
SPEICAL TOWN MEETING MINUTES
SPECIAL TOWN MEETING
TUESDAY, October 14, 2014
NORTH HAVEN HIGH SCHOOL
7:00 P.M.

At approximately 7:05 p.m., the Town Clerk, J. Stacey Yarbrough, called the meeting to order. After a brief introduction, the Town Clerk explained to those present the first necessity of the Special Town Meeting, and that was for the election of a meeting Moderator, and the requirements of the same.

The Town Clerk opened the nomination process to the floor. After the nomination of Teresa Ranciato-Viele, and a second upon said nomination, and with no further nominations, the question was called and a vote was taken, resulting in Theresa Ranciato-Viele unanimously elected, by voice vote, as meeting Moderator.

The meeting Moderator took the stage, thanked those present, and asked the Town Clerk to read the call of the meeting.

The Town Clerk read the call of the meeting: *The legal voters and those duly qualified to vote in the Town Meeting of the Town of North Haven were warned of the Special Town Meeting of the Town of North Haven to be held tonight in my office and by way of publication in a local town newspaper publication. Therefore, having received appropriate written notice and warning of the town as aforementioned, I hereby convene this Special Town Meeting of the electors and citizens qualified to vote at town meetings for the purpose of acting upon and/or discussing the following items:*

1. *To consider and act upon the recommendation of the Board of Selectmen to adopt a superseding Taxation Ordinance at Chapter 184 of the Ordinances of the Town of North Haven to add Article LX thereto, including the delegation to the Board of Selectmen of the Town of North Haven's statutory authority conveyed by Connecticut General Statutes Section 12-65b to enter into a written agreement with any party owning or proposing to acquire an interest in real property in the Town of North Haven fixing the assessment of the real property and all improvements thereon or therein and to be constructed thereon or therein. A copy of Article LX is on file and available for inspection in the Office of the Town Clerk.*

The Moderator asked the Town Clerk to read the first item of the meeting agenda.

The Town Clerk then read the first item of the meeting agenda:

1. *To consider and act upon the recommendation of the Board of Selectmen to adopt a superseding Taxation Ordinance at Chapter 184 of the Ordinances of the Town of North Haven to add Article LX thereto, including the delegation to the Board of Selectmen of the Town of North Haven's statutory authority conveyed by Connecticut General Statutes Section 12-65b to enter into a written agreement with any party owning or proposing to acquire an interest in real property in the Town of North Haven fixing the assessment of the real property and all improvements thereon or therein and to be constructed thereon or therein. A copy of Article LX is on file and available for inspection in the Office of the Town Clerk.*

The Moderator opened the discussion period for item one, and advised those present of the rules of agenda item discussion.

First Selectman, Michael J. Freda, addressed the meeting members briefly as to the proposed ordinance, e.g. what it entails, why it is necessary, etc.

Town Attorney Jeffery Donofrio provided a brief presentation/overview of the proposed ordinance.

Third Selectman, Sally Buemi, commented briefly as to the proposed ordinance.

Mr. Joseph Dimartino, 10 Papa Lane, made comments and asked questions, as relate to the proposed ordinance, discussing the prior loss of Amazon.com, etc., and urged everyone not to vote in favor of the same.

Second Selectman, Timothy Doheny, spoke in favor of the proposed ordinance.

Mr. Jim Lianos, member of the Town's Board of Finance, asked questions about the proposed ordinance, with response provided by Attorney Donofrio, relating to the ten (10) year limitation of the ordinance. Mr. Freda confirmed and reiterated the response made by Attorney Donofrio.

Mr. Espowood, 23 Arrowhead Road, asked about costs and fees liability with regard to the proposed ordinance. Attorney Donofrio responded that the Town would recover its costs, fees, etc., by way of foreclosure action, and any other legal remedies available under the law, etc.

