

**August 22, 2013 Round Table Discussion on Response
to Possible Loon Gulf Development--Loon Lake Jewish Center**

Attendees:

Silliman
Carman
Dixon
Miller
Pagano
Fierer
Wolf
Lee/Spinner
Gewurz
Sheard
Johnson
Cannon (?)

Discussion:

Silliman said that the homeowners should be prepared, whether to deal with immediate development of the lake, which he considered unlikely, or to deal with the likelihood that there eventually will be development: What should we be doing now?

- Looking at information in the record,
- Developing maps with lot valuations,
- Researching the best environmental and legal expertise to assist,
- Fund-raising to pay for the assistance, and
- Deciding whether/how to reach out to Loon Gulf.

Silliman said that homeowners need to know more than Loon Gulf in order to be effective.

In discussing objectives, S Gewurz described the case that the homeowners fought in 1974 to stop Tony D'Elia from getting approval to develop some 400 lots. At that time, the homeowners were united and spoke with one voice and had one common objective. They raised money and hired lawyers and environmental engineers to present their case to the APA. Their leader was George Bayliss, who owned a home on the lake, and who carried the ball. S Gewurz reported a recent conversation with Bayliss in which Bayliss said it was essential for the homeowners to have standing as an intervener, so they could force a public hearing. The next thing was to get environmental studies, which were obtained. As a result of these studies the APA was persuaded that a central water and sewer system was necessary in the hamlet, and not separate septic systems as D'Elia had proposed. This made development costly and infeasible. The development on the other side was totally stopped based on wetlands and steep slopes. Though the legal intervener was the HOA, the collection of funds was voluntary and solicitation was made in a direct way. There was no conflict, since the objectives were clear and shared by everyone.

Silliman responded that he intends to read the record, re: what the developers need to do. APA does have jurisdiction over the shoreline and the owners can fight (for smart development). Loon Gulf's

application to the APA last spring is not really real, so he is not concerned with this application. But the question remains how do we fight development, and for smart development?

Silliman gave his vision for what needs to be done over the next year. We should post information that is found: on tax parcels, prior battles, what was required. Our primary objective should be to block public access to the lake. To do this, we need to consider: what is the smartest development. We want the hammer, the ability to kill with delay, but we also don't want Loon Gulf to sell to Lyme Timber Co., which owns adjacent property here and which bought Loon Gulf's Maine property, or worse yet, having to deal with the sale by Loon Gulf to ten developers!

S Gewurz challenged the idea that we should negotiate with the developer to develop fewer lots. He felt it was not for us to tell the developer how to get approval from the APA. Moreover, Loon Gulf's interest is not to negotiate with us for fewer lots, but to get the maximum rights for its development from the APA so it can market the property most profitably. Our interest is to make sure the APA appreciates the environmental impact of development on our area and lake, and thus restricts the development for ecological reasons. In the case against D'Elia, the homeowners succeeded in getting some grants from environmental groups like the Sierra Club, which helped defray the costs of the environmental study.

Silliman said he was reluctant to say so, but that he was convinced. The agenda should be three-fold: (1) research, (2) line up experts and consulting firms, and (3) energize and engage people at the lake through the homeowners and use association as a vehicle for fund-raising.

Silliman said tax parcel research by Scott ____ indicated that total value of the Loon Gulf property is \$5.8 million.

G Johnson said that he agreed that owners should be united and that the body with the most legitimacy, influence, tools and access to the homeowners is the Homeowners Association. It is up to the Homeowners Association to be more active in reaching out to the homeowners, to get feedback to the Board, and to lead this effort.

Silliman was agreeable to work with the Board to accomplish his agenda, but mentioned that he plans to contact the APA (Brian Ford) about record access himself, in any event. He added that his agenda will provide the tools to negotiate a deal with the developer.

At this point, numerous people in the room offered their views about what issues and needs should be addressed by the homeowners. G Johnson noted that the Board of the association should consider homeowner concerns as agenda items for itself to address. These concerns are summarized as follows:

- (1) Introduction of invasive species through outsiders/renters' motor boats was perhaps the greatest concern. Communication with rentor-lessors needs to be improved to try to discourage/ limit introduction of outsiders' boats by renter-lessees.
- (2) Creating a wash station at the primary boat launching area and working to communicate the necessity for all to use in the case of anyone who does bring an outside boat to the lake.
- (3) Upgrade the GIS- geographic information system (overlays on lake maps showing steep slopes, outlets, owner information). The last update was several years ago.
- (4) Participate in research described earlier.
- (5) Identify environmental lawyers and experts.

