams Drive to Leonards Bridge Road.
5. To increase the lot area required for seasonal homes in a Lake Zone from six (6) to twelve (12) thousand square feet and to increase the frontage requirement to eighty (80) feet.

Interested citizens are invited to appear and be heard. Written comments will also be accepted. Copies of the proposed changes are on file in the office of the Town Clerk.

Dated at Lebanon, Conn. this 3rd day of July, 1973.

Signed: Harold Liebman,  
PZC Chairman

July 16, 1973

To the Lebanon Planning and Zoning Commission:

Dear Sirs:

At a meeting of the Lake Williams Beach Association Board of Directors it was decided that the Lake Williams Beach Association wants to go on record as being against Item #5 of your proposed changes in the Lebanon Zoning regulations and boundaries as it is now written.

We feel that this item will create a hardship for some 50 or more property owners who have bought land at Lake Williams for the purpose of building a cottage when they have sufficient funds to do so. Most of the lots at Lake Williams were laid out as building lots fifty (50) feet wide by (125) one hundred and twenty-five feet long, and the plan showing these lots has been on file in the Lebanon Town Clerks office since May of 1948.

With the implementation of the twelve thousand (12000) square feet and the eighty (80) foot frontage requirement the people who have only one lot cannot conform to these new specifications and cannot buy additional property to conform to the new requirements.

We therefore request the Zoning Board to revise the wording of Item #5 to permit these people who have these lots be granted a variance for a nonconforming lot without the process and expense of going through the Zoning Board of Appeals.

We also feel that since these people have been paying taxes to the Town of Lebanon for the past twenty-five years,



that they should be granted some form of relief from the new requirement that the Zoning Board has presently proposed.

Respectfully yours,

Lake Williams Beach Association  
Board of Directors

Erando Omicioli, president

John Wilcox, vice-president

Francis Adamcewicz, treasurer

*Victoria Gierula*  
Victoria Gierula, secretary

Board of Directors

J. Edwards

S. Gierula

*S. Gierula*

# Lake Residents Oppose Zone Proposal

LEBANON — A proposal to increase the size of minimum lake area building lots for seasonal residence from 6,000 to 12,000 square feet received strong opposition at a Tuesday hearing.

About 50 Lake Williams property owners argued their case before the Planning and Zoning Commission.

Another change would increase minimum frontage from 60 feet to 80 feet.

The change will "decrease density" around lakes to prevent waste leakage into lakes, PZC Secretary Delton Briggs said.

Leonard Saponere said he owns two 50-by-150-foot lots which were purchased from his realtor as building lots. PZC Chairman Harold Liemban said both lots were nonconforming, but he could take steps to merge them into one building lot. Saponere said instead of increasing the minimum lot size requirement the PZC should

think about decreasing it.

"If you keep trying to bring it up and up, you're going to get into more and more problems. If all the people want it, why can't we have it? After all, you're here for us, aren't you?" Saponere said.

Many who bought building lots years ago, which because of subsequent zoning revisions no longer conform to regulations, "can't do anything with them but make a garden," Raymond Grajuskas of Red Cedar Lake said.

Liebman said a PZC hearing was not the place to voice these objections and any questions over nonconforming lots should be taken to the Zoning Board of Appeals (ZBA).

**State Regulation:**  
Briggs said state legislation, set to take effect in 1975, will make these same requirements for building on lake areas. He said state Senator Paul Shore is already making recommendations to other towns now to comply with the 1975 standards.

"We could not in good faith approve anything now which would be substandard in two years," Briggs said.

The Windham Regional Planning Agency (WRPA) would like to see one-acre lots required for any construction and makes no distinction between pollution dangers, caused by seasonal and year-round resident, said Briggs.

Stanley Girrula said the Lake Williams district is in no danger of becoming polluted. He accused state health department

officials and the WRPA of making arbitrary regulations without checking Lake Williams itself. "We've checked our own leaching fields for years, and we check our own water." In 22 years "I've never seen anyone from the state checking the lake," he said.

Girrula said regulations to be fair should have been instituted 20 years ago, so land owners would have been sure they could build on their land.

**Letter Read**  
Briggs read a letter signed by 48 Lake Amston residents stating their "full support" of the change. The measure will help "preserve the beauty" of the area, according to the letter.

A letter from the Lake Williams Beach Association Board of Directors opposed the change and association members at the meeting claimed the letter spoke for 150 others.

Briggs said developers who have previously subdivided lots which because of the change will be nonconforming, have a five-year grace period in which to build. Private individuals do not, he said.

Liebman said any "use" of a lot which is established before a zoning change renders the lot nonconforming, could be continued after the change as "a nonconforming use." A lot which has no use established before such a change cannot be used for building after the change, he said. It simply becomes a "non-

conforming lot."

Lots not satisfying the revised code, which have no established use or any previous construction must be considered nonconforming, Liebman said.

Saponere asked what could be done with lots like his, of 50 ft. by 125 ft. Briggs said, "We can't answer."

**Another Proposal**  
Another change proposed at the hearing was the expansion of the Lake District at Lake Williams northeasterly along Lake Williams Drive from the current lake district boundary to Leonards Bridge Road.

The ZBA will handle all cases concerned with nonconforming lots in the future, according to another proposed revision. Objections were raised on grounds that since these cases previously were first heard by the PZC one step of recourse will be taken from citizens.

WRPA representative Les Barber said state guidelines re-

quire ZBA handling of these cases and that in the past an error might have occurred in writing the original town code.

Attorney Irving Spiro, representing the Red Cedar Lake Land Development Corp., asked "some arrangement be made which would allow those appealing to the ZBA to appear or pay as a group, since he expects a large number to do so. Spiro said individuals must pay \$25 each for the ZBA to hear their cases.