Mrs. Mary Petrone, 1 Summer Lane, commented on the proposed ordinance, stating that she could understand Mr. Dimartino's concerns, but that "one bad apple" (*referencing prior comments/discussion by Mr. Dimartino and others, relating to the past loss of business with Amazon.com, per lack of Tax Incentive Ordinance being in place for the Town*) shouldn't persuade the Town from doing all it can to move the Town forward. She did not here hesitation as to the clause seeking "good faith effort" in the hiring of North Haven residents and businesses for any company seeking to use the proposed ordinance. Attorney Donofrio responded as to her question relating to the details of enforcement of a clause requiring the hiring of North Haven residents and business, etc.

Mr. Richard Lopresti, the Chairman of the Economic Development Committee for the Town, commented briefly with regard to the proposed ordinance, and explained why he was in favor of the passage of the same.

Mr. Walter Mann, Vice Chairman of the Economic Development Committee for the Town, commented briefly with regard to the proposed ordinance, and explained why he was in favor of the passage of the same.

Mr. Radha R. Prasad, member of the Economic Development Committee for the Town, commented briefly with regard to the proposed ordinance, and explained why he was in favor of the passage of the same.

Mr. Dimartino, see above, spoke a second time, further commenting as to his disfavor of the proposed ordinance, further urging others not to vote in favor, stating that he was not aware that the Town was in such big trouble to need the proposed ordinance, which will give tax breaks to the big companies/corporations, but no breaks to others. Lastly, he commented that he'd prefer to pay more taxes before voting in favor of the proposed ordinance, etc.

After the discussion time period was completed, the Moderator asked for a vote to call the question.

The vote to call the question passed by voice vote, with one nay vote by Mr. Dimartino.

The Moderator then asked the Town Clerk to read the pending Resolution.

The Town Clerk read the pending resolution:

RESOLVED: *That in accordance with the recommendation of the Board of Selectmen, a superseding Taxation Ordinance is hereby approved and adopted at Chapter 184 of the Ordinances of the Town of North Haven to add Article IX thereto, a copy of which Article was and is on file and available for inspection in the Office of the Town Clerk, including the delegation to the Board of Selectmen of the Town of North Haven's statutory authority conveyed by Connecticut General Statutes Section 12-65b to enter into a written agreement with any party owning or proposing to acquire an interest in real property in the Town of North Haven fixing the assessment of the real property and all improvements thereon or therein and to be constructed thereon or therein. Article IX of Chapter 184 shall be published in a newspaper having a circulation in the Town of North Haven and shall be effective fifteen (15) days after publication.*

The Town Clerk sought, and received, a Second for the pending Resolution.

The Moderator then put item number one to a vote.

The vote for agenda item number one passed by voice vote, with one nay vote by Mr. Dimartino.

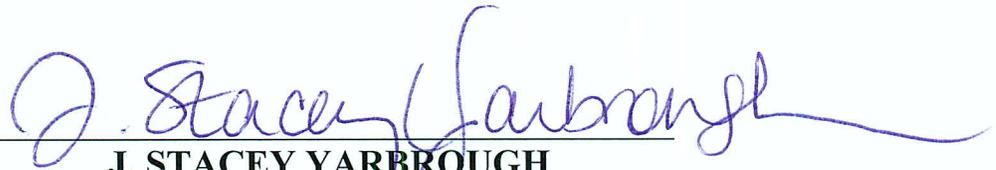
The Moderator noted that as there was no further business to be conducted at the Special Town meeting, the meeting would be adjourned.

The meeting was adjourned at approximately 8:14 p.m.

The Moderator advised those present that the Town Clerk would prepare the minutes of the meeting as soon as possible.

N.B.: The Town Clerk notes that there were approximately fifty (50) people in attendance at the Special Town Meeting.

RESPECTFULLY SUBMITTED, THIS 16th
DAY OF OCTOBER 2014



J. STACEY YARBROUGH
TOWN CLERK & REGISTRAR OF VITAL RECORDS/TAX COLLECTOR
TOWN OF NORTH HAVEN