

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

**October 1, 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. He introduced himself and his fellow Selectmen Timothy Doheny and Sally Buemi. Following the recitation of the Pledge of Allegiance, Mr. Doheny motioned to amend the agenda to include the following items pertaining to the Public Hearing as number 7a, and 7b respectively. Miss Buemi seconded the motion.

### **7.a PUBLIC HEARING:**

To consider and vote upon whether to authorize the First Selectman, Michael J. Freda, to execute a deed to transfer certain real property to the property owner of 50 North Hill Road to correct the conflicting property descriptions contained in prior recorded deeds to the property owner of 50 North Hill Road and the Town of North Haven as owner of 48 North Hill Road.

### **7. b RESOLUTION TO BE ADDED TO AGENDA:**

**RESOLVED:** The First Selectman, Michael J. Freda, is authorized to execute a deed to transfer certain real property to the property owner of 50 North Hill Road to correct the conflicting property descriptions contained in prior recorded deeds to the property owner of 50 North Hill Road and the Town of North Haven as owner of 48 North Hill Road.

Mr. Freda asked if there were any public comments relative to the agenda, there being none, Mr. Freda moved onto the next item on the agenda.

Miss Buemi motioned for the approval of the minutes of the regular Board of Selectmen's Meeting on September 3, 2015; Mr. Doheny seconded the motion.  
Vote: Freda –Yes, Doheny –Yes, Buemi – Yes

Mr. Freda called up Colby Fasano to recognize him with an official citation for

his remarkable and heroic actions regarding a recent house fire. His keen intuition resulted in quickly alerting 911 and the rapid dispatch of fire services. His quick thinking and brave actions lead ultimately saving a resident's life. Fire Chief Paul Januszewski and Fire Commissioner Michael Zucarelli both congratulated Colby.

Mr. Freda provided a brief overview explaining that we came in over \$400,000 under budget. Mr. Freda explained that we recently had the bond rating call and was happy to report that we were re-rated AAA. He explained the rating call and what they are looking for in a municipality. He explained that maintaining this AAA rating will result in saving millions of dollars in interest. Mr. Freda also provided several updates on economic development in town.

Following Mr. Freda's overview he welcomed Gary Johns to present a middle school building committee update. Mr. John's explained that construction is well under way. Everything is moving along very smoothly. He advised that anyone interested in following the project can do so via the Facebook page where there is a detailed schedule of events. He concluded by stating that everything is on schedule and there are no expected delays.

Mr. Freda thanked Mr. Johns for his update and stated that we will be moving forward with the senior tax freeze, blasting ordinance, veterans' moments and we will be holding a special meeting of the Board of Selectmen on Monday, October 5th to discuss these items and anticipate bringing them forward to a town meeting for October 19<sup>th</sup>.

Mr. Doheny proceeded with opening the Public Hearing Pursuant to Connecticut General Statutes Section 7-163e, concerning the proposed transfer of land to the property owner of 50 North Hill Road, North Haven in order to correct conflicting property descriptions contained in deeds to the property owner and the Town of North Haven as the owner of 48 North Hill Road, North Haven.

Attorney Tim Lee explained that in 1999 and 2000 the Town of North Haven entered into a contract to acquire 18+ acres of open space as part of 20 acres owned by Spring Road Development, with the remaining 2 acres being retained by Mr. and Mrs. Borsoi. A map was drawn up by a land surveyor, Mr. Garcia, and deeds prepared. The transaction occurred in January 2000. Unfortunately the 2 acres to the Borsoi's did not match. The Borsoi's did not realize the discrepancy until 15 years later and have now asked to have the situation corrected. Attorney Lee and Attorney Jennifer Coppola provided maps of the property and invited anyone interested in seeing them to come up to do so. Attorney Coppola explained the areas on the map indicating the property that should have gone to the Town and to the Borsoi's and the discrepancy. Mr. Freda clarified by way of question that the amount of acreage is not changing, it is more just a shift of the property lines. The Board asked several questions

of the attorneys. Mr. Freda asked if any member of public wished to ask any questions. Hearing none, Miss Buemi motioned for the Board to close the public hearing. Mr. Doheny seconded the motion.