- (6) The LLHOA Board should create a lake preservation committee to address the issues and processes discussed above.
- (7) The next Board meeting should be announced to the membership and discussion of these issues open to interested members.
- (8) Setting up a phone call tree and other means of person-to-person outreach to contact all members (and non-member homeowners).
- (9) Encourage greater two-way communication between the Board and homeowners, using the website, blog, calls, newsletter, etc. Several people volunteered to work on this, including Virginia Wolf and Barbara Sheard.

(At the end of this memo, I have included a copy of Sylvia Karman's notes as circulated to the Board earlier, which contain some further details regarding actions Silliman and others proposed or volunteered to do.)

PROPOSAL FOR CONSIDERATION AT BOARD MEETING:

The Board should consider a statement of principles and objectives regarding development of the Loon Gulf property, such as the following:

Principles and Objectives:

- (1) The LLHOA should consider ways to improve its communications with members, particularly encouraging greater two-way communication and participation in association processes by the members.
- (2) The LLHOA should reach out to members and non-members to keep them informed concerning potential development activities at Loon Lake.
- (3) The LLHOA should work to develop and lead a unified approach to responding to any plans by Loon Gulf or others to develop the Loon Gulf properties at Loon Lake.
- (4) The objective of such a unified approach should be to preserve and maintain the quality of Loon Lake and its environs as we enjoy it today.
- (5) The LLHOA and its members should monitor activities before the APA pertaining to development of Loon Gulf's Loon Lake properties.
- (6) The LLHOA and its members should monitor activities by Loon Gulf to sell, lease or otherwise transfer control over its properties at Loon Lake.
- (7) The LLHOA should be the official representative of the homeowners in any proceedings before the APA or other government bodies.
- (8) The LLHOA Board should promptly consider the concerns and suggestions raised by members at the August 22, 2013 roundtable discussion at the Loon Lake Jewish Center on Loon Gulf development activities.
- (9) The LLHOA Board should take steps to involve those individuals who volunteered to take an active role in improving association communications and acquisition of information useful in addressing potential development activities at Loon Lake.
- (10) The LLHOA Board should appoint leadership of, and form, the necessary communities to enable sustained accomplishment of tasks deemed necessary to address such potential development activities.

Sylvia Karman Notes:

Meeting: Protect Loon Lake

August 22, 2013

Loon Lake Jewish Center

Meeting Notes

Introductions

General discussion

- Overview of issue regarding Loon Lake Gulf development proposal and implications for Loon Lake homeowners
- Role of LLHOA in the issue

Next Steps

- Research—Keith Silliman offered to request documentation of prior Loon Lake development, including development proposals from APA, and to review the materials
 - o Jeff Dickson, Barbara and Neil Miller volunteered to assist Keith
 - o Tim Sheard offered to provide Keith a copy of 1950s map/plat showing all deeded rights access points on Loon Lake
 - o Keith volunteered to explore cost of updating the GIS prepared of Loon Lake and surrounding property
 - Line up experts—Determine what information we need and who can provide advice (legal and any other); Keith recommended obtaining legal input now regarding what APA can and cannot do
 - Engage all Loon Lake homeowners—bring everyone up to speed on what transpired and what is being done about it (proposed development plan, efforts underway to explore prior development at Loon Lake to help us protect Loon Lake)
 - o Barbara Sheard and Virginia Wolff volunteered to call homeowners;
 - o Keith volunteered to prepare a fact sheet for phone calls or other notification of homeowners;
 - o Define objective(s) (e.g., as part of mission statement for website & any communications re: the topic) to articulate objective(s) to homeowners and others
- LLHOA Board Items
- Board plans to meet around Labor Day; Vince Pagano to notify homeowners by email of the date
 - Suggested points for Board to take up at its next meeting:
 - o Appoint individuals who volunteered to research APA doc