

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

**January 8, 2015**

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The regular meeting of the Board of Selectmen was called to order at 7:04 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 welcomed everyone to the meeting and extended a Happy New Year to all. Mr. Freda introduced himself and Selectmen Timothy Doheny and Sally Buemi and then proceeded with reciting the Pledge of Allegiance.

Mr. Freda asked if there were any public comments relative to the agenda. Mr. Sherman Katz, Sherwood Drive questioned item 6 and 7 with regard to Cinemark and his belief that construction may have commenced prior to the approval of the Tax Phase In Amendment. Mr. Freda advised that Mr. Gary Johns and Mr. Richard LoPresti were present and this question would be answered later in the meeting.

Mr. Freda stated that Mr. Doheny was not feeling well and in consideration of that Miss Buemi motioned to realign the agenda items to put voting items first. Mr. Freda seconded the motion.

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

Miss Buemi motioned the approval of the minutes of the regular Board of Selectmen's meeting of December 4, 2014. Mr. Doheny seconded the motion.

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

There being no correspondence, The Board moved to agenda item 6 with Miss Buemi reading the following item:

To consider and vote upon the recommendation of the Assessor to approve the draft Tax Incentive Agreement prepared in connection with the application of Cinemark USA, Inc., dated November 19, 2014, submitted pursuant to the Economic Development Tax Incentive Program for real property improvements related to construction of the new theater at 550 Universal Drive North, North Haven, which property is owned by EPT Nineteen, Inc., and to authorize the First Selectman, Michael J. Freda, to execute the Tax Incentive Agreement on behalf of the Town of North Haven.

Mr. Gary Johns, Town Assessor, addressed the Board and stated that he received

the application from Cinemark USA, Inc. for the Economic Development Tax Incentive Program on November 19, 2014. He stated that the total cost of construction is estimated to be \$16,200,000 with an additional \$2,000,000 for other improvements. He reviewed the application and determined that the value of the improvements meets the requirements for the seven (7) year program of greater than \$10,000,000 per the North Haven Town Ordinance, Chapter 184, Article IX. He referenced the impact on taxes during the seven year adjustment period using the 2013GL mill rate of 28.1 with a chart that was included in his memo to the Board of January 7, 2015.

Mr. LoPresti, Sentinel Hill Road, Chairman of the Economic Development Commission, addressed the Board stating that in terms of the application process, as referenced in the Article, the application must be submitted prior to construction, not approved. He stated that he worked very closely to be sure the process was followed correctly. Mr. Katz asked again if construction was started prior to the submission. Mr. LoPresti reiterated construction did not start prior to November 19, 2014. A brief discussion continued among Mr. LoPresti, Mr. Johns, Attorney Jennifer Coppola, the Board and several members of the public.

Following the discussion, Miss Buemi read and Mr. Doheny motioned the approval of the following resolution. Miss Buemi seconded the motion.

**RESOLVED:** That in accordance with the recommendation of the Assessor, the draft Tax Incentive Agreement prepared in connection with the application of Cinemark USA, Inc., dated November 19, 2014, submitted pursuant to the Economic Development Tax Incentive Program for real property improvements related to the construction of the new theater at 550 Universal Drive North, North Haven, which property is owned by EPT Nineteen, Inc., is hereby approved and the First Selectman, Michael J. Freda, is authorized to execute the Tax Incentive Agreement on behalf of the Town of North Haven.

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

Following the passing of the resolution, The Board continued with the following appointments:

Mr. Doheny motioned and Miss Buemi seconded the appointment of Alden Mead, J.D. (D) – 200 Rimmon Road, North Haven, CT 06473 to the Cable T.V. Advisory Council for a two (2) year term to expire December 31, 2016.

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

Miss Buemi motioned and Mr. Doheny seconded the reappointment of Donna Levine (D) – 23 LeGrand Road, North Haven, CT 06473 to the Commission on Aging for a three (3) year term to expire on December 31, 2017.

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

Mr. Doheny motioned and Miss Buemi seconded the reappointment of Katherine Lofquist (R) – 35 Grove Road, North Haven, CT 06473 to the Commission on Aging for a three (3) year term to expire on December 31, 2017.

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

Miss Buemi motioned and Mr. Doheny seconded the reappointment of Karl Veith (R) – 30 Allendale Drive, North Haven, CT 06473 to the Building Board of Appeals for a five (5) year term to expire on December 31, 2019.

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

Mr. Doheny motioned and Miss Buemi seconded the reappointment of Carmen Pedalino (R) – 600 Washington Avenue, #C4, North Haven, CT 06473 as an alternate to the Building Board of Appeals for a five (5) year term to expire on December 31, 2019.

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

Miss Buemi motioned and Mr. Doheny seconded the reappointment of Donna Malley (U) – 18 Algonquin Drive, North Haven, CT 06473 to the Community Services Commission for a three (3) year term to expire on December 31, 2017.

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

Miss Buemi motioned and Mr. Doheny seconded the reappointment of Kristen Brandt (D) – 25 Cella Terrace, North Haven, CT 06473 to the Community Services Commission for a three (3) year term to expire on December 31, 2017

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

Miss Buemi motioned and Mr. Doheny seconded the reappointment of Kim Karlin (D) – 27 Green Hill Road, North Haven, CT 06473 to the Community Services Commission for a three (3) year term to expire on December 31, 2017.

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

Miss Buemi motioned and Mr. Doheny seconded the reappointment of Steve Gifford (D) – 230 Clintonville Lane, North Haven, CT 06473 to the Economic Development Commission for a three (3) year term to expire on December 31, 2017.

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

Miss Buemi motioned and Mr. Doheny seconded the reappointment of Walter Mann (R) – 7 Benedict Drive, North Haven, CT 06473 to the Economic Development Commission for a three (3) year term to expire on December 31, 2017.

