

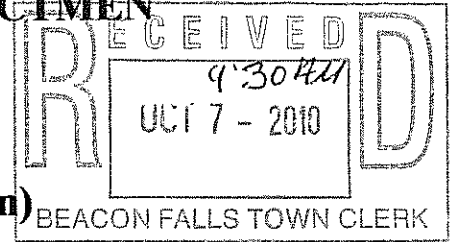
BEACON FALLS BOARD OF SELECTMEN

SPECIAL MEETING

OCTOBER 4, 2010

MINUTES

(Draft Copy-Subject to Revision)



First Selectman S. Cable called the Special Monthly Meeting of the Board of Selectmen to order at 7:30 P.M. with the Pledge of Allegiance.

PRESENT: First Selectman S. Cable, Selectman D. Sorrentino and Selectman M. Krenesky

ABSENT: None.

ALSO PRESENT: E. Groth, J. Groth, H. Mis, B. McCasland, J. Warren, A. Chamenko, K. Ambari, W. Hopkinson, G. Smith, J. Dowdell, K. French, B. Baer, D. Dlugos, D. Setaro, J. Blesse, J. Woodward, J. Levine, M. Fernandes, K. Novak, B. Ploss, A. Daigle, D. Daigle, M. Dowdell, K. Dahn and K. Larocque

S. Cable opened the meeting thanking Karen Ambari on behalf of the Board of Selectman for all the work she has done on the behalf of the Rotary Club and to tell her how proud everyone was of her accomplishments. The Board of Selectmen and the residents of Beacon Falls wished Karen the best of luck as she gets ready to embark on a 10 day trip to Africa representing the Rotary Club of Beacon Falls. Karen will be visiting medical centers assisting in immunizations and projects including working on a clean water supply, growing fresh food and more.

S. Cable opened the bid for the 1989 International truck - Model #2554 Public Works. She noted that she received only one bid from RAR Excavating, LLC, Ron Raymond of 1343 Mountain Road in Torrington, CT in the amount of \$9,500.00 (it was noted that this truck was advertised in the paper).

M. Krenesky motioned to accept the bid in the amount of \$9,500.00. S. Cable 2nd the motion. D. Sorrentino abstained (as he did not know what the vehicle was worth). Motion passed.

S. Cable noted another bid that will be coming up. The town received a car from Bridgeport Hydraulics (donated) which needed some work. It was decided that the town did not want to put any money into the repair at this time so this car will also be put out for bid. It is a 2004 Contour with 76,000 miles on it and can be viewed at the Town Hall.

COMMENTS FROM THE PUBLIC

M. Dowdell, K. Dahn and K. Larocque addressed the Board of Selectmen with a request for permission to use the house on 32 Wolfe Ave. for a 5 hour period to study paranormal situations through scientific means. M. Dowdell noted that they are not specifically looking to see if the house is haunted but are looking to get their feet on the ground in a building. They noted that their set-up is basic. They will have a close circuit TV to monitor various hallways while they are walking around as well. K. Larocque explained that they are only requesting 4 or 5 hours and are willing to meet any of the Town's requirements regarding safety concerns, etc. They noted that there are no environmental concerns regarding the equipment they will be using. They use infrared lights, video cameras and audio recorders (battery operated). The group was asked what they intended to do with the information they documented. They responded by saying that they could give the information to the Town but they are not necessarily going to find anything. M. Krenesky noted that he thinks this is an interesting idea but is not sure this is the right house in that there has never been anything reported on this house as far as haunting but it might in fact turn into interesting public relations for Beacon Falls. M. Krenesky noted he does not have any problems with it. D. Sorrentino's concern is related to liability insurance. M. Dowdell presented the Board of Selectmen with forms that would remove the town from any liability and also hold the group completely responsible for any damage that may happen while they are on site. S. Cable noted that she will discuss this with the Town's insurance company. The group noted that they would like the date and time that is specified to be kept private but the Police Department would be notified should they see anyone in or by the house, they will know they have permission.

