

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

**January 14, 2016**

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The special 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 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. Freda asked if there were any public comments relative to the agenda. Mr. Gary Amato, Pool Road, asked if there would be public comment permitted during item regarding the discussion of the synthetic turf field. Mr. Freda stated that the Board would allow it.

Miss Buemi motioned and Mr. Doheny seconded the approval of the minutes of the Board of Selectmen's Meeting of December 3, 2015.  
Vote: Freda –Yes, Doheny –Yes, Buemi – Yes

Mr. Doheny motioned and Miss Buemi seconded the approval of the minutes of the Special Selectmen's Meeting of January 11, 2016.  
Vote: Freda –Yes, Doheny –Yes, Buemi – Yes

Mr. Freda noted that there was no correspondence this evening. He also stated that due to the voluminous agenda, he was dispensing with his PowerPoint selectman's overview, but would provide a brief update on a few topics.

Mr. Freda stated that he anticipates the Board warning for a special town meeting in approximately 30 – 45 days to address several issues including the senior tax freeze, of which he is proposing no lien, and no reach back. Also he noted that we will be identifying and assembling a review board. He also would like to move forward with the veteran's memorial on the green which would include all veterans with a special designation for those who have served outside the country. Mr. Freda then provided an overview of our work with the North Haven Clean Energy Task Force for the Solarize North Haven Campaign. He explained that the Town has interviewed through the RFP process and have chosen a contractor to partner with the Town to provide affordable solar using our purchasing power. The residents will then decide if they choose to move forward with the program or a

vendor of their choice. He advised that there will be a solarize North Haven workshop on January 26<sup>th</sup> at 7:00 pm at Ridge Road Elementary School.

Miss Buemi stated that she did attend the cemetery commission meeting and was pleased that there will be some progress. Mr. Freda explained that there are a number of monuments in the ancient cemetery on the green that are in disrepair. The intention is to get an estimate on the cost to stand stones upright, and to repair broken headstones. He noted that there is a cemetery association fund and there was a discussion as to whether those monies could be used for this purpose.

Miss Buemi asked for an update on the previous lawn mowing issue regarding a citizen complaint that a public works employee mowed a private lawn on town time. Mr. Freda explained that we did check into the matter and that several mowers were equipped with an attachment designed to assist with leaf pickup by pushing the leaves. The mower decks were removed from these mowers. Also, all mowers were put away for the winter by November 1<sup>st</sup>. Miss Buemi noted that she would go back to the concerned citizen with these findings and follow up.

Miss Buemi then proceeded with her concerns regarding synthetic turf fields and the attention they have been receiving in the media. She remains undecided, however, feels that further education needs to be done. She would like the Board of Selectmen (BOS) to organize a presentation for the residents to provide more information on both sides of the issue, and perhaps in November put a question on the ballot, advisory in nature. Mr. Doheny stated that he also remains undecided. He does not have an objection to investigating further but wonders if it is really something that is the responsibility of this Board or the Middle School Building Committee (NHMSBC). Mr. Freda stated that the Town meeting, per Connecticut law, established and appointed a building committee for the project. The Board of Education (BOE), provided the education specs, and the BOS have no jurisdiction over the project. Mr. Doheny feels that although he is in favor of getting more information, he does not feel that the BOS should be taking over the process. Mr. Freda added that the Board would be willing to work with the NHMSBC, if they supported that, to sponsor a presentation on the subject for disseminating information.

Mr. Amato, Pool Road, thought this was a good discussion. He thought that the NHMSBC would want to hear the information on the subject before making this decision that could have serious health implications on our children.

Mrs. Michelle Spader, Leighton Court, stated that although she in on the NHMSBC, she could not speak for them, but for herself only. She too has concerns and wants the best for our children. She would welcome more information, but knows that the reason the referendum passed by such a large margin was the field component. She would like everyone to have all the information. She hopes the BOE and the NHMSBC will support getting more information before making a decision.

Mr. Sherman Katz, Sherwood Drive, stated that several years ago he had concern and contacted Nancy Alderman. She got involved and he stepped back because he feels she is the expert. He has heard that there are several members on the NHMSBC who will not change their minds. He feels we can use grass fields and take care of them. He supports bringing in experts, but does not agree that it should be left up to a few people on the committee to make this decision. He feels the BOS has a responsibility here.

Mr. Gary Johns, chairman of the NHMSBC, clarified that the NHMSBC takes its direction from the BOE Ed Specs, if they take it out, then it comes out. They are the body that controls this issue.

