

## **MINUTES OF THE REGULAR MEETING OF THE BOARD OF SELECTMEN**

**August 7, 2014**

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The regular meeting of the Board of Selectmen was called to order at 7:00 pm in the community room of the North Haven Memorial Library, 17 Elm Street, North Haven, CT.

### **Members Present**

First Selectman, Michael J. Freda

Second Selectman, Timothy M. Doheny

Third Selectman, Sally J. Buemi

Mr. Freda introduced himself and Selectmen Timothy Doheny and Sally Buemi to the meeting.

Mr. Freda asked if there were any public comments relative to the agenda. Mr. Sherman Katz of Sherwood Drive questioned the resolution on the agenda. Mr. Freda asked Lynn Sadosky, Director of Public Works to explain. Ms. Sadosky stated that the resolution pertained to the STEAP Grant for the redesign and renovation of the public works garage and she provided some of the details regarding same.

There being no additional questions Mr. Freda proceeded with the approval of the minutes. Miss Buemi motioned the approval of the minutes of the regular Board of Selectmen's meeting of July 3, 2014. Mr. Doheny seconded the motion.

Vote: Freda- Yes, Doheny- Yes, Buemi – Yes

Mr. Doheny motioned the approval of the minutes of the Special Board of Selectmen's meeting of July 17, 2014. Miss Buemi seconded the motion.

Vote: Freda- Yes, Doheny- Yes, Buemi – Yes

There being no correspondence, Mr. Freda proceeded with the Selectman's Overview.

### **OPERATIONAL:**

- Spring Road Bridge Reconstruction - Through the bidding process, project was awarded to Nagy Brothers Construction for \$393,507, less than the originally estimated fee of \$600,000. Materials have been ordered and construction is expected to commence in late August. The contractor will be closing Spring Road at the bridge for up to 4 months. Reimbursable costs by the DOT are estimated at \$200,000.
- Park Improvements - Pines Park Pavilion Roof Repair expected to conclude by the end of September. Forest Park (a.k.a. Wadsworth Park) Play Equipment Replacement – DPW has been working to replace the swing sets and expects to complete the project in September.

- Milling and Paving 2014/15 - Completion of the remainder of the 2012 capital bonding program for Town roadways is expected to conclude August 15<sup>th</sup> . Because so many roadways remain in need of attention, milling and paving discussions have begun regarding the proposal of a new multi-year capital bonding program for milling and paving in 2015.

FINANCIAL UPDATE:

- North Haven AAA Status - Standard & Poor's recently rated North Haven outstanding in their strategic management, operations management, finance management and overall economic development. This AAA rating will save the Town millions of dollars in debt reduction.
- Balanced the budget with a modest surplus

ECONOMIC DEVELOPMENT UPDATES:

- New Business in former Marlin's location:
  - C. Cowles and Company  
Established in 1838 founded in New Haven. Manufactures world class precision metal stamping. Produce components for both U.S. and Japanese auto makers. Total of 6 operating divisions. Diversified company that also produces plastic injection molding, commercial lighting, automobile accessories, boiler controls, boiler burners, and controls and ignitions for heating industry. Massachusetts division will be consolidated into North Haven along with corporate operations in New Haven. Massachusetts division has begun moving in with a gradual phase in.
- Pratt & Whitney Site
- North Haven Shopping Center
- Clintonville Manor
- Old Walgreens In Stop & Shop Plaza
- Bozzutos

NOTEWORTHY

- Consumer Advocacy Group names North Haven One of Ten Best Places for Homeownership in Connecticut. Other Towns in this category – Simsbury, Glastonbury, Trumbull, Orange, Cos Cob

Following the Selectman's overview the Board proceeded with the following resolution:

**Small Town Economic Assistance Program Act (STEAP) Public Works Garage – Redesign and Renovation:**

**WHEREAS**, pursuant to Connecticut General Statutes 4-66 g, the Connecticut Department of Economic and Community Development is authorized to extend financial assistance for economic development projects: and

**WHEREAS**, it is desirable and in the public interest that the Town of North Haven make an application to the State for \$470,267 in order to undertake the Redesign and Renovation of the North Haven Public Works Garage and to execute an Assistance Agreement.

**NOW, THEREFORE, BE IT RESOLVED BY THE** Board of Selectmen, (1) That it is cognizant of the conditions and prerequisites for the State financial assistance imposed by Connecticut General Statutes 4-66 g, (2) The filing of an application

for State financial assistance by the Town of North Haven in an amount not to exceed \$470,267 is hereby approved and that Michael Freda, First Selectman is directed to execute and file such application with the Connecticut Department of Economic and Community Development, to provide such additional information, to execute such other documents as may be required, to execute an Assistance Agreement with the State of Connecticut for State financial assistance if such an agreement is offered, to execute any amendments, decisions, and revisions thereto, and to act as the authorized representative of the Town of North Haven, and (3) That it adopts or has adopted as its policy to support the nondiscrimination agreements and warranties provided in subsection (a)(1) of Connecticut General Statutes sections 4a-60 and 4a-60a, respectively, as amended by Public Acts 07-142 and 07-245, and for which purposes the “contractor” is the Town of North Haven and “contract” is said Assistance Agreement.

After reading the resolution into the record, and a discussion explaining same, Mr. Doheny motioned and Miss Buemi seconded the approval of same.