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

Miss Buemi motioned and Mr. Doheny seconded approval of the following;

**RESOLVED:** The First Selectman, Michael J. Freda, is authorized to execute a deed to transfer certain real property to the property owner of 50 North Hill Road to correct the conflicting property descriptions contained in prior recorded deeds to the property owner of 50 North Hill Road and the Town of North Haven as owner of 48 North Hill Road.

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

The meeting continued with a presentation and discussion of proposed amendments to the Ordinances of the Town of North Haven, including amendment to the Soldiers' Memorial Ordinance at Chapter 67 to formally assume care of all memorials/monuments on the Town Green and establish certain eligibility criteria for future memorials/monuments; amendment to the Building Construction Ordinance at Chapter 88 to revise the definition of delinquency in Section 88-4.A.; amendment to the Taxation Ordinance at Chapter 184 to add property tax freeze relief for certain elderly homeowners; and proposed amendment to adopt Blasting Ordinance/Policy.

Attorney Jennifer Coppola addressed the Board/public providing an overview of the proposed Soldiers' Memorial and the amendment regarding same. Mr. Freda thanked Dan Riccio, Dave Yaccarino, Charles Morrissey and Colonel Ray Fowler who he commission to a committee to address this memorial. Colonel Fowler spent quite a bit of time researching and preparing the information for the amendment. Attorney Coppola read the criteria for eligibility. Mr. Freda stated that he hopes to have a dedication on the Town Green in 2016 of a new monument recognizing these veterans. Mr. Doheny and Miss Buemi were both in favor of supporting this amendment.

Attorney Coppola then moved on to discuss the proposed blasting ordinance. Together with Fire Chief Paul Januszewski they provided an overview of the ordinance. They discussed the purpose of the ordinance to give the abutting property owners an opportunity to have a pre-blast survey of their property prior to blasting. The Board did not have any questions at this time.

Attorney Coppola then proceeded to the next item explaining the proposed amendment to the Building Construction Ordinance to revise the definition of delinquency. The purpose will be to shorten the delinquency from 60 days to 30 days. A building permit or a certificate of occupancy can be withheld if there is any money owed to the Town for delinquent taxes, sewer use charges, etc.

Mr. Freda stated this will help the Town because it is not fair for someone to pull permits from the Town to do work, while owing money to the Town.

Mr. Gary Johns, Assessor, addressed the Board/public regarding the amendment to the Taxation Ordinance to add property tax freeze relief for eligible elderly homeowners. Mr. Johns outlined several of the key components and eligibility requirements. Attorney Coppola spoke in some detail with regard to the reasoning and research behind some of the components as discussed by staff. Mr. Doheny asked if there was an asset limitation. Mr. Johns stated that his recommendation was to follow the State procedures/guidelines that are used for the homeowner's credit program – which do not require reimbursement. Mr. Freda asked about reverse mortgages, Attorney Coppola stated that those interested parties need to use caution regarding reverse mortgages, as this could provide a violation of the terms. Attorney Coppola stated that she would like to make a booklet of the various programs available and Mr. Johns reiterated that homeowners need to exercise caution when applying for the program and to be sure they understand it. Mr. Doheny clarified that the Town would lien the property and Attorney Coppola stated we would and that the Town would have priority on the lien. Ms. Buemi asked if there were other towns that may have a program with asset liability; Attorney Coppola will circulate some examples.

The meeting proceeded with the appointment of Jacqueline O'Neill St. Peter, 58 Juniper Drive, as an alternate on the Quinnipiack Valley Health Department Board of Directors to fill the unexpired term of Robin Wilson terminating on March 6, 2017. Mr. Doheny motioned and Miss Buemi seconded her appointment.

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

Miss Buemi motioned for the approval of the following bond releases, seconded by Mr. Doheny.

