



TO: All residents of Old Lyme Shores Beach Association

Date: May 23, 2025

From: Paul J. Yellen, OLSBA President

RE: Vote on Supplemental Bond Authorization

As you all are aware, our critical vote on the Supplemental Bond Resolution is tomorrow at 10:00 in the Middle School Auditorium on Lyme Street in Old Lyme. This vote will be a game changer for our association and has been reached after hours of diligent work by members of the WPCA and the Board of Governors working with State of Connecticut DEEP, our Bond Counsel and other advisors.

In every meeting we have been transparent, open and welcoming of questions and comments. We have hidden nothing from the residents at any time. These meetings and discussions were not held behind closed doors. They were all in the public forum following all open meeting regulations of the State of Connecticut. We have answered every question put to us by residents, WPCA members and BOG members to the best of our ability using the knowledge of our own board members, our Bond Counsel as well as input from a critical partner in this project, the State of Connecticut DEEP.

Many of you have seen, received or heard of communications being circulated that are extremely critical of all members of your governing bodies and has accused us of many false actions. Many if not most of the statements are false, inflammatory and designed to instill fear into our residents to elicit a no vote on Saturday. I respect the right for any resident to express their personal opinion but draw the line on being subjected to these false statements, accusations and ignorance of the factual answers that they have received from us as well as State DEEP and our other partners in the project. Again, if the answer that they received was not to their liking it was dismissed as a false statement or they considered it a threat from DEEP. Many of the comments made in these communications have previously been addressed with accurate and correct information but simply will not be believed because their position on this matter is etched in stone. Factual answers have been ignored in favor of scare tactics.

Let me address some of them:

- A. A comment was made about federal cuts to the State of Connecticut impacting the States commitment to this project.
  - a. This was addressed several times with the State and they have committed that these are State funds not affected by Federal cuts. However, in several meetings they have stated that there will be no more additional funding coming from the state and we potentially could lose our portion of the state funding with a no vote.
- B. A comment was made about full control being transferred to the BOG and the WPCA and residents having no say in the project.
  - a. The WPCA reports to the BOG and is appointed by the BOG which is the governing body of our association. Again, decisions affecting all the residents will not be made behind closed doors in private. We represent every resident and will listen to the concerns of every resident and will act accordingly.
- C. There is no pollution being found in the Sound off OLSBA.
  - a. DEEP addressed this comment during the public hearing on May 13 and gave logical answers and documented past tests for varying pollution sources. Yes, some treatment plants up the Connecticut River have had overflows and contaminated parts of the Connecticut River for a period of time. There has never been any documentation of this sewage or pollution reaching our shores, unlike the logs that are transported down river after storms which we have to deal with
- D. Individual failing septic systems can be repaired or replaced.
  - a. In some cases, this is possible but look at that house on the tiny lot near where you live. Do they have room for a new engineered system? What if the Ledge Light Health District determines that they cannot repair or replace their system; what are their alternatives then? What about the decks or patios or sheds residents have constructed over their existing septic systems? DEEP has addressed this and has formally determined that repair or replacement is not a viable option to them. This was established by them as far back as 2012. Look at your own property, when was the last time that you had your septic tank pumped and/or inspected? We have residents in our neighborhoods who have not had their tanks pumped in over 20 years when the town requires pumping every 5 years. Can you say that you aren't causing pollution on your neighbors property?

- E. A no vote keeps our control intact
  - a. Quite the opposite will be the case. We will not be in a position to bargain or negotiate with DEEP if we present with a no vote on Saturday. They have never expressed any interest in negotiating with OLSBA over any major portions of our consent order. We will be in violation of the Administration Consent Order. We will likely be subjected to legal actions from our neighboring beaches, cities downstream where we have signed contracts with, our engineering company and the State of Connecticut. They will not throw up their hands and say that we tried and can continue on as normal and ignore the 2 consent decrees that we have agreed to. Their commissioner, not a low-level staff person, laid out all the potential actions that we may face in their letter from December that all residents received. We will not have any position of strength to negotiate with anyone. It will make us a significant part of the problem.
- F. A question was asked about other quasi municipalities who have been in a position similar to ours.
  - a. Look next door to Old Colony Beach, Miami Beach and the Sound View section as well as the Town of Old Saybrook. All have been the subject of consent orders and state involvement to rectify potential and actual pollution from failing, failed or inadequate septic systems. It's just a matter of time that Hawk's Nest and White Sands come under the states review.
- G. A potential debt commitment will be attached to your deed at the Town Hall.
  - a. While this is a very broad statement, any debt you incur such as a mortgage is recorded at the Town Hall. Your car loan is recorded on your Title. This is just like any lien that is placed on your property for non-payment of Town or association taxes (which we both do now).
- H. We are only representing the privileged in our community.
  - a. We represent every resident in this community regardless of their stature, price of their house or whether they are a Red Sox or Yankee fan. Every resident has an equal voice and vote in our community.

In closing I ask that you listen to the facts that you have been given over the past 7 months from your WPCA and the BOG. We have not and will not lie to you nor will we make false half-truth statements to scare or intimidate you. If you do not believe in this project, for whatever reason, then vote no.

If you want us to move forward, be part of the solution and not part of the problem, and not be the odd man out vote yes. It is true that some members of the WPCA are strongly opposed to the project but your BOG fully supports this project, not just based on our personal opinions as

residents, but because we have heard the support of the residents, listened to the facts presented to us by subject matter experts and truly believe that this is the best course of action for Old Lyme Shores Beach Association.

Thank you.