Jack Levine, 11 White Birch Lane - noted that he has not gone to many town meetings as of late and maybe this subject was discussed but his comments are based only on what he has read in the paper. He noted that when the decision was being made to purchase the property on Wolfe Ave., it was to be used as a Community Center, Library, etc., and it would take approximately \$300,000 to bring it up to par. Never did he hear any mention of several million dollars. He noted that he has not yet decided from his own point of view whether it's worth spending that kind of money for a Library or Community Center. J. Levine stated that he does know that when the Town voted on purchasing the house, most of the residents who voted on this never expected it to cost millions of dollars. He respectfully stated that he does not think the house should be knocked down because then there is no value in reselling it. It is his opinion that the towns people should be asked at a referendum whether or not they want to spend whatever the Selectmen want to propose to fix up the house. He noted that they may get people to support it but on the other hand they may say they do not want to spend the money. He believes that the town should consider selling the property and getting their money back.

J. Levine also commented on the request made by M. Dowdell, K. Dahn and K. Larocque. He respectfully said that you may not want to ask the question if you don't want to hear the answer; celebrity may not be something that you would want to bring to town.

J. Blesse, 10 Terese Road, first thanked all the Selectmen for all of their support in getting the Rotary Club established. They have about 25 very active members thus far who

participated in the Duck Race and thought they did some unique things and brought a different twist to it. He noted that tomorrow they will be launching an interact club to recruit some high school students to get involved in the Rotary. He also commended K. Ambari and thanked the Board of Selectmen for their recognition of Karen's accomplishments.

J. Blesse also commented on the 32 Wolfe Ave. project. He noted that it will not cost the town anything to put the house back on the market and sell it. He noted the property was bought at a time when the times were more attractive and right now is not that time. We had struggles passing the Town Budget this year and will be getting a new school in Prospect that is not optional. He would like the Selectmen to consider that there is no harm in putting the Wolfe Ave. property of for sale and we can at least recover a portion if not all of the money that was put into this house. There is a lot of work to be done in Beacon Falls regarding it's roads and infrastructure issues.

J. Blesse also brought up the Industrial Park. He noted that he is aware of petitions going around, etc. He noted that Dr. Dey made an investment in the Industrial Park and that the Industrial Park was built for industrial use and was brought forward with the idea that it would generate tax revenue. He noted that when you are working off of a 5.5 million dollar budget, with an 8 million dollar bond package and a 31 million dollar school coming that anything that misplaces tax dollars is a huge mistake. He understands that there is money transferring hands, the deed has moved forward. What he finds alarming is 1; potential lost of tax dollars and 2; who will ever move into the Industrial Park? He noted that 8 years ago he spoke with politicians that walked that property and noted that this is not new news. He noted that we went very quickly from "we need more information" to "this property has already been deeded". He believes that somehow the people above us who were responsible for these decisions should be held accountable and we need to demand answers from them. He noted that we need to take every ounce of energy available to us before we make a huge mistake in the Industrial Park which could potentially affect tax revenues for years to come. He would appreciate any consideration and whatever we can do to get legal advice to understand what we can or can't do before we get too far down the track

B. Ploss, 655 Skokorat Road, first agreed with the sentiment of J. Levine and J. Blesse as it pertains to 32 Wolfe Ave. He noted the property was purchased when the economy was in better shape, etc. He believes that the concept of tearing down the house and leaving the Town with a property they will not be able to turn over is not really a good idea. He believes that town should strongly consider putting the house back on the market and even if only 75% of the investment is recovered, while it will be at a loss, it will be a far less loss than what it would be in the long run.