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

- #P14-01 – 52 Washington Avenue, North Haven Surgery Center – release the entire bond balance in the amount of \$15,000.00 with the recommendation of the Planning & Zoning Commission.
- #P10-10 – 48 Giles Avenue, Locust Realty Associates, LLC – release the entire bond balance in the amount of \$20,000.00 with the recommendation of the Planning & Zoning Commission.

Mr. Doheny moved and Mr. Freda seconded the approval of the following property tax refunds:

Vote: Freda – Yes, Doheny – Yes

- Aiello, James – 57 Windsor Road, North Haven, CT 06473, in the amount of \$57.87.
- Allen, Denise – 100 State St Apt. 45, North Haven, CT 06473, in the amount of \$260.78.
- Blee, Frank or Irene – 44 Frost Drive, North Haven, CT 06473, in the amount of \$4.44.
- Burwell, Kathleen or John – 1778 Hartford Turnpike, North Haven, CT 06473, in the amount of \$12.36.
- Cashman, Joanna – 116 Whitney Ridge Terrace, North Haven, CT 06473, in the amount of \$4.24.
- Cavallaro, Clara – 11 St John St, C2, North Haven, CT 06473, in the amount of \$34.04.
- Consiglio, Frank – 32 Coach Drive, North Haven, CT 06473, in the amount of \$44.60.
- Daniello, David or Catherine – 15 Katie Lane, North Haven, CT 06473, in the amount of \$20.60
- Dellacamera, Daniel – 6 Long View Drive, North Haven, CT 06473, in the amount of \$49.88.
- DRM Construction Solutions, LLC – 355 Sackett Point Road, North Haven, CT 06473, in the amount of \$15.38.
- Duple, Nancy – 47 Knollwood Road, North Haven, CT 06473, in the amount of \$202.41.
- Eisenfeld, Arnold or Nancy – 65 Forest Hill Road, North Haven, CT 06473, in the amount of \$80.32
- Esposito, Anthony or Antoinette – 28 Belvedere Road, North Haven, CT 06473, in the amount of \$17.53.
- Florentino, Dolores – 64 Coventry Circle, North Haven, CT 06473, in the amount of \$10.21.
- Giannotti, Elaine – 1298 Hartford Turnpike, 2B, North Haven, CT 06473, in the amount of \$5.41.
- Granata, Phyllis and Nicole – 16 North Hill Road, North Haven, CT 06473, in the amount of \$1,175.96, and in the amount of \$1,280.26, and in the amount of \$1,075.00.
- Honda Lease Trust – 600 Kelley Way, Holyoke, MA 01040-9681, in the amount of \$88.26, and in the amount of \$84.30.
- Howell, Kenny – 26 Renee Lane, North Haven, CT 06473, in the amount of \$45.34.
- Keaney, Ann Marie – 5 Sonne Drive, North Haven, CT 06473, in the amount of \$36.65.
- Kevalas, George – 61 Clark Avenue, North Haven, CT 06473, in the amount of \$189.67.
- Lawler, John – 261 Mill Road, North Haven, CT 06473, in the amount of \$30.65.
- Leiserson, William or McCarty, Janet – 770 5<sup>th</sup> St N.W Apt 314, Washington,

DC 20001, in the amount of \$69.60.