At the conclusion of the discussion, Mr. Freda proceeded with providing a brief overview of the following resolution. Mr. Doheny motioned for approval, seconded by Miss Buemi.

**RESOLVED:** That the Board of Selectmen of the Town of North Haven endorse the South Central Regional Council of Governments' (SCRCOG) Regional Performance Incentive Program (RPIP) grant proposals for (1) Regional Planimetric Data Development, and (2) Regional Open Space Inventory referenced in Connecticut General Statutes Section 4-124s, (2014 Supplement).

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

Miss Buemi read the next item on the agenda for the Board's consideration to vote upon a Petition submitted to the Board of Selectmen pursuant to House Bill No. 6967/Special Act No. 15-16 of the Connecticut General Statutes requesting that the Board of Selectmen call a Meeting of the Voters of the Cedar Hills Infrastructure Improvement District, the boundaries of which District are described in Section 1(1) of Special Act No. 15-16 of the Connecticut General Statutes, for the purposes of (1) establishing the District; (2) delineating the District's stated purpose(s); and (3) the naming of its corporate directors and officers.

Mr. Freda explained that the property that stretches behind the Target shopping center along I-91 towards New Haven, commonly known as the Celavon property, has been a problem from an economic development standpoint for many years. He explained that there was bipartisan support at a State level to create a business economic development district. There is a major new business that has expressed interested in going there. The House Bill will allow the Town of North Haven to be the beneficiary of the taxes, while allowing the owner of the property in this tax district the right to impose a levy that can be used for the infrastructure of the land including sewers, water, etc. The tenant has a letter of intent to go there, generating about \$375,000 in taxes and perhaps 45-50 jobs and has already agreed to pay that levy.

Attorney William Gambardella representing the potential owners of the property

known as Celavon addressed the Board. He explained that essentially the approval of the House Bill creates a district that allows the owners of the property to locate funding and guarantee the payment of those dollars through levies on the district. It is a very difficult piece of property to develop due to the expense and that is the major reason that it has remained undeveloped for these past 30 years or so. He went on to describe the location of the property and its borders.

Attorney Jennifer Coppola submitted to the BOS the original signed petition prepared and submitted pursuant to House Bill No. 6967/Special Act No. 15-16 of the Connecticut General Statutes. Attorney Gambardella advised that access to the property will be from Middletown Avenue in New Haven therefore there should be no additional traffic in North Haven due to the development of this property. He also added that the reason they have come before the Board tonight is that statute allows that upon signed petition by 15 North Haven electors a request to the Board of Selectmen to call a meeting to establish the district, its purpose and the naming of its directors and officers. By acting upon the petition tonight there will be a meeting in approximately one month of the electors of that district to form the infrastructure of the district. It is open to the public, but there is only one voter and that is the owner of the land. The Board and the attorneys discussed the matter further. The Board was assured that the Town would be in receipt of all taxes, the developer would have to adhere to all of the zoning regulations and there would be no liability to the Town. Mr. Freda concluded that this will provide an opportunity to develop property that has remained stagnant with a new and vibrant business. He also added that the State Department of Community Development recently met in his office and is also looking forward to assisting with moving this project forward.

Mr. Doheny then proceeded with a motion to approve the following resolution, seconded by Miss Buemi.

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

**RESOLVED**, The Board of Selectmen shall call a Meeting of the Voters of the Cedar Hills Infrastructure Improvement District, the boundaries of which District are described in Section 1(1) of Special Act No. 15-16 of the Connecticut General Statutes, for Tuesday, February 16, 2016 at 9:30 AM to be held in Conference Room #1 on the Second Floor of the North Haven Town Hall, 18 Church Street, North Haven, for the purposes of (1) establishing the District; (2) delineating the District's stated purpose(s); and (3) the naming of its corporate directors and officers. Notice of said Meeting shall be published in accordance with Special Act No. 15-16.

Upon the approval of the resolution, the Board continued to the next item on the agenda.

Mr. Freda advised that Ms. Lofquist, a wonderful woman and valuable member of the Commission on Aging, had recently submitted her resignation from the

Commission on Aging, and sadly passed away earlier this week. Mr. Freda asked for a moment of silence for Kay Lofquist.

Mr. Doheny motioned and Miss Buemi seconded the appointment of Kimberly Yates Carew (U), 55 Mansfield Road to the Commission on Aging to fill the unexpired term of Kay Lofquist terminating on December 31, 2017.

