

MINUTES OF THE REGULAR MEETING OF THE BOARD OF SELECTMEN

December 4, 2014

The regular meeting of the Board of Selectmen was called to order at 7:03 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 and welcomed everyone to the meeting.

Mr. Freda asked if there were any public comments relative to the agenda. There being none, Mr. Freda proceeded with the approval of the minutes. Mr. Doheny motioned the approval of the minutes of the Board of Selectmen's meeting of November 6, 2014. Miss Buemi seconded the motion.

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

Miss Buemi motioned the approval of the minutes of the Special Board of Selectmen's meeting of November 24, 2014. Mr. Doheny seconded the motion.

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

There being no correspondence, Mr. Freda provided a PowerPoint overview of operational, financial and economic development topics in Town.

Miss Buemi had several topics she wanted to discuss, and asked why the Quinnipiac payments were based on 4 years prior and would they continue sequentially. Mr. Freda stated that QU started the payments for both Hamden and North Haven beginning with the 2010 PILOT. Mr. Freda also added that he has no intention of entering into an MOU with Quinnipiac because he will not commit to zoning changes or conditions. Miss Buemi stated that she still would like to see a letter of agreement. Mr. Freda stated that he is not comfortable to go to QU and start asking for conditions, it is a voluntary payment and he will not do anything to jeopardize the payments, the relationship with Quinnipiac or anything to compromise our planning and zoning regulations. He would agree to a simple letter of intent from QU. Mr. Doheny added that it is free money and does not want to further the conversation for concern that it may go against us. He also stated that the payments will go up based on their expansion since 2010.

The second item Miss Buemi was interested in speaking to was open space. She stated that she agrees with Mr. Freda's opinion that we need to look at preserving our open space. Miss Buemi feels that the Affordable Housing Statute hurts us.

She asked for the Board's support on her collaborating with our legislators, Senator Fasano and State Representative, Dave Yaccarino to work on changes to the Statute. She feels that the Statute in its present state works against the Town. She has several ideas for amendments that can be made and would like to pursue that. Mr. Freda and Mr. Doheny thought that Miss Buemi's suggestion had merit and supported her wish to move forward. The Board continued discussing the topic of affordable housing.

Mr. Doheny motioned for the reappointment of Sandra Stetson (R) – 542 Middletown Avenue, to the Conservation Commission for a four (4) year term to expire on August 31, 2018. Miss Buemi seconded the motion.

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

Mr. Doheny motioned for the reappointment of Elio Floriano, 7 Lucy Court, North Haven, CT, 06473 as the Building Official for a four (4) year term to expire December 31, 2018. Miss Buemi seconded the motion.

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

Miss Buemi motioned for the reappointment of Victor Palma, 83 Woodvale Drive, Northford, CT 06472 as the Tree Warden for a two (2) year term to expire December 31, 2016. Mr. Doheny seconded the motion.

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

Miss Buemi recused herself from the following bond releases. Mr. Doheny motioned and Mr. Freda seconded the approval of the following bond releases as presented.

Vote: Freda- Yes, Doheny- Yes

- #P06-31 – 320 Kings Highway – Rolandas Luscikauskas - release the entire bond balance in the amount of \$6,000.00 with the recommendation of the Planning & Zoning Commission.
- #P09-38 – 99 & 101 Elm Street – George T. Beavis – release the entire bond balance in the amount of \$7,600.00 with the recommendation of the Planning & Zoning Commission.
- #P11-22 – 1405 & 1415 Hartford Turnpike – Donmar Development Corp. – release the entire bond balance in the amount of \$100,000.00 with the recommendation of the Planning & Zoning Commission.

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

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

- Cab East LLC – Box 105704, Atlanta, GA 30348 in the amount of \$25.23.
- Goldfuss, Jennifer – 558 Orange Street, Apt 302, New Haven, CT 06511 in the amount of \$383.00.
- Honda Lease Trust – 600 Kelley Way, Holyoke, MA 01040-9681 in the

amount of \$328.49.