B. Ploss also discussed Chatfield Farms. He noted that he was very displeased by hearing from his wife that Galligan was at his home a couple of weeks ago. B. Ploss made it clear that Galligan is not to be allowed on his property. B. Ploss made it very clear that the level of distrust and hostility towards Galligan cannot be understated. He noted that ever since this project started, he noted that he and his family's life has been a living hell. He noted that he is tired of this whole situation making it clear that he has tried to negotiate with the Board of

Selectmen as well as Rick Schunck. He noted that he has sent multiple emails that stated Windham Hill was in violation of ordinances over and over again, i.e., trucks starting at 5:30 am and letting them run for hours and hours, the shaking of the ground from excavation work that has caused damage to his foundation, he has flooding in his cellar (that he did not have before), in order to protect interest in his residence he had to miss his daughters baptism. He noted that he is done with this situation and noted that the Board of Selectmen knows where to find him when they come up with plans. He also noted that meetings will have to be held but no decision will be made without his input. B. Ploss also made it clear that Galligan is not allowed on his property or he will be escorted by the police. B. Ploss gave S. Cable copies of his previously submitted emails (he noted that she did not read them at the meeting but did file them with the minutes) to be submitted with the minutes of October 4th.

J. Woodward, 11 Wolfe Ave., spoke about the Tracy Lewis house noting that there has been a lot of discussion and comments in the newspaper but he has not yet seen mentioned anywhere that our Congresswoman Rosa DeLauro proposed a 3 million dollar Federal Grant for the Adaptive Re-use of the Tracy Lewis house. He noted that she did not get the money but that does not mean she can't get it next year. He believes that this is the way they should go keeping the taxpayers in mind. He noted that once you tear the building down, you can't get grant money for a vacant lot but if there's a structure on there, you have a good shot not only for Federal money but for State money as well. He suggests that the Board of Selectmen reconsider any decision to tear it down. It destroys our chance to get any grant money plus it will cost a lot of money to tear it down and there is probably asbestos in there which will cost a fortune to remove. He mentioned that he has spoke to D. Sorrentino about the expenses of keeping a vacant house and noted that if we can't afford the expense of keeping a vacant house then how could we afford the maintenance costs and utilities for a 3 million dollar building. He believes that the expense of keeping it is a bad argument and that the town would be better served by holding onto the property but failing to do that, we should go ahead and sell it.

G. Smith, 163 Lasky Road, echoed the sentiments of all that just spoke regarding 32 Wolfe Ave. He noted that until we know what the outcome of it will be, tearing it down should be the very last option. Tearing it down eliminates any future options for the town.

B. McCasland, 4 Coventry Lane, wanted to know what was going on with the bottom of Burton Road, the little patch of gravel that keeps getting washed out and they keep going back and putting it back, then gets washed out again. S. Cable noted that it was scheduled to be done last week and then again this week but due to the weather it's been delayed but supplies have been ordered and it's already been approved and on the schedule to be taken care of.

READING AND APPROVAL OF MINUTES

- 1. Minutes – Public Hearing re: Town Lands Management Ordinance (9/13/10)** M. Krenesky noted a typo on page 2 as it relates to the year. The first

sentence of the 2nd page states the date as September 13, 201 and should be corrected to state 2010.

M. Krenesky motioned to approve the minutes with the correction made. D. Sorrentino 2nd the motion. All voted aye.

2. **Minutes – 09/13/10 –Board of Selectmen Monthly Meeting** - S. Cable pointed out that on page 3, item #9, last sentence where it says "Clerk K. Wilson tried to say that her name was never brought up by J. Blesse, she was not allowed to speak any further on the matter", S. Cable would like the record to be corrected and stated that K. Wilson did not recluse herself as Board Clerk when she spoke. S. Cable noted that anyone can speak at a meeting if they are "public". S. Cable commented on page 4, item 4, that where it states that "M. Krenesky said he did not remember seconding the motion, with S. Cable then noting she does not second motions with regards to appointments" should be corrected to say that "S. Cable noting she does not **usually** second motions with regards to appointments". Additionally, S. Cable spoke to M. Krenesky and M. Krenesky agreed that he did 2nd the motion for M. E. Fernandes appointment to the Board of Finance. The minutes will reflect this.

D. Sorrentino motioned to accept the minutes with the above noted corrections. M. Krenesky 2nd the motion. All voted aye.