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

Miss Buemi motioned and Mr. Doheny seconded the appointment of Paul Januszewski, 15 Justine Drive, as the Open Burning Official for a two year term to expire December 31, 2017.

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

Miss Buemi motioned and Mr. Doheny seconded the appointment of Anne Benowitz (R) 15 Marion Drive, to the Convention and Visitor Bureau – Central Tourism District Municipal Representative for a three (3) year term expiring December 31, 2018.

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

Mr. Doheny motioned and Miss Buemi seconded the appointment of Thomas J. Wydra (U), 14 Katie Lane, as an alternate on the Board of Ethics for a three (3) year term effective January 1, 2016 expiring December 31, 2018.

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

Miss Buemi motioned and Mr. Doheny seconded the appointment of Christopher J. Pagan (D), 14 Pleasant Drive, to the Parks and Recreation Commission for a four (4) year term expiring December 31, 2019.

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

Mr. Doheny motioned and Miss Buemi seconded the reappointment of Carl Viens, 10 Wilson Avenue, to the Volunteer Fire Department Benevolent Association, Board of Governors, for a two year term to expire December 1, 2017.

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

Miss Buemi motioned and Mr. Doheny seconded the reappointment of Maurice Varney, 77 Elm Street, to the Volunteer Fire Department Benevolent Association, Board of Governors, for a two year term to expire December 1, 2017.

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

Mr. Doheny motioned and Miss Buemi seconded the reappointment of Howard Cappetta, 4 Brookvale Road, to the Volunteer Fire Department Benevolent Association, Board of Governors, for a two year term to expire December 1, 2017.

Miss Buemi motioned and Mr. Doheny seconded the reappointment of Hugh Davis, 1261 Ridge Road to the Open Space Advisory Committee with the recommendation of the Conservation Commission for a term to expire December 31, 2016.

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

Mr. Doheny motioned and Miss Buemi seconded the reappointment of Patricia Brown, 49 Garfield Avenue to the Open Space Advisory Committee with the recommendation of the Board of Finance for a term to expire December 31, 2016.

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

Miss Buemi motioned and Mr. Doheny seconded the reappointment of Mary Lou Stamp, 292 Upper State Street to the Open Space Advisory Committee with the recommendation of the Parks and Recreation Commission for a term to expire December 31, 2016.

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

Mr. Doheny motioned and Miss Buemi seconded the reappointment of Theresa Viele, 100 Bassett Road to the Open Space Advisory Committee with the recommendation of the Planning and Zoning Commission for a term to expire December 31, 2016.

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

Miss Buemi motioned and Mr. Doheny seconded the reappointment of Mark Cofrancesco, 6 Frost Drive to the Open Space Advisory Committee with the recommendation of the Land Trust for a term to expire December 31, 2016.

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

Mr. Doheny motioned and Miss Buemi seconded the reappointment of Stephen J. Fitzgerald, 34 River Road to the Open Space Advisory Committee with the recommendation of the First Selectman for a term to expire December 31, 2016.

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

The Board noted that the following reappointments to the Economic Development Commission were made in December, however, they are being made again this month to correct the term of the appointment from two years to three.

Mr. Doheny motioned and Mr. Freda seconded the reappointment of Richard LoPresti (R), 175 Sentinel Hill Road, to the Economic Development Commission for a three (3) year term effective January 1, 2016 expiring December 31, 2018.

Vote: Freda –Yes, Doheny –Yes

Miss Buemi motioned and Mr. Doheny seconded the reappointment of Alan Sturtz (D), 136 Hartley Street, to the Economic Development Commission for a three (3) year term effective January 1, 2016 expiring December 31, 2018.

Mr. Doheny motioned and Miss Buemi seconded the reappointment of Radha R. Prasad (D), 120 Blakeslee Avenue, to the Economic Development Commission for a three (3) year term effective January 1, 2016 expiring December 31, 2018.

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

Miss Buemi motioned and Mr. Doheny seconded to amend the agenda to include the correction to the term of Michael J. Freda's reappointment on the Economic Development Commission.

Vote: Doheny –Yes, Buemi – Yes

Miss Buemi motioned and Mr. Doheny seconded the reappointment of Michael J. Freda (R), 90 Highland Park Road, to the Economic Development Commission for a three (3) year term effective January 1, 2016 expiring December 31, 2018.