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

Mr. Doheny motioned and Miss Buemi seconded the reappointment of Marne Usher (U) – 5 Westview Road, North Haven, CT 06473 to the Board of Ethics for a three (3) year term to expire on December 31, 2017.

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

Miss Buemi motioned and Mr. Doheny seconded the reappointment of William Brown (U) – 92 Upper State Street, North Haven, CT 06473 to the Board of Ethics for a three (3) year term to expire on December 31, 2017.

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

Mr. Doheny motioned and Miss Buemi seconded the reappointment of Ronald Bathrick, Jr. (R) – 37 Susan Lane, North Haven, CT 06473 as an alternate to the Board of Ethics for a three (3) year term to expire on December 31, 2017.

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

Miss Buemi motioned and Mr. Doheny seconded the reappointment of Kevin Smith (D) – 191 Pool Road, Apt. B-22, North Haven, CT 06473 to the Housing Authority for a five (5) year term to expire on December 31, 2019.

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

Mr. Doheny motioned and Miss Buemi seconded the reappointment of Vincent Landisio – 12 Highmeadow Road, North Haven, CT 06473 as the Open Burning Official for a two (2) year term to expire on December 31, 2016.

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

Miss Buemi motioned and Mr. Doheny seconded the reappointment of David Carney – 56 Hayward Road, Hamden, CT 06514 as the Animal Control Officer for a one (1) year term to expire December 31, 2015.

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

Mr. Doheny motioned and Miss Buemi seconded the reappointment of Chrystal Rashba – 76 Clifton Street, Wallingford, CT 06492, as the assistant to the Animal Control Officer for a one (1) year term to expire December 31, 2015.

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

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 – 260 Interstate Drive 12T, Atlanta, GA 30339 in the amount of \$31.78.
- Chase Auto Finance Corp – Box 901098, Fort Worth, TX 76101 in the amount of \$204.71 and in the amount of \$147.05.
- Cimini, Matthew – 34 Larson Drive, North Haven, CT 06473 in the amount of \$61.43 and in the amount of \$92.73.
- JP Morgan Chase Bank NA – PO Box 901098, Fort Worth, TX 76101 in the amount of \$109.93.

- Lantz, Lorine – 36 Del Avenue, North Haven, CT 06473 in the amount of \$130.06 and in the amount of \$137.70.
- Nissan Infiniti LT – Box 650214, Dallas, TX 75265 in the amount of \$188.83, and in the amount of \$210.95, and in the amount of \$196.19, and in the amount of \$327.93, and in the amount of \$57.16, and in the amount of \$277.35, and in the amount of \$116.34.

Following the approval of the tax abatements Mr. Freda proceeded with an overview discussing several areas including operational issues, affordable housing, financial and economic development topics as related to the Town.

Miss Buemi provided a follow up to her conversation at the December meeting regarding affordable housing. She wanted to clarify that she supports the regulation, but is in favor of amending it. She feels in its current form it is used as a mechanism for making planning and zoning decisions. She has done additional research but is still waiting for more information. She did meet with State Representative Yaccarino and he supports her idea of a three tier system for urban, suburban and rural vs. a blanket percentage across the state. She also commented that changing a state statute is not easily done, but will continue to work toward that goal. Mr. Freda thanked Miss Buemi for her update.

Mr. Freda stated that the next regular meeting of the Board of Selectmen would be Thursday, February 5, 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.

Nancy Alderman, a leading expert in the environment in the state of Connecticut, spoke in great detail about the dangers of synthetic turf fields and her concern because there is one proposed for the middle school. She explained that she is president of an organization “Environment and Human Health, Inc.” and provided the names and brief background of the members of the board. She explained that they have been researching synthetic fields made up of shredded rubber tires. She spoke in detail about their research and the toxicity of the synthetic fields made up of rubber tires. She also spoke of the number of cases of lymphoma associated with the athletes playing on these fields. She provided a detailed overview on the subject including their strong belief regarding the dangers, advice for those parents of children playing on synthetic fields, the maintenance costs involved, and their concern for the health of the students and desire to have the fields banned. They hope that the middle school will reevaluate installing a synthetic field.

Mr. Sherman Katz, Sherwood Drive, thanked Nancy and stated that he has been concerned about this subject since May of 2014. He appreciates Nancy picking up the fight. He made several comments and inquiries including the fund balance, open space, affordable housing, North Haven’s aging population, and Todd Drive South. Mr. Freda, Miss Buemi and Ms. Sadosky, Director of Public Works provided Mr. Katz with information on several of his questions.

Mr. Gary Amato, Pool Road, brought up several issues, including but not limited to the synthetic turf field and the track at the high school, the bonding on the firehouses and the roads, the meeting date of the Board of Finance and Mr. Freda's attendance, department head manuals and pensions, taping of the middle school meetings, and the budget for the middle school project. Mr. Freda, Miss Buemi and Mr. Gary Johns discussed the issues.

Mr. Charlie Wicklein, Hartford Turnpike, brought up several topics including land purchase by Quinnipiac University, solar panels, reevaluation and property assessments, and North Haven's SAT scores. Mr. Freda addressed the topics with Mr. Wicklein.

Mr. LoPresti, Sentinel Hill Road, Chairman of the Economic Development Commission, spoke regarding the realtor presentation and what type of BOE statistics and information would be included.

Mr. Al Warren, Charles Court, expressed his appreciation for the installation additional lighting on the street as a safety precaution following the damages to his property.

Mr. Scott Leighton, Country Way, asked that perhaps the roof could be repainted on the pump station on State Street.

There being no additional public comment, Miss Buemi motioned to adjourn at 9:15 pm seconded by Mr. Freda.

Vote: Freda- Yes, Buemi – Yes