- Lincoln, Matthew, 45 Irving Place, Buffalo, NY 14201, in the amount of \$25.36, and in the amount of \$83.43.
- Lion, Richard and Delores, 39 Melissa Drive, North Haven, CT 06473, in the amount of \$10.06.
- Marks, Kathleen – 14 Tillert Court, North Haven, CT 06473, in the amount of \$27.95.
- Martino, Kenneth – 49 Clintonville Road, North Haven, CT 06473, in the amount of \$23.62.
- Matteo, Michael – 13 Macarthur Road, North Haven, CT 06473, in the amount of \$48.33.
- Mauro, Anthony & Kathleen – 15 Virginia Road, North Haven, CT 06473, in the amount of \$84.30, and in the amount of \$84.30.
- McCarty, Janet – 770 5<sup>th</sup> St N.W Apt 314, Washington, DC 20001, in the amount \$325.21.
- NDR Liuzz Inc – 322 State Street, North Haven, CT 06473, in the amount of \$21.33.
- Rowe, Kevin and Nancy – 22 Cannonball Road, North Haven, CT 06473, in the amount of \$16.59.
- Scott, James – 1 Allendale Drive, North Haven, CT 06473, in the amount of \$24.66
- Seniw, Olexandra – 238 Upper State Street, North Haven, CT 06473, in the amount of \$6.18.
- Triad Construction Service – 285 State Street S12, North Haven, CT 06473, in the amount of \$62.28.
- Weinberger, Linda – 1400 Hartford Tpke, Unit 44, North Haven, CT 06473, in the amount of \$350.00.
- Zingarella, Ralph – 39 Mountain Brook Road, North Haven, CT 06473, in the amount of \$35.07.
- Acar Leasing LTD – 4001 Embarcadero Drive, Arlington, TX 76014, in the amount of \$329.80, and in the amount of \$88.26, and in the amount of \$84.30, and in the amount of \$84.30.
- Apuzzo, Sandra – 22 Gail Drive, North Haven, CT 06473, in the amount of \$6.44.
- Barletta, Joanne & Martin – 511 Elm St. Unit 3-4, North Haven, CT 06473 in the amount of \$350.00.
- Bujnarowski, Edward – 158 Pool Road, North Haven, CT 06473, in the amount of \$350.00.
- Camera, Anthony – 11 Bridgeview Road, North Haven, CT 06473, in the amount of \$13.30.
- Chan, Maytak – 47 Allen Road, North Haven, CT 06473, in the amount of \$7.06.
- Chase Auto Finance Corp – PO Box 901098, Fort Worth, TX 76101, in the amount of \$100.53.

- Costanzo, Robert – 6 Musket Drive, North Haven, CT 06473, in the amount of \$100.47.
- Curcio, Mark – 18 Turner Drive, North Haven, CT 06473, in the amount of \$14.59.
- Daimler Trust – PO Box 685 Roanoke, TX 76262, in the amount of \$131.27.
- Fantarella, David – 1125 Ridge Road, North Haven, CT 06473, in the amount of \$57.72.
- Financial Ser Veh Trust – 5550 Britton Parkway, Hilliard, OH 43026, in the amount of \$211.73.
- Galasso, Paula – 1550 Ridge Road, North Haven, CT 06473, in the amount of \$17.98.
- Gelco Corporation – 3 Capital Drive, Eden Prairie, MN 55344, in the amount of \$60.80.
- Gersz, Christopher – 467 Quinnipiac Avenue, North Haven, CT 06473, in the amount of \$37.72.
- Giano, Emilio – 18 Arrowhead Road, North Haven, CT 06473, in the amount of \$22.21.
- Glass, Harriet – 19 Benedict Drive, North Haven, CT 06473, in the amount of \$12.74.
- Goulet, Bernadine A. – 7 Maiden Lane, North Haven, CT 06473, in the amount of \$33.13.
- Hanson, Douglas – PO Box 2005, North Haven, CT 06473, in the amount of \$37.01.
- Hodges, Thomas – 2R Banton Street, North Haven, CT 06473, in the amount of \$43.99.
- Honda Lease Trust – 600 Kelley Way, Holyoke, MA 01040-9681, in the amount of \$155.86, and in the amount of \$115.71, and in the amount of \$97.68, and in the amount of \$148.34, and in the amount of \$252.98, and in the amount of \$29.51, and in the amount of \$78.91.
- Hyundai Lease Titling – Box 105299, Atlanta, GA 30348, in the amount of \$50.31.
- Hyundai Lease Titling – Box 105299, Fountain Valley, CA 92728, in the amount of \$242.92.
- JP Morgan Chase Bank – PO Box 901098, Fort Worth, TX 76101, in the amount of \$187.91, and in the amount of \$126.18.
- Lewis, Robert or Katherine – 20 Ridgewood Terrace, North Haven, CT 06473, in the amount of \$4.91.
- Lion, Sandra or Philip – 82 Hansen Farm Road, North Haven, CT 06473, in the amount of \$52.66.
- Luyckx, Raymond & Adrienne – 107 Shawmut Avenue, North Haven, CT 06473, in the amount of \$42.14.
- Lye, Peter John Spouse-Lye, Jamia – 10 Bunker Hill Road, North Haven, CT 06473, in the amount of \$37.07.
- Maresca, Michael – 1571 Hartford Turnpike, North Haven, CT 06473, in the