Vote: Freda- Yes, Doheny- Yes, Buemi – Yes

Mr. Doheny motioned and Miss Buemi seconded the approval of the following property tax refunds:

Vote: Freda- Yes, Doheny- Yes, Buemi – Yes

- Astorino, Richard, 1298 Hartford Tpke, in the amount of \$32.57.
- Buth, Keith or Rosemary, 45 Fieldstone Ct, in the amount of \$74.74.
- Carleton, David A., 1050 Hartford Tpke, in the amount of \$556.38.
- Carusone, Claudia, 216 Maple Ave, in the amount of \$68.14.
- Cedillo, John V., 216 Quinnipiac Ave, Apt 306, in the amount of \$84.30
- Daimler Trust, P.O. Box 685, Roanoke, TX 76262, in the amount of \$257.79, and in the amount of \$262.93.
- Desimone, Ann or Annmarie, 401 Clintonville Rd, in the amount of \$84.30.
- Fette Trucking LLC, 1 Hilltop Ridge Rd, Oxford, CT 06478 in the amount of \$79.55, and in the amount of \$229.61, and in the amount of \$191.79, and in the amount of \$53.79.
- Golia, Anthony or Cynthia, 12 Stanton Road, in the amount of \$132.41.
- Grover, Sushil K., 599 Russell St., New Haven, CT 06513-4130, in the amount of \$295.05.
- Laccone, John Jr., 401 Clintonville Road, in the amount of \$78.96.
- Loschiavo, Wendy, 14 Livingston Drive, in the amount of \$15.77.
- McMillan, David or Maria, 500 Elm St. 156, in the amount of \$78.29.
- Shaulys, Gail, 1118 Waverly Rd, Sandusky, OH 44870, in the amount of \$44.12.
- Vars, Deborah, 194 Quinnipiac Avenue Unit 4-D, in the amount of \$79.62, and in the amount of \$84.30.

- VW Credit Leasing LTD, 1401 Franklin Blvd, Libertyville, IL 60048, in the amount of \$351.62.

Mr. Freda stated that due to a conflict the next meeting of the Board of Selectmen would be on Wednesday, September 3, 2014 at 7:00 p.m. at a place to be determined.

Mr. Freda then asked if there was any public comment.

Michael Zuccarelli, Middletown Avenue, inquired about the former Lexington Gardens property. Mr. Freda explained that there was a proposed development which was rejected by Planning and Zoning. The density of 60 units on 13.5 acres is not something the Town or neighbors embraced. Because this is an affordable housing project and the Town is under the State quota, the developer fought it and the Town lost. The Town has appealed and we are waiting, but will not have much recourse should we lose the appeal. The discussion continued.

Ms. Susan Hill, Middletown Avenue, had several questions regarding the project. She asked if there was anything else the neighbors could do to help the Town with the appeal, and questioned the Statute 8-30g and the deeding of affordable housing. Mr. Freda explained there is nothing else the neighbors can do. Their attendance and views were presented at the meetings. Mr. Doheny asked if we can check with our attorneys on how the housing stock is calculated and is it ever reassessed. Mr. Freda stated we were reassessed about 18 months ago, but we can look at it again. The State would like to see some progress made. Ms. Buemi noted that with the recent litigation, she would assume that the attorneys would be looking at some of these issues as they pertain to the Statute. The discussion continued including the topic of the Indian Ridge site and settlement.

Mr. Sherman Katz, Sherwood Drive, made a statement regarding a blighted property on the west side of Washington Avenue and the person who would like to develop this property and is being forced to do something he can't do by Planning and Zoning and he disagrees with it. He also questioned how long it will take to get a tax producing building on the former Pratt & Whitney site. Mr. Freda explained that this will be a great project for North Haven with tax dollars for decades to come. Mr. Katz also asked if there would be a gym in the renovation plans for the garage. Ms. Sadosky, responded no gym. Mr. Katz asked if the Special Town Meeting was properly noticed. Mr. Freda responded yes. Mr. Katz then inquired about the C-PACE program and if the business goes out, we would be stuck with the payments on the loan. Mr. Freda stated we would have no liability. Mr. Katz had several other questions regarding the program. Mr. Katz also suggested the use of a consultant to analyze all of the Town vehicles and equipment to assess what the life of the vehicles and equipment are and a plan for replacement. This discussion continued with Mr. Freda explaining that we do have an inventory and the age and condition of our equipment.

Gary Amato, Pool Road, had a question about the Spring Road Bridge and the reduction in the cost for repair. Mr. Freda explained this came about through the competitive bid process. There was a brief discussion on the topic. Mr. Amato acknowledged and thanked a small group of people who go to the Town meetings and are advocates for the welfare of the Town. Mr. Amato asked if there may be a

STEAP grant available to be used for sidewalks from the Middle School to the intersection of Pool & Laydon Streets. He has been concerned for the safety of the walkers for quite some time. There was a lengthy discussion about the issue and Mr. Freda stated that it was a valid concern and we would explore the possibilities.

Mr. Raymond Sonazzaro, Elm Street, stated that he didn't think the Town Meeting regarding the fire truck was properly noticed. He had several complaints about the Fire Department.

Mr. Peter Criscoulo, Fieldstone Court, felt there is no need for a consultant as Mr. Katz suggested. There is a complete list of the fire apparatus; it comes down to the age and condition, and the BOF releasing the funds. The Department knows what they need. Mr. Criscoulo went on to provide a lengthy explanation of the Fire Department's vehicles, usage and needs. The discussion continued with Mr. Criscoulo, Mr. Katz and Mr. Zuccarelli. Mr. Criscoulo also addressed several issues that were brought up during public comment at previous meetings providing clarification of same.

Mr. Katz commented that perhaps a crosswalk and crossing guard could be a quick fix at the intersection addressing the concerns over the middle school student walkers.

With no additional public comment, Mr. Doheny motioned to adjourn, seconded by Miss Buemi at 8:30 pm.

Vote: Freda- Yes, Doheny- Yes, Buemi – Yes