

SPECIAL TOWN MEETING

Wednesday, February 26, 2025 at 6:00 pm
Buck-Foreman Community Room

Town Clerk Michael Tierney called the meeting to order at 6:01 P.M. Five electors were present, including First Selectman Michael Pelton and Board of Selectman members John Dillon, Tim Lavoy, and Jim Tripp.

A motion was made by Tim Lavoy, seconded by John Dillon, to nominate Jim Tripp as Moderator. Seeing no other nominations, a motion to close nominations was made by John Dillon, seconded by Tim Lavoy. Jim Tripp was elected moderator by a unanimous vote.

Moderator Tripp read the Call of the Meeting and instructed the Clerk to record the Call of the Meeting as published in the Rivereast News Bulletin on Friday February 21, 2025, and the Return of Notice, along with the minutes of the meeting.



Town of Portland, Connecticut

33 East Main Street ■ P.O. Box 71 ■ Portland, CT 06480-0071
www.portlandct.org ■ Phone: (860) 342-6715 ■ Fax: (860) 342-6714
Equal Opportunity Provider and Employer
Office of the First Selectman

LEGAL NOTICE of SPECIAL TOWN MEETING

February 26, 2025 at 6:00 PM

Buck-Foreman Community Room, 265 Main Street, Portland, CT 06480

The electors and those persons eligible to vote in town meetings of the Town of Portland, Connecticut, are hereby warned and notified that pursuant to Chapter V, Section 503(f) of the Town Charter, a Special Town Meeting will be held by the Board of Selectmen on Wednesday, February 26, 2025 at 6:00 P.M. in the Buck-Foreman Community Room, 265 Main Street, Portland, CT for the following:

NOW THEREFORE, BE IT RESOLVED, that Michael A. Pelton, First Selectman, is hereby authorized to sign the lease agreement with 47 Main LLC for the use of the land on Main Street (Map/Lot No. 019-0083) adjacent to 5 Main Street parking areas for motor vehicle parking only, for a period of ten (10) years, with the terms and conditions set forth in the Agreement.

Said Proposed Land Lease Agreement is available for public inspection in the Town Clerk's Office and the First Selectman's Office.

Dated this 19th day of February 2025

Attest: Michael A. Pelton Michael A. Pelton, First Selectman



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RETURN OF NOTICE

I HEREBY CERTIFY THAT on February 20, 2025, I left a duplicate of the attached warning and notice of the Special Town Meeting of the Town of Portland, Connecticut with Michael V. Tierney, its Town Clerk.

I FURTHER CERTIFY that I caused a copy of said warning and notice to be published in the RIVEREAST NEWS BULLETIN, a newspaper having a substantial circulation in said town on Friday February 21, 2025.

I FURTHER CERTIFY that I caused to be set upon the signpost or other place nearest the office of the Town Clerk and at all other places and signposts designated by the Town a written copy of said warning and notice.

I FURTHER CERTIFY that all the above acts were done before the holding of said Special Town Meeting on Wednesday, February 26, 2025.

Dated at Portland, Connecticut this 19th day of February in the year 2025

Michael A. Pelton
First Selectman

A motion was made by John Dillon, seconded by Tim Lavoy to introduce the Resolution entitled "Land Lease Agreement Between the Town of Portland and 47 Main LLC" and to wave the reading of the following resolution.

RESOLUTION
BOARD OF SELECTMEN

Town of Portland, Connecticut

February 26, 2025

Land Lease Agreement Between the Town of Portland and 47 Main LLC

BE IT RESOLVED, that the Board of Selectmen recommends that the Town of Portland enter into a Lease Agreement with proprietor of 47 Main LLC to lease a portion of 1.9 acres of the Town's land on Main Street (Map/Lot No. 019-0083) adjacent to 5 Main Street (Map/Lot No. 019-0085) for the sole purpose of providing no more than 60 parking spaces for customers and employees, for a period of ten (10) years, 2025 to 2035, with the option to terminate the Agreement following the fifth year (2030); and be it further

RESOLVED, that in accordance with Chapter V Section 503(f) of the Town Charter, a Special Town Meeting was held on Wednesday, February 26, 2025 to approve this action; and


BE IT FURTHER RESOLVED, that Michael A. Pelton, First Selectman, is hereby authorized to execute any and all documents on behalf of the Town pertaining to the lease agreement with 47 Main LLC for the use of the land on Main Street (Map/Lot No. 019-0083) with the terms and conditions set forth in the Agreement.

Moderator Tripp called for discussion. There were no comments.

John Dillon called for a paper ballot vote on the Resolution, seconded by Tim Lavoy. The vote was counted by the Moderator and the Clerk, and the result were: Yes-5; No- 0; and 0 abstentions. The Motion carried.

A motion was made by Tim Lavoy, seconded by John Dillon to adjourn the meeting. The motion passed unanimously. The meeting was adjourned at 6:06 P.M.

ATTEST


Michael V. Tierney, Portland Town Clerk

Dated at Portland, Connecticut, this 27th day of February, 2025