amount of \$12.24, and in the amount of \$20.89, and in the amount of \$33.95.

- Master Custodial Service – 41 Ridgewood Court, Shelton, CT 06484, in the amount of \$52.86.
- Melillo, Raymond – 30 Melillo Circle, North Haven, CT 06473, in the amount of \$16.01.
- New England Flooring Supply – 50 Leonardo Drive, North Haven, CT 06473, in the amount of \$3,987.11, and in the amount of \$1,696.39.
- Nissan Infiniti LT – Box 650214, Dallas, TX 75265, in the amount of \$207.70, and in the amount of \$138.33, and in the amount of \$211.53.
- Palazzi, Robert – 18 Davis Road, North Haven, CT 06473, in the amount of \$36.16.
- Rizza, Salvator – 31 Vista Road, North Haven, CT 06473, in the amount of \$25.30.
- Runlett, Brett – 130 Forest Hill Drive, North Haven, CT 06473, in the amount of \$52.72.
- Spose-Lye, Jamia or Lye, Peter J. – 10 Bunker Hill Road, in the amount of \$32.07.
- Toyota Lease Trust – PO Box 105386, Atlanta, GA 30348, in the amount of \$140.04, and in the amount of \$89.64, and in the amount of \$109.12.
- USB Leasing LT – 1850 Osborn Avenue, Oshkosh, WI 54902, in the amount of \$156.54.
- Vault Trust – Ally Financial, Louisville PPC, PO Box 9001951, Louisville, KY 40290, in the amount of \$84.11, and in the amount of \$84.30.
- Wang, Yue J. – 269 Spring Road, North Haven, CT 06473, in the amount of \$111.17.
- Wells Richard or Lachance, Donna – 10 Roarke Road, North Haven, CT 06473, in the amount of \$37.75.
- Woliver, Valentina – 50 Coventry Circle, North Haven, CT 06473, in the amount of \$4.91.
- Yuxin, Mao – PO Box 6546, Hamden, CT 06517, in the amount of \$30.89.

Mr. Freda followed by stating that the next regular meeting of the Board of Selectmen is scheduled for Thursday, November 5, 2015 at 7:00 p.m. in the community room of the North Haven Memorial Library, 17 Elm Street, North Haven, CT. He also noted that the special meeting of the Board would be on Monday, October 5, 2015 at 7:00 p.m. in the upstairs conference room of Memorial Town Hall.

Mr. Freda opened the meeting to public comment.

Mr. Sherman Katz, Sherwood Drive reminded everyone to vote in November. Mr. Katz then inquired about the registration of vehicles in other states while residing in North Haven. He stated that he continues to have concerns about the number of cars/vehicles he sees with out of state registration. He would

like to see the program reinstated to capture these taxes. A discussion continued regarding the merits and complications of the program. He also inquired about the blasting ordinance and does not want to see the Town put so many restrictions that we become undesirable to developers. It was clarified that the ordinance is designed to be more for notification and procedural requirements. Mr. Katz inquired about a program to monitor the budgets of each department that would put the brakes on over expenditures. Mr. Freda stated that we use Munis and that out of over 450 line item budget no municipality will hit every line and the bottom line is that we came in under budget over \$400,000. Mr. Katz stated that several items come in consistently over budget.

Mr. Freda asked for additional public comment, hearing none, Mr. Doheny motioned to adjourn with a second from Miss Buemi at 8:22 pm.

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