Clarifications of definitions were also proposed at the hearing. One made a distinction between "campers or camp trailers" and "mobile homes and trailer coaches."

Another change says unoccupied trailer-coaches and mobile homes may not be stored on lots and must be removed within seven days of vacancy.

Camp trailers may be stored on private lots under the new proposals, however.



1973 PICNIC REPORT

The 25th anniversary picnic was held Sat. Aug. 11, at the first beach. Despite rain storms throughout the afternoon, a good time was had by all. The co-chairmen of the picnic committee were Dorothy Gierula, Nancy Viccaro, Ann Steinhilber, and Donna Bauwens. \$500.00 allotted by the Assoc.

EXPENDITURES

60# hamburgers	
50# hotdogs .....	\$139.58
25 hamburg rolls	
27 hotdog rolls .....	\$ 19.66
8 watermelons.....	\$ 18.00
12 blueberry pies.....	\$ 4.80
coffee, cream, catsup, sugar, saurkraut, oleo, mustard, etc.....	\$ 15.08
25 doz. corn.....	\$ 18.75
punch.....	\$ 9.57
paper goods, charcoal, ice, baloons, etc.....	\$ 23.86
PRIZES games and raffle.....	\$ 96.84
	<u>\$346.14</u>

MONEY RETURNED

Money not spent from allotment.....	\$153.86
taken in for raffles.....	\$129.00
paid guests @\$1.00.....	\$ 67.00
sale of leftover food.....	<u>\$ 43.56</u>
	\$393.42

\$500.00	money allotted by the Assoc.
<u>-\$393.42</u>	money returned
\$106.58	actual cost of picnic

Respectfully submitted

*Vicki Gierula*

Vicki Gierula

Secretary L.W.B.A.



A meeting of the L.W.B.A. Board of Directors was held Aug 19, 1973 at 12 pm in the home of the president. Those members present were:

- Mr. Amicioli - pres.
- Mr. Wilcox - vice-pres.
- Mr. Adamewicz - treas.
- Mr. Mosher - tax collector
- Vicki Gierula - secretary
- Mr. Edwards
- Mr. Gierula
- Mr. Parker

Mr. Amicioli reported that the tent has been removed from the end of the road, and that the Assoc. should wait for the town to pass regulation before they take action upon the removal of trailers parked on lake property.

The safe deposit box has been acquired from the CFT in Willimantic and all necessary documents have been stored.

A bid of \$500 has been received for the blacktopping of 2nd beach. It was decided that other bids should be considered before deciding which company to employ. The Assoc. must send a letter to Gelinan to have the water level lowered so the necessary work can be done. This would not occur before Oct. 12.

The matter of the chain fence across the acre driveway has been declined as the Assoc. would be liable for any injuries and the fence must be lighted with flashing warning lights and signs.

It was reported the cost of the picnic was \$106.58. Mr. Amicioli will send out thank you letters to all the co-chairmen of the picnic, which he said was very successful.

○ It was brought up that some individuals are using the name of the Lake Williams Beach Assoc. in personal matters. This puts the Assoc. into situations in which it is not involved. It was decided to clarify the



Association's position in all those matters concerned.

The meeting was adjourned at 12:30.

Respectfully submitted  
Wicki Gienka  
Secretary KWBA.

Monthly Meeting 5/26/74

A meeting of the Lake Williams Beach Association was held at the Ace on May 26, 1974. The meeting was called to order at 2:15 pm by Pres. Amicioli with approx. 12 members present. The minutes of the last meeting were accepted as read.

Mrs. Adamcewicz gave the Treasurer's report:

Recreation Fund	\$ 203.33
Building Fund	\$ 58.65
General Fund	\$ 1760.88

and reported that the books were closed and are being audited by Mrs. Miller and Mrs. Mahoney.

The picnic report was read. It was reported that the actual cost of the picnic was \$106.58. (An itemized copy of the report is available.)

The secretary then read the correspondence with the Planning and Zoning Commission concerning the unrecs of the building lot area required. It was reported that these regulations have been passed by the Commission and are now in effect.

A letter <sup>was read</sup> from the first selectmen, Martin Waste concerning the appointment of Mr. Krom as the marine police patrolman. It was brought out that LWBAA can only make recommendations for the position, and the Department of Environmental Protection was responsible for making the final selections, after the recommendations are approved by the first selectman.

Mrs. Steinhilber made the complaint that river-ty racing boats were making alot of noise on the lake. It



was answered that a trooper from the State Police barracks in Colchester had answered a call and the matter was taken care of. It was brought up that LWBA has no jurisdiction over the water. In the future, all such matters should be reported to the State Police or the State Environmental Protection Agency.

Mr. Omicidi reported that Mr. Keenan's property is one of the sites selected by the Town of Lebanon for a proposed recreational area. He suggested that if and when a meeting of the Town is called concerning this matter, the LWBA should appear in force to protest it.

On the subject of blacktopping 2<sup>nd</sup> beach, Mr. Omicidi reported that after receiving bids from 2 contractors, he wrote to Sozzan Light and Power to lower the Lake, but Mr. Avitello said that at that time the Lake could not be lowered. Mr. Omicidi wrote back to the contractors but no reply has been received.

Mr. Govin made a motion to continue the \$300 appropriation for blacktopping for another year. The motion was seconded, a vote was taken and the motion passed.

Follow up of Old Business:

The Safety Deposit Box has been obtained.

The matters of the deeds to the beaches has still not been looked into.

Mr. Girola was named as being in charge of

bringing a slate for the elections to be held on  
June 9.

The date of the annual meeting was set as  
June 9 at 2 o'clock.

The meeting was adjourned at 2:50.

Respectfully submitted,  
Victoria Guinea  
Secretary, L.W.B.A.