Vote: Doheny –Yes, Buemi – Yes

Miss Buemi motioned and Mr. Doheny seconded the approval of the following bond releases:

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

- #P13-36 –530 Washington Avenue, Suite Development, LLC – release the entire bond balance in the amount of \$2,500.00 with the recommendation of the Planning and Zoning Commission.
- #P05-86 – 15 Corporate Drive, New England Urethane, Inc – release the entire bond balance in the amount of \$15,000.00 with the recommendation of the Planning and Zoning Commission.
- #B2000-33 – 15 Corporate Drive, New England Urethane, Inc. – release the entire bond balance in the amount of \$2,500.00 with the recommendation of the Planning and Zoning Commission.
- #P13-22 – 162 State Street, 162 State Street, LLC – release the original bond of \$150,000.00 by \$140,000.00 retaining a balance of \$10,000.00.
- #P15-06 – 177 Mill Road, William Leonardo – release the entire bond balance in the amount of \$6,000.00 with the recommendation of the Planning and Zoning Commission.

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

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

- Cab East LLC – Box 105705, Atlanta, GA 30348 in the amount of \$121.84, and in the amount of \$148.79, and in the amount of \$287.24, and in the amount of \$157.98, and in the amount of \$33.63.
- Dinello, Stacie – 16 Ridgewood Terrace, North Haven, CT 06473 in the amount of \$56.66.
- Elhammamy, Lorraine or Mohammed – 46 South Avenue, North Haven, CT 06473 in the amount of \$96.30.

- Gelco Corporation – 3 Capital Drive, Eden Prairie, MN 55344 in the amount of \$259.06, and in the amount of \$388.15, and in the amount of \$277.85, and in the amount of \$91.52, and in the amount of \$277.85, and in the amount of \$277.85, and in the amount of \$277.85.
- Hyundai Lease Titling – Box 105299, Atlanta, GA 30348 in the amount of \$127.30.
- Magliocco, Andrew – 5 Split Rock Avenue, Bethany, CT 06524 in the amount of \$27.42.
- Nissan Infiniti LT – PO Box 650214, Dallas, TX 75265 in the amount of \$349.51, and in the amount of \$26.89, and in the amount of \$229.15, and in the amount of \$95.76, and in the amount of \$58.54, and in the amount of \$87.38, and in the amount of \$87.38, and in the amount of \$333.77.
- Peterson DL Trust – 940 Ridgebrook Road C Sparks, MD 21152 in the amount of \$244.84.
- Polinsky, William – 145 Kings Highway, North Haven, CT 06473 in the amount of \$324.71.
- USB Leasing LT – 1850 Osborn Avenue, Oshkosh, WI 54902 in the amount of \$324.51, and in the amount of \$98.62.
- Vault Trust – Ally Financial Louisville PPC, PO Box 9001951, Louisville, KY 40290 in the amount of \$214.68, and in the amount of \$74.02, and in the amount of \$69.19.
- VW Credit Leasing LTD – 1401 Franklin Blvd, Libertyville, IL 60048 in the amount of \$38.61, and in the amount of \$33.95, and in the amount of \$31.84, and in the amount of \$78.74.

Mr. Freda announced that the next meeting of the Board of Selectmen is scheduled for Thursday, February 4, 2016 at 7:00 p.m. in the community room of the North Haven Memorial Library, 17 Elm Street, North Haven, CT.

He then opened the meeting to public comment.

Mr. Sherman Katz, Sherwood Drive inquired about the milling and paving. Mr. Freda responded that we have about \$400,000 in Town Aid Road which may only equate to about 2 miles. No roads have been identified and we will be considering a bonding package in the spring. Mr. Katz also commented on his recent conversion to solar panels and the savings that he is realizing. Mr. Katz also inquired about private trash collection at the fire houses and our public works department doing lawn services at the houses.

Mr. Gary Amato, Pool Road, acknowledged Mr. Johns and Mrs. Spader to thank them for their time dedicated to the NHMSBC. He encouraged everyone to thank the members when they see them. He also commented that the discussions at the meetings are getting better and more productive. Mr. Amato then inquired about tax relief for both veterans with disability and others that are disabled. Mr. Freda commented that we did expand the exemption on veterans overall. Gary feels that there are members of the Town that are in the same situation as him; disabled and

on a fixed income. Mr. Amato does not feel that there would be that large a number of people who qualify, but he also does not want to hurt the other tax payers. He thinks it would be a small number and would like it to be explored further. Mr. Freda stated he would look into it.

Mr. Freda asked if there were any other public comments, hearing none, Mr. Doheny motioned and Miss Buemi seconded to adjourn the meeting at 8:30pm.  
Vote: Freda –Yes, Doheny –Yes, Buemi – Yes