

MINUTES OF THE MEETING OF THE BOARD OF SELECTMEN

November 3, 2016

The 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 second selectman, Timothy Doheny and third selectman, Sally Buemi. Mr. Freda asked everyone to join him in reciting the Pledge of Allegiance.

Mr. Freda asked for public comment to the agenda. Mr. Sherman Katz, Sherwood Drive, questioned item number 9 with regard to the date and time of the proposed town meeting. Mr. Freda and the selectmen discussed the issue and Mr. Katz's concerns. The decision was made to adjust the time to 6:00 pm.

Miss Buemi motioned and Mr. Doheny seconded to amend the agenda to add the following language to item 5.

WHEREAS, in addition the Town of North Haven endorses Joseph A. Maturo, Mayor of the Town of East Haven, to act on this endorsement by signing all necessary agreements and take all necessary actions related to this proposal to enter into a binding agreement with the Office of Policy and Management according to terms of the ICE grant program.

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

Miss Buemi motioned and Mr. Doheny seconded to amend the agenda to allow for public comment between items 7 & 8 on the agenda.

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

Mr. Doheny motioned and Miss Buemi seconded the approval of the minutes of the Board of Selectmen's Meeting of October 6, 2016.

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

Mr. Freda then provided a brief overview on a variety of topics including and update regarding the Pratt & Whitney property and the proposed amendment to the Taxation Ordinance permitting the abatement or reduction of local building permit fees in certain limited circumstances. He also remarked that the Town has been re-rated by Standard & Poor's with a AAA municipal credit rating for the third consecutive year. He also commented on a recent energy award to the Town, and the retro fitting of street lights throughout the Town with LED lighting. He

concluded with an announcement regarding several Veteran's Day events and programs that have been scheduled and a few economic development project updates in Town.

After a brief description by Mr. Freda, Mr. Doheny motioned and Miss Buemi moved the following resolution:

RESOLVED: That the Town of North Haven hereby endorses the Inter-Town Capital Equipment (ICE) Purchase Incentive Program proposal, referenced in Connecticut General Statutes Section 4-66m, as amended by PA 15-170, allowing the Town of North Haven to share in the purchase of a FARO Laser Scanner to benefit the South Central CT Traffic Unit & SWAT Team.

WHEREAS, in addition the Town of North Haven endorses Joseph A. Maturo, Mayor of the Town of East Haven, to act on this endorsement by signing all necessary agreements and take all necessary actions related to this proposal to enter into a binding agreement with the Office of Policy and Management according to terms of the ICE grant program.

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

Miss Buemi motioned and Mr. Doheny seconded the approval of the second resolution on the agenda as follows:

WHEREAS, pursuant to C.G.S. Sec. 4-66g 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 \$400,000 in order to undertake the Central Block Area Improvement Project and to execute an Assistance Agreement.

NOW, THEREFORE, BE IT RESOLVED BY THE Board of Selectmen that it is cognizant of the conditions and prerequisites for the state financial assistance imposed by C.G.S. Sec. 4-66g and that the filing of an application for State financial assistance by the Town of North Haven in amount not to exceed \$400,000 is hereby approved and that Michael J. 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.

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

The Board entered into a lengthy discussion to consider whether to recommend that the Town Meeting adopt an amendment to Section 184-36 of Article IX of the Taxation Ordinance at Chapter 184 of the Ordinances of the Town of North Haven to permit the abatement or reduction of local building permit fees in certain limited circumstances for eligible applicants as part of the Town's Economic Development Tax Incentive Program.