- Koczak, David – 39 Meadowview Drive in the amount of \$16.72, and in the amount of \$140.22.
- Krassner, Adrienne – 94 Pond Hill Road in the amount of \$297.02.
- Nissan Infiniti LT – Box 650214, Dallas, TX 75265 in the amount of \$84.08.
- Peterson D L Trust – 940 Ridgebrook Rd, Sparks, MD 21152 in the amount of \$54.12.
- Romano, Michael – 50 Marlen Dr in the amount of \$48.94.
- Toyota Motor Credit Corp – Box 105390, Atlanta, GA 30348 in the amount of \$276.65, and in the amount \$636.47, and in the amount of \$175.43.
- USB Leasing LT – 1850 Osborn Ave, Oshkosh, WI 54902 in the amount of \$297.01
- VW Credit Leasing LTD – 1401 Franklin Blvd, Libertyville, IL 60048 in the amount of \$35.32 and in the amount of \$27.43.

Mr. Freda stated that the next regular meeting of the Board of Selectmen would be Thursday, January 8, 2015 at 7:00 p.m. in community room of the North Haven Memorial Library, 17 Elm Street, North Haven, CT.

Mr. Freda asked if there was any public comment.

Mr. Ralph Monico, 54 Juniper Drive, stated that he would like to see changes made to our Charter regarding open space. He would like to see the Town purchase more land to preserve our open space. He also stated that he appreciated the efforts of the administration regarding the Indian Ridge development. He also expressed his concerns regarding the access road, and the installation of utilities. Mr. Freda stated that the Board has no jurisdiction in this area. He did say however, that he met with two other residents in the neighborhood and the attorney and called the developer to request moving the construction road to Half Mile Road to alleviate the construction traffic on Benedict Drive and they agreed. The discussion continued.

Richard Fazzouli, 43 Benedict, wanted confirmation that there would be two entrances to the development for both phases. Mr. Freda stated that there would be two entrances. The discussion continued.

Mr. Monico stated that he was willing to take a survey on Warner and Benedict to see how many residents would be interested in hooking up to city water.

Mr. Sherman Katz, Sherwood Drive, stated that sometimes you have to think hard about what you are fighting for. The project on Indian Hill originally started out as 96 high end units, that was opposed, and then it went to a development with affordable housing and over 400 units, in the end we ended up with 149 units. Mr. Katz also stated that he supports affordable work force housing. Regarding the

QU donation, we should not look a gift horse in the mouth. He also inquired about Mike's decision on the veteran and senior tax program. Mr. Freda stated that he intends on bringing it to a Town meeting in January.

Mr. Brian Testa, Maple Avenue, thanked Miss Buemi for agreeing to take the work off of Mr. Freda and undertaking the amendment to the affordable housing statute. He asked that she consider bringing in people from the outside and Planning and Zoning to form a committee. He also inquired about the bill board proposal at the last P & Z meeting. He asked was it intended to bring in revenue. Mr. Freda stated that he supported it as a way to grow our top line revenue and thought it was a good idea for various reasons that he elaborated on. Mr. Testa though perhaps it wasn't publicized as much and could have been presently differently.

Ms. Janet Walsh, Hartford Tpke, thanked the Board and commented that it's the best board in 35 years. She also congratulated Mr. Freda on his recent award. Ms. Walsh then asked Mr. Freda about the APT Foundation on State Street. Mr. Freda explained the clinic to her.

Mr. John Heeran, Debra Lane, stated that he sat on the WPCA 30 years ago, and said that the cost to run water lines then was about \$3,000 a foot and has surely gone up since then. Whenever water can be brought it at the cost of the utility company, the residents should take advantage of it.

Mr. Gary Amato, Pool Road, questioned if there was a way to prohibit utility companies from doing routine installation work during the colder months when the asphalt companies are closed. Mr. Amato also commended Senator Fasano and State Representative, Dave Yaccarino. He also questioned a comment from the last Board of Finance meeting regarding the middle school being over budget. Mr. Freda explained that projected future costs are typically higher. He also stated that the building committee and attorney are working to bring those costs down. Mr. Amato stated he would like to see the meetings on NHTV. Mr. Amato also stated he thinks the tax incentive program is too lucrative.

There being no additional public comment, Miss Buemi, Mr. Freda and Mr. Doheny wished everyone a very happy holiday. Mr. Doheny motioned to adjourn at 8:48 pm seconded by Miss Buemi.

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