

# TOWN OF DURHAM

Office of the First Selectman

P.O. Box 428

Durham, Connecticut 06422-0428

PUBLIC HEARING RE "PAGE PROPERTY" PURCHASE  
January 20, 1988

The Hearing was called to order in the high school auditorium at 7 P.M. by First Selectman Maryann P. Boord. Board members present: Francis E. Korn, Hugh A. Curley. Attended by about 35 townspeople.

M. Boord explained that this hearing was called to discuss the purchase of 4.96 acres of land on the east side of Maple Avenue and the south side of Allyn's Brook.

Selectman Francis Korn presented an overview of the early history of the property. Land grants were given to major property owners. The Colonial Court provided that 25% of land grants should be set aside as Hezekiah Talcott did in his original land grant in 1706. It then became part of Nathaniel Chauncey's (minister) settlement. It was sold to Timothy Hall who attended the Ratification Convention \* as an opponent to the ratification. His house is now known as the Page House.

Geoffrey Colegrove, Town Planner, described the boundaries of this approved subdivision as of one year ago. The 4.96 acres are divided into 3 lots: .7 acres is left with the house and house lot, which is not included in the town's proposed purchase. The property is bounded north by Allyn's Brook, west by Maple Ave., east by the Main Street/Page Property lot, south by the United Churches of Durham property, library, and Bielefield's property. Drainage wise, the site is fairly suitable for development. Buildable acreage is approx. 3 3/4 acres. Lot #1: 1.08 A; Lot #2: 1.40 A; Lot #3: 1.76 A; IWWCA would not be involved because no activities are planned in the wetlands; haybales would be staked along the ridge. Because no structure would be within the Historic District Commission's line, they would not be involved. M. Boord interjected and clarified the fact that the town doesn't propose to buy and develop the land as a subdivision.

M. Boord shared some thoughts the Board of Selectmen and Board of Finance had when discussing the subject. The property just recently made itself available to us. C. Mauro didn't have time to pull it all together when the sale first presented itself. There is not alot of land available for town purchase. We don't want to restrict ourselves as to its proposed usage. Staff has increased at Town Hall and we are full but we aren't saying this is proposed to build a municipal building. We want to preserve this for the town. After the purchase, a Study Committee could meet and form a plan.

Mary Jane P. Jewczyn, Chairman, Board of Finance, spoke about an anticipated \$300,000 surplus from 1986-1987. Methods of bonding and financing were reviewed and will be attached to the

-continued-

\* Re: U.S. Constitution. (John Burke addition. added 2-1-88)

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minutes of the hearing; 4, 5, and 10 yr. bonding programs were shown, borrowing either \$200,000 or \$300,000. Also showed mil impact. It was noted and discussed that \$300,000 is 8% more than the 4 million in total revenue--M.J. Jewczyn said we are NOT spending more than we should, that the Boards of Selectmen and Finance are conservative in their estimate of revenues. The surplus is from unexpected revenue and unspent appropriations.

G. Colegrove noted that the 1980 Plan of Development mentioned seeking additional land on Main Street. Use of Brewster School for other than a school is out of the question. There is very little property on Main Street that's available. This proposal to have additional municipal development there is not inconsistent with groupings there now, i.e., library, etc. PZC will be addressing the issue of Section 8-24 re the purchase of property for municipal use. There are no encumbrances.

Townspeople who are concerned about Sr. Elderly Housing spoke for their cause, also.

Ann Page cleared up one area of confusion by explaining the "Bank" never owned the Page Property--they were in trust over Dot Page and then they auctioned off the property.

Also noted was that the best entrance to the property would be from Maple Avenue.

Hearing adjourned at 8:04 P.M.

