

**TOWN OF OLD LYME**  
**SPECIAL TOWN MEETING**  
**MINUTES**

Approximately 300 electors and citizens attended the Special Town Meeting held on September 24, 2018 at 7:30 PM in the Auditorium in the Lyme-Old Lyme Middle School, 53 Lyme Street, Old Lyme, Connecticut.

First Selectwoman Bonnie A. Reemsnyder called the meeting to order at 8:00 p.m.

Attorney Fran Sablone was elected to serve as moderator.

Town Clerk Vicki Urbowicz read the call of the meeting.

1. A Proposed Lease of a portion of the Town-owned property at 72 Portland Avenue, Old Lyme, CT, including access rights to the Leased Area, to the Miami Beach Association, the Old Lyme Shores Beach Association, and the Old Colony Beach Association, and to each of their respective Water Pollution Control Authorities (the “Tenants”), for an initial term of forty years from its Commencement Date, for the purpose of the construction, operation, and maintenance of a sanitary sewage pump station, underground piping, and related facilities by the Tenants. Proposed Lease Terms and a Map showing the proposed lease area is available through the WPCA page of the Town website ([www.oldlyme-ct.gov](http://www.oldlyme-ct.gov)), and available for review in the Town Clerk’s or Selectman’s Offices of Old Lyme Memorial Town Hall.

Motion Carried

2. A Resolution:

**BE IT RESOLVED BY THE TOWN MEETING OF THE TOWN OF OLD LYME** that the First Selectman, on terms and conditions deemed by the Board of Selectmen to be commercially reasonable and in the best interests of the Town, and subject to the approval of the Town Attorney as to legality and form, is authorized to negotiate and enter into a memorandum of agreement and subsequent lease for an initial term of up to twenty-five years with a solar energy generation firm legally qualified to produce and distribute solar energy in the State of Connecticut for the purpose of allowing the tenant to install, own and operate solar photovoltaic generation equipment (“Solar Facilities”) on some or all of the capped portion of the former landfill on the Town-owned property at 109 Four Mile River Road in Old Lyme, CT, together with and for the term of the lease: (i) an easement over, across and through Town Property outside the leased area as reasonably necessary to allow the tenant, its employees, invitees, agents, contractors and subcontractors to access the leased property and the Solar Facilities by vehicle, foot or otherwise, in such location(s) as shall be reasonably determined by mutual written agreement of the Board of Selectmen and the tenant; and (ii) an easement on Town Property outside the leased area, as reasonably necessary for the sole purpose of servicing the Solar Facilities, to build, maintain, upgrade, install and relocate electrical lines, conduits, and disconnects running to and from the Solar Facilities and other equipment and communication facilities, including without limitation utility meters and switches, transformers, inverters, disconnects, reclosers, poles and switchboards, all of which shall be reasonably needed to operate the Solar Facilities, and all of which shall be located where reasonably determined by mutual written agreement of the Board Selectmen and the tenant; and (iii) the right, license and privilege to use, as reasonably necessary, up to fifteen thousand (15,000) square feet of Town Property outside the leased area as a temporary workspace for the placement and storage of equipment and materials during the construction and the removal of the Solar Facilities, the specific location of such temporary workspace to be agreed upon by mutual consent of the Selectmen and the tenant prior to construction of the Solar Facilities.

Motion Carried

*Respectfully submitted,*

*Vicki Urbowicz  
Old Lyme Town Clerk  
Meeting adjourned at 8:27 p.m.*

*Recorded by Vicki Urbowicz, Town Clerk on September 28, 2018*