Miss Buemi had a question as to why recreational facilities were not included in the language and would follow up with the attorney. Mr. Doheny stated he was in favor of the amendment. It is a very important project for the Town and he does not want to do anything to jeopardize this coming to town. The thresholds are high and we would be fortunate to have any additional projects that would qualify and therefore supports the amendment how it is written. Miss Buemi stated that she is very interested to hear what the public has to say about the amendment. She thinks this is a great opportunity for North Haven, but feels it's important to discuss the issue. Miss Buemi stated that it was unfortunate that we did not know who the end user was before having to make this decision. She did a rough estimate and the end user will qualify for the 7 year benefit and they will save over \$10 million in real estate taxes. Mr. Freda commented that the personal property at \$180 million would represent about \$3.7 million in personal property taxes. Miss Buemi also questioned why personal property was included in the amendment, but not in the tax incentive ordinance. Mr. Doheny stated that he feels it is because that is what the end user asked for. They are in the driver's seat, this is a massive project that is a game changer, and there are probably many other towns that would welcome them. Mr. Freda stated that Mr. Doheny was correct, this is what they asked for. Mr. Doheny stated that the Town did not contemplate projects of this size when we passed the Tax Incentive ordinance which state we would not reduce permit fees. Miss Buemi disagreed, stating that we did, in fact, contemplate such a large project at the time because back in 2014, we lost a potential development in excess of 150 million dollars at the same site. The loss of that project initiated the effort to adopt a tax incentive ordinance. Mr. Doheny stated that he felt the project was worth sacrificing the \$1 million in permit fees to secure the additional revenue the Town would receive from a project of this size. Miss Buemi stated that it is not fair that we do not know the identity of the end user of the P & W site before we decide on the building fee reduction that this end user is requesting. Miss Buemi emphasized that although the Town will still be getting 50% of the building fees, it will cost the Town hundreds of thousands of dollars to do the required independent review of plan documents. Mr. Doheny disagreed with Miss Buemi's numbers stating that he felt they were way too high. The Board discussed the issue further before opening the discussion to public comment.

Sherman Katz, Sherwood Drive, stated that we can no longer allow the Pratt and Whitney site to remain empty and we are losing tax revenue every year that it is vacant.

Mary White, Summer Lane, stated that relative to the tiers, she would have like to see a third tier at \$50 million added, but does not want to stop the progression of

the ordinance. She also agrees with the 6:00 pm time change for the town meeting. She inquired that Mr. Freda stated the Town was about 85% responsible for ensuring that the deal would happen, what was the remaining 15%. Mr. Freda stated that other 15% was out of our control and had to do with the price of the property and terms of the lease as well as the traffic study by OSTA. She also asked if he knew the length of the lease. Mr. Freda stated he believed it would be a minimum of a 20 year lease, but that was between end user and owner.

Tom White, Summer Lane, stated he was in favor of the project and the amendment. He noted that we were considered among all of the towns for our financial stability and mill rate. He stated that anything we forgo now will be made up in the future over the length of their time here in North Haven, we will gain tremendously.

At the conclusion of the Board's discussion and public comment on the issue, Miss Buemi motioned and Mr. Doheny seconded the approval of the following:

RESOLVED: To recommend that the Town Meeting adopt an amendment to Section 184-36 of Article IX of the Taxation Ordinance at Chapter 184 of the Ordinances of the Town of North Haven to permit the abatement or reduction of local building permit fees in certain limited circumstances for eligible applicants as part of the Town's Economic Development Tax Incentive Program.

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

Miss Buemi motioned to amend the time for the call of the Special Town Meeting to 6:00 pm. Mr. Doheny seconded the motion.

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

Miss Buemi read the call for a Special Town Meeting to be held Tuesday, November 15, 2016 in the upstairs conference room of North Haven Memorial Town Hall, 18 Church Street, North Haven, Connecticut, at 6:00 P.M., to consider and act upon the following:

- A. To consider and act upon a resolution in accordance with the recommendation of the Board of Selectmen to recommend that the Town Meeting adopt an amendment to Section 184-36 of Article IX of the Taxation Ordinance at Chapter 184 of the Ordinances of the Town of North Haven to permit the abatement or reduction of local building permit fees in certain limited circumstances for eligible applicants as part of the Town's Economic Development Tax Incentive Program.

Mr. Doheny motioned and Miss Buemi seconded the motion for the call of the special town meeting.

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

Miss Buemi motioned and Mr. Doheny seconded the appointment of Joseph M. Solimene (R), 37 Jennifer Drive as an alternate to the Planning and Zoning

Commission, to fill the unexpired term of Mary Jane Mulligan, term to expire December 1, 2017.

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

Mr. Doheny motioned and Miss Buemi seconded the appointment of Sandra Mastroianni (R), 183 Sentinel Hill Road to the Commission on Aging to fill the unexpired term of Frank Contento, Sr. term to expire December 31, 2016.

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

Miss Buemi motioned and Mr. Doheny seconded the appointment of Fran Notaro,(R) 35 Green Hill Road to the Conservation Commission term to expire August 31, 2020.