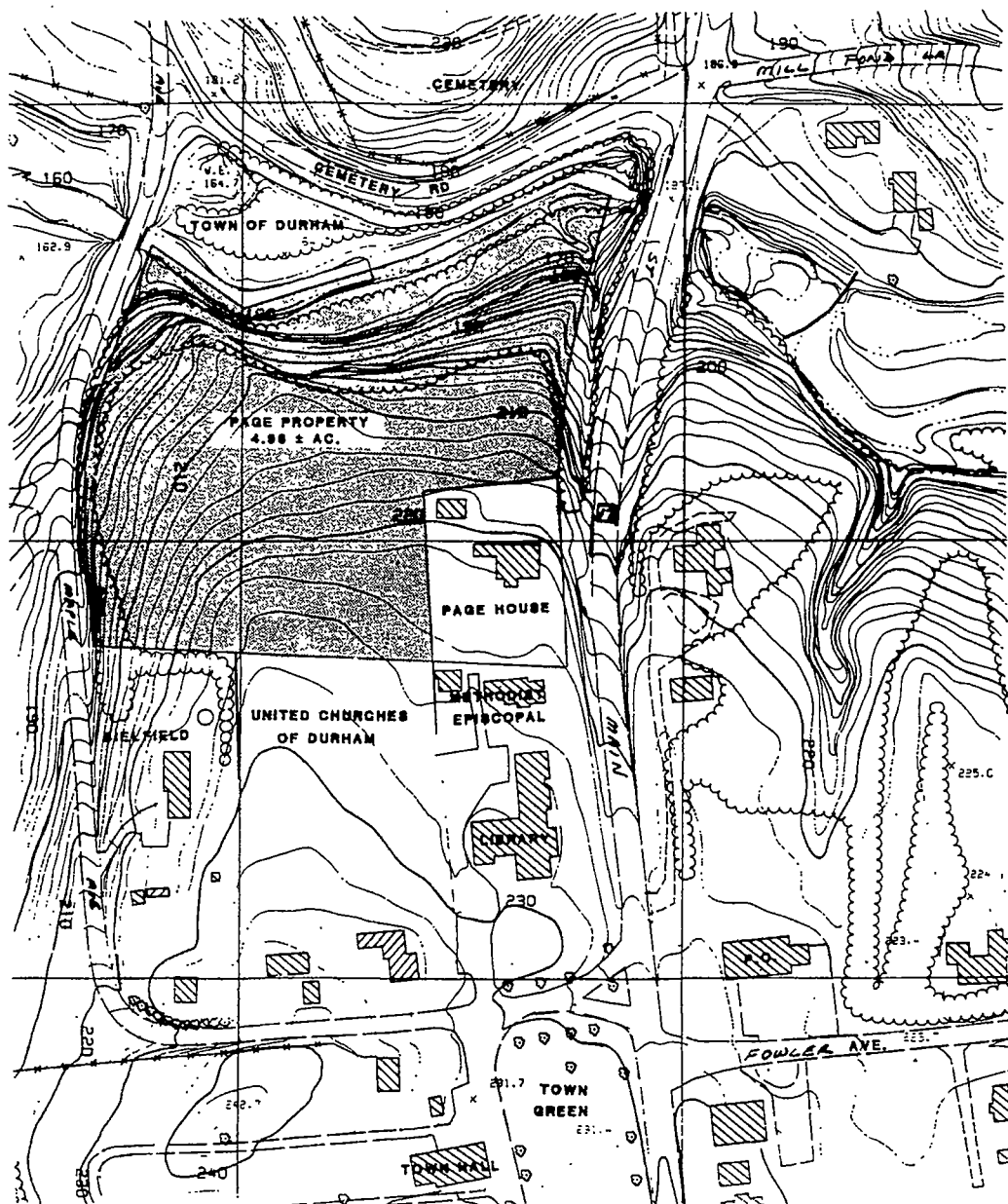
Respectfully submitted,



Donna D. Abdella  
Secretary

Minutes also on tape.

# PROPOSED PAGE PROPERTY ACQUISITION



SCALE

1 IN. = 200 FT.



③

BORROW \$200,000      Grand List approx. \$100,000,000    Oct. 1987

Assessed Value:    25,000    30,000    35,000    40,000    45,000    50,000    60,000    75,000    100,000  
                                                                                                                          *my house*

Mil Impact      \$\$ Impact of First Year

|      |       |       |       |       |       |       |       |       |       |
|------|-------|-------|-------|-------|-------|-------|-------|-------|-------|
| .612 | 15.30 | 18.36 | 21.42 | 24.48 | 27.54 | 30.60 | 36.72 | 45.90 | 61.20 |
| .514 | 12.85 | 15.42 | 17.99 | 20.56 | 23.13 | 25.70 | 30.84 | 38.55 | 51.40 |
| .330 | 8.25  | 9.90  | 11.55 | 13.20 | 14.85 | 16.50 | 19.80 | 24.75 | 33.00 |

BORROW \$300,000

Mil Impact      \$\$ Impact of First Year

|      |       |       |       |       |       |       |       |       |       |
|------|-------|-------|-------|-------|-------|-------|-------|-------|-------|
| .918 | 22.95 | 27.54 | 32.13 | 36.72 | 41.31 | 45.90 | 55.08 | 68.85 | 91.80 |
| .771 | 19.28 | 23.13 | 26.98 | 30.84 | 34.70 | 38.55 | 46.26 | 57.82 | 77.10 |
| .495 | 12.38 | 14.85 | 17.32 | 19.80 | 22.28 | 24.75 | 29.70 | 37.12 | 49.50 |

Current Grand List    Oct. 1986    \$96,788,791

Mil Rate    July 1987    44.80

JANUARY 13, 1988

TOWN OF DURHAM, CONNECTICUT

| FISCAL<br>YEAR<br>ENDING<br>6/30 | PRINCIPAL<br>OUTSTANDING | PRINCIPAL<br>PAYMENTS | INTEREST<br>@ 5.60% | TOTAL<br>PAYMENTS |
|----------------------------------|--------------------------|-----------------------|---------------------|-------------------|
| 1                                | \$200,000                | \$50,000              | \$11,200            | \$61,200          |
| 2                                | 150,000                  | 50,000                | 8,400               | 58,400            |
| 3                                | 100,000                  | 50,000                | 5,600               | 55,600            |
| 4                                | 50,000                   | 50,000                | 2,800               | 52,800            |
|                                  |                          | \$200,000             | \$28,000            | \$228,000         |

