

LAKE CHAFFEE IMPROVEMENT ASSOCIATION, INC.

LCIA Board Meeting Minutes – October 12, 2022 - APPROVED

Date of Meeting: October 12, 2022 - This meeting was held at Pirzl Hall.

Board Members Present:

Marty Connors (P)	Tom Martin (VP)	Chris Fyler (S)	Phil Silverstein (T)
Linda Roy (R)	Seth Kaufman (R)	Open (R)	
Mike Panek (Alt)	Irwin Krieger (Alt)	Lynn Fontaine (Alt)	

Board Members Absent: Kari Olson (R), Gerald Dufresne (R), Carol Natitus (R)

Public in Attendance: Kay Warren, Mary Griffin, Ralph Sherman, Bobby Guerin

Seating of Alternates: Mike Panek

1. Call to Order: 6:33 p.m. by Marty Connors
2. Approval of Minutes: The Motion to accept was made by Mike, seconded by Seth, unanimous voice vote.
3. Public Comments: Email rec'd by resident who has filed an objection with the Planning and Zoning commission for the Town of Ashford for 34 Amidon to utilize their property as an AIRBNB, short term. Other properties have also filed for short term AIRBNB.
4. Approval of Treasurer's Report:
Phil stated the past tax collection Tom and himself already brought in \$6,000.
With regards to the Fundraising, Kathy and Mary have done an outstanding job.
Under the INCOME column, Other - \$50 was added for home businesses.
Under the INCOME column, Fundraising - \$57 was from Kathy's merchandise sales.
Kathy has given Phil a check for \$700. Tag sale raised \$357, Fall get together raised \$265, Merchandise sales raised \$80, totaling \$702. Kathy is no longer doing fundraising, excited to have Mary Griffin stepping in.
Note: A home business is actual work being conducted out of your home
Motion to accept was made by Mike, seconded by Seth, unanimous voice vote, 2 abstentions.
5. Remarks by the President: No remarks by Marty Connors

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6. Correspondence:

*Email received by a resident on Amidon regarding an application for exception permit for short term AIRBNB. Town's Zoning only allows 3 short term rentals per year. Properties applying for exception permit to utilize their property as an AIRBNB which are only seasonal properties and could not operate during the winter months as pipes could freeze. The Amidon resident has sent an email to the Zoning commission with objections to this, as it's inappropriate street for an AIRBNB, discrepancies over parking vs what neighbors consider. Other factors include but are not limited to the following:

- Lake Chaffee is a private community owned by it's residents as per Charter
- Short/long term renters would have lack of LCIA By-Law and Ordinances
- Possible issues maintaining the State of the Lake and Beaches
- Sharing of septic/wells between properties
- Very limited street lighting
- Narrow roads within the boundaries of LCIA
- Limited parking at given properties and no street parking is allowed

*Email received from Tom regarding advise from Attorney for LCIA's jurisdiction settling property line disputes. LCIA should not get involved in property line disputes. Town also does not get involved.

*Email received from Ms. Connolly from the Ashford Town Hall, responding to questions previously asked by Marty. Properties are: 7 Amidon Dr, 7 Maple Dr, 73 Lakeview, 76 Lakeview, 102 Old Town Rd-crumbing foundation. 7 Amidon has 3 active permits, 7 Maple Dr, no active building permit, 73 Lakeview, new deck at the property, no active permit - EHHD were notified and are taking appropriate action. 76 Lakeview-had prior permits but could not investigate any further.

*Email received from BOD member, Linda and Ralph have spoken and Linda has agreed to assist in the website coordinator. Discussions to be determined for better communications.

*Email received by a resident with concerns of the AIRBNB's. Marty suggested posting ordinances or including it in the renter's contracts.

7. Chairman's Reports:

8. Boat Launch & Boat Dock (Jerry Dufrense)
Email received from Gerry, will mow the boat launch on Friday, weather permitting.

9. Constable (Jerry Dufrense)
Email received from Gerry, State Police are still advising everyone to keep vehicles, sheds, homes,

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79 Garages locked. Keep items out of sight. State Police were here and caught a child riding a 4-wheeler.
80 State Police spoke sternly with him and his parents that this was not allowed.

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83 10. Beaches - Main & Mothers (Diana Ridley)

84 Diana was absent – Marty provided an update. Work party to take place this weekend (October 15th)
85 Marty will be at the Main beach at 9:30. Bobby Guerin to assist Marty with the buoy's on Sunday.

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88 11. Dam (Kari Olson)

89 There was a fire at the dam about 2 weeks ago, a tree stump had to be broken up by the Fire
90 Department and put out. The Fire Department also noted a beehive inside a stump.

91 There is damage to the top of the dam. Marty has had email correspondence and will have the dam
92 looked at. If repair is needed, we should notify the property owners.