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

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

- #113-18 – 77 Sackett Point Road – V & T Realty LLC – with the recommendation of the Inland Wetlands Commission, release the entire bond balance in the amount of \$5,000.00.

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

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

- #115-09 – 85 Sackett Point Road – O.F. Mossberg & Son, Inc. with the recommendation of the Inland Wetlands Commission, release the entire bond balance in the amount of \$2,500.00.

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

Miss Buemi recused herself and Mr. Freda followed with a motion seconded by Mr. Doheny for the approval of the following Property Tax Refunds –

Vote: Freda – Yes, Doheny – Yes

- Cabral, Tonja, 194 Quinnipiac Avenue 4E, in the amount of \$91.59.
- Denuzzo, Vincent, 2 Governors Drive, in the amount of \$25.55.
- Empire Drywall Construction, Inc., 6 Grasso Avenue, in the amount of \$248.97.
- Honda Lease Trust, 600 Kelly Way, Holyoke, MA 01040, in the amount of \$270.65 and in the amount of \$214.08, and in the amount of \$39.69, and in the amount of \$149.14, and in the amount of \$69.00, and in amount of \$43.44, and in the amount of \$120.74, and in the amount of \$116.99, and in the amount of \$35.08, and in the amount of \$245.22, and in the amount of \$57.55.
- Hribko, Michael, 41 Roarke Road, in the amount of \$58.28.
- Hyundai Lease Titling, 3161 Michelson Drive, Ste. 1900, Irvine, CA 92616, in the amount of \$137.75, and in the amount of \$220.95, and in the amount of \$555.06, and in the amount of \$125.62, and in the amount of \$128.21, and in the amount of \$301.26, and in the amount of \$146.48, and in the amount of \$251.16.
- Kennedy, Amelia, 2957 W. Libby Street, Phoenix, AZ 85053, in the amount of

\$52.83.

- Koval, Paul, 20 Stanton Road, in the amount of \$9.52.
- McEvoy, Edward J. Jr., 9 Laura Lane, in the amount of \$43.59.
- Nissan Infiniti LT, Box 650214, Dallas, TX 75265, in the amount of \$118.34, and in the amount of \$168.07, and in the amount of \$49.15, and in the amount of \$325.88, and in the amount of \$66.52, and in the amount of \$210.84, and in the amount of \$22.14, and in the amount of \$150.97, and in the amount of \$50.43, and in the amount of \$49.15, and in the amount of \$50.43, and in the amount of \$65.58, and in the amount of \$122.09.
- Nissan Motor Acceptance, Box 650214, Dallas, TX 75265, in the amount of \$264.19.
- Pasichnik, Sergey, 43 Collette Street, in the amount of \$8.15.
- Pierpont, Marissa, 5 Randall Drive, in the amount of \$29.09.
- Ryan, Ian, 301 Union Street, Apt 320, Franklin, MA 02038, in the amount of \$35.90.
- Tillson, Susan, 5 Blossom Drive, in the amount of \$25.65.
- Toyota Lease Trust, 3200 West Ray Road, Chandler, AZ 85226, in the amount of \$1,072.82.

Mr. Freda stated that the next meeting of the Board of Selectmen is Thursday, December 1, 2016 at 7:00 p.m. in the community room of the North Haven Memorial Library, 17 Elm Street, North Haven, CT.

Mr. Freda then opened the meeting to public comment. Sherman Katz, asked about the talk of getting together with Hamden on a new dog shelter. Mr. Katz has been told our shelter is adequate, and would not like to see us building a new facility if not needed. Mr. Freda related a personal story relative the cramped and antiquated conditions of our shelter and that is one of reasons for considering the renovation along with Hamden.

Mr. Katz also inquired about the Quinnipiac University's voluntary payment to the Town. Mr. Freda explained this was a \$500,000 payment without the PILOT calculation while they are waiting for the calculation form the State. They gave us more money than last year with the goal of using the balance for a community project.

Mrs. Mary White, Summer Lane, inquired about the list of items noted in the Central Block Grant that are acceptable and when the decision will be made. Mr. Freda shared the list items that were submitted with the grant.

There being no additional public comments, Mr. Doheny motioned to adjourn at 8:20 pm, seconded by Miss Buemi.

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