*mil affect*  
 .61  
 .58  
 .56  
 .53

| FISCAL<br>YEAR<br>ENDING<br>6/30 | PRINCIPAL<br>OUTSTANDING | PRINCIPAL<br>PAYMENTS | INTEREST<br>@ 5.70% | TOTAL<br>PAYMENTS |
|----------------------------------|--------------------------|-----------------------|---------------------|-------------------|
| 1                                | \$200,000                | \$40,000              | \$11,400            | \$51,400          |
| 2                                | 160,000                  | 40,000                | 9,120               | 49,120            |
| 3                                | 120,000                  | 40,000                | 6,840               | 46,840            |
| 4                                | 80,000                   | 40,000                | 4,560               | 44,560            |
| 5                                | 40,000                   | 40,000                | 2,280               | 42,280            |
|                                  |                          | \$200,000             | \$34,200            | \$234,200         |

| FISCAL<br>YEAR<br>ENDING<br>6/30 | PRINCIPAL<br>OUTSTANDING | PRINCIPAL<br>PAYMENTS | INTEREST<br>@ 6.50% | TOTAL<br>PAYMENTS |
|----------------------------------|--------------------------|-----------------------|---------------------|-------------------|
| 1                                | \$200,000                | \$20,000              | \$13,000            | \$33,000          |
| 2                                | 180,000                  | 20,000                | 11,700              | 31,700            |
| 3                                | 160,000                  | 20,000                | 10,400              | 30,400            |
| 4                                | 140,000                  | 20,000                | 9,100               | 29,100            |
| 5                                | 120,000                  | 20,000                | 7,800               | 27,800            |
| 6                                | 100,000                  | 20,000                | 6,500               | 26,500            |
| 7                                | 80,000                   | 20,000                | 5,200               | 25,200            |
| 8                                | 60,000                   | 20,000                | 3,900               | 23,900            |
| 9                                | 40,000                   | 20,000                | 2,600               | 22,600            |
| 10                               | 20,000                   | 20,000                | 1,300               | 21,300            |
|                                  |                          | \$200,000             | \$71,500            | \$271,500         |

JANUARY 13, 1968

TOWN OF DURHAM, CONNECTICUT

| FISCAL<br>YEAR<br>ENDING<br>6/30 | PRINCIPAL<br>OUTSTANDING | PRINCIPAL<br>PAYMENTS | INTEREST<br>@ 5.60% | TOTAL<br>PAYMENTS |
|----------------------------------|--------------------------|-----------------------|---------------------|-------------------|
| 1                                | \$300,000                | \$75,000              | \$16,800            | \$91,800          |
| 2                                | 225,000                  | 75,000                | 12,600              | 87,600            |
| 3                                | 150,000                  | 75,000                | 8,400               | 83,400            |
| 4                                | 75,000                   | 75,000                | 4,200               | 79,200            |
|                                  |                          | \$300,000             | \$42,000            | \$342,000         |

will affect  
.92  
.88  
.83  
.79

| FISCAL<br>YEAR<br>ENDING<br>6/30 | PRINCIPAL<br>OUTSTANDING | PRINCIPAL<br>PAYMENTS | INTEREST<br>@ 5.70% | TOTAL<br>PAYMENTS |
|----------------------------------|--------------------------|-----------------------|---------------------|-------------------|
| 1                                | \$300,000                | \$60,000              | \$17,100            | \$77,100          |
| 2                                | 240,000                  | 60,000                | 13,680              | 73,680            |
| 3                                | 180,000                  | 60,000                | 10,260              | 70,260            |
| 4                                | 120,000                  | 60,000                | 6,840               | 66,840            |
| 5                                | 60,000                   | 60,000                | 3,420               | 63,420            |
|                                  |                          | \$300,000             | \$51,300            | \$351,300         |

.77

| FISCAL<br>YEAR<br>ENDING<br>6/30 | PRINCIPAL<br>OUTSTANDING | PRINCIPAL<br>PAYMENTS | INTEREST<br>@ 6.50% | TOTAL<br>PAYMENTS |
|----------------------------------|--------------------------|-----------------------|---------------------|-------------------|
| 1                                | \$300,000                | \$30,000              | \$19,500            | \$49,500          |
| 2                                | 270,000                  | 30,000                | 17,550              | 47,550            |
| 3                                | 240,000                  | 30,000                | 15,600              | 45,600            |
| 4                                | 210,000                  | 30,000                | 13,650              | 43,650            |
| 5                                | 180,000                  | 30,000                | 11,700              | 41,700            |
| 6                                | 150,000                  | 30,000                | 9,750               | 39,750            |
| 7                                | 120,000                  | 30,000                | 7,800               | 37,800            |
| 8                                | 90,000                   | 30,000                | 5,850               | 35,850            |
| 9                                | 60,000                   | 30,000                | 3,900               | 33,900            |
| 10                               | 30,000                   | 30,000                | 1,950               | 31,950            |
|                                  |                          | \$300,000             | \$107,250           | \$407,250         |

.50