93 Marty's special mixture has totally eliminated the weeds on the rocks by the dam.

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96 12. Environment – (Ralph Sherman)

97 Geese still passing through. Received last bill from USDA of \$900. There is a budget set for the 2022/23
98 year. Ralph will call to get an estimate for the round up for next year with no adding.

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101 13. Roads (Mark Fontaine)

102 Mark was absent-Lynn provided an update. Mark made a document, which was shared, of a map
103 showing where roads are damaged or where signs are needed. Mark was told there is no contract.

104 Mike spoke with Greg and has confirmed he is good to go. Greg has always been doing work for LCIA
105 For same prices as previous year. Greg will not be doing residential driveways this year. Budget for road
106 repair is \$7,500 per Treasurer's Report. Detailed map will be shared with Greg and estimate to be
107 provided to the Board.

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110 14. Fund Raising (Mary Griffin)

111 Final Fundraising Report received from Kathy.

112 Tag/Craft Sale held on Sept 17th had an income of \$357

113 Fall Get Together held on Oct 8th had an income of \$265

114 Merchandise sales had an income of \$80

115 Grand total of \$702 was given to Phil on Tuesday, Oct 11th

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117 Mary had a Fall fundraiser for the playscape, pumpkins on a plank, raised \$270.

118 Also made \$75 at a flea market doing a bake sale.

119 A foundation saw an ad and reached out to Mary for possibly funding/grant from The Dolittle
120 Foundation.

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Mary to provide inexpensive, something in the middle and a dream playscape. Funding/Grant could be up to \$50,000.

Phil will help Mary fill out the application with hopes to submit this weekend. Volunteer for cleaning out the playscape area. The Dolittle family is a LCIA member. Going forward, submit application, if approved, plot out boundary area for new playscape, discuss/get approval from Town/EHHD, clean out the area.

Kay provided update on the Holiday Bazaar, only received 5 people for tables. Very small response. Mary indicated there is another Arts Council event the same day. At this time the Holiday Bazaar is cancelled. Kay and Mary will work together for next year's event.

15. Tax Collections – (Tom Martin & Phil Silverstein)

Taxes have all been sent out. Liens have been placed for anyone owing more than \$1,000. Phil is checking on the additional property, lot number 964.

16. Hall – (Lynn Fontaine)

There is a Barn dance on November 5th – Lynn to put the heat on around 3 p.m. on this day to a comforting temp.

The Holiday Bazaar scheduled for November 19th has been cancelled. See comments under Fundraising. Propane has been filled at the hall. Tom stated there is a contract account with them.

Kathy may have job descriptions for each Chairperson's responsibilities. Lynn will check on this.

Phil advised LCIA received a generous donation of a new cement cap for the septic and another individual took the old cap away. THANK YOU!

Website – (Ralph/Linda)

Ralph and Linda have spoken about Linda taking over the website and it's updates to Jacquelin.

Linda does not feel the website is current and is not a good way to communicate with the community.

There is an unofficial Facebook page that is being used. More discussion's to fellow at a later date.

17. Old Business:

*Discussion over the 3 Annual meetings. Many opinions were given. Marty will put together a document of 3 different alternatives for our next meeting.

*Tabling update to the LCIA Ordinance – LC-01-10-5

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166 18. New Business:

167 *How to approach the Short-Term rentals? Marty checked the Town's regulations and compared to LCIA.
168 Who applies for what? Number of parking spaces, zoning issues, number of occupants, septic systems-shared,
169 water supply to name a few. Phil spoke to Mike De Amato from the Town Planning and Zoning. LCIA would
170 need to provide specifics as to why we would not consider a short-term rental. As a Board, we go to the town
171 with our concerns, private roads, insurance, noise. We need a moratorium, 6 to 12 months to put together
172 policies and procedures in place. Ultimately delay the process for the November Zoning and Planning meeting.
173 Go to the town and put in place a moratorium for 1 year and during this time the Town will not consider or
174 approve any permits for short term rentals.

175 Marty to draft letters for the 2 properties currently on the Planning and Zoning agenda for November and at the
176 same time a moratorium. The moratorium will prevent any further permits to go through.

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178 Tom proposed a Motion, that the President shall write 3 letters to Town Planning and Zoning Commission
179 opposing short term rentals.

180 One of these letters would be requesting that the Town of Ashford grant LCIA a moratorium on any applications
181 with short term rentals anywhere within the LCIA jurisdiction for 12 months.

182 One of these letters will express opposition to the application for 34 Amidon Drive for a permit to operate as a
183 short-term rental business.

184 The last of these letters will express opposition to the application for 73 Lakeview-Drive for a permit to operate
185 as a short-term rental business.

186 Those letters will be shown to the LCIA board for approval before being shared with the appropriate parties...

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188 Motion to approve letters to the Town Planning and Zoning made by Tom, seconded by Seth, approved
189 unanimously by voice vote approved.

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191 Mike will proof letters prior to being sent out.
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194 19. Adjournment: Tom moved for adjournment at 8:40 p.m., seconded by Chris and approved unanimously by voice
195 vote.
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