3. **Minutes - 9/23/10 - Special Meeting MJ&J Properties** - S. Cable explained that due to the fact that this was a legal issue, the meeting was held as an executive session. She read a motion that was made by D. Sorrentino and 2nd by M. Krenesky that after clarification of various matters, including, but not limited to a faxed e-mail received from Attorney C. Smith, dated September 13, 210, the Board of Selectmen will proceed with the agreement, reserving all rights under that agreement. Motion was 2nd by M. Krenesky.

M. Krenesky motioned to accept the meeting minutes. D. Sorrentino 2nd the motion. All voted aye.

APROVE BILLS ON SELECTMEN'S ORDER REGISTER

None.

RESIDENT TROOPER AND CONSTABLES REPORT

None.

S. Cable noted that due to the Columbus Holiday, the Board of Selectmen's meeting was moved up 1 week and that is why they did not receive a lot of the normal reports.

ROAD FOREMAN'S REPORT – PUBLIC WORKS

OCT 17 2010

D. Sorrentino mentioned that he did not understand the addition. S. Cable noted that she was told that everything was done and asked that it be put on the report. She also noted that the stuff for the hayride was brought to Mathies Park on 9/24.

D. Sorrentino made motion to accept the Public Works Report as presented with an addendum. M. Krenesky 2nd the motion. All aye.

WASTEWATER TREATMENT PLANT REPORT

D. Sorrentino made motion to accept Wastewater Treatment Plant report as presented, M. Krenesky 2nd the motion with a discussion.

M. Krenesky pointed out that what seems to be missing from this report based on a conversation that he had with Brian is that after the heavy rain we had last week, there was a lot of ground water coming into the Railroad Ave pump house. They discovered that there is a storm drain on Johnson that is feeding into a drain on S. Main street. He noted that this is another issue that will have to be addressed as it is forcing a lot of extra stuff into the sewer line and going into our standard drain system. M. Krenesky noted that based on a conversation with Galligan that there is more than one of these pipes that are doing this because there is too much flow.

All voted aye on the motion.

FIRE MARSHAL'S REPORT

None.

PARK AND RECREATION ACTIVITY REPORT

None.

S. Cable noted that they will have to send a note to all Department Heads who did not submit a report because they were all notified that the meeting was moved up.

REPORT OF FINANCE MANAGER

None.

TAX COLLECTOR'S REPORT

None.

REPORT OF THE TREASURER

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M. Krenesky motioned to accept the Treasurers Report as presented. D. Sorrentino 2nd the motion. All voted aye.

TOWN CLERK'S REPORT

K. Novak present the Town Clerk's Report and noted that M. Gomes now has complete access to the system. He also noted that M. Gomes will be able to provide the Board of Finance with the information they were looking for and noted that the Board of Finance was looking for something that he was not able to provide.

D. Sorrentino motioned to accept the Town Clerk's Report. M. Krenesky 2nd the motion. All voted aye.

E. Groth asked if it would be possible to attach all the Town's reports to the website with the minutes. He noted that it would be very helpful to review the reports on-line. K. Novak noted that electronically he does not see a problem. S. Cable agreed and said we can do that.

REPORT FROM THE LIBRARY

The library report was delayed until November. They did not have enough time to present it to the Library Board then to the Board of Selectmen.

REPORT OF THE ANIMAL CONTROL OFFICER

None.

REPORT OF THE CUSTODIAN

D. Sorrentino motioned to accept the report. M. Krenesky 2nd the motion. All voted aye.

REPORT OF THE TOWN NURSE

None.

REPORT OF THE FIRE DEPARTMENT

None.

CORRESPONDENCE

1. S. Cable discussed a letter that was received by Brian Fitzpatrick noting that EPA has not yet granted our permit because we are still dealing with a costly phosphorous situation which will be discussed later when the bond package is discussed.
2. S. Cable noted for the record that she is submitting to this record all of B. Ploss' emails and noted that she will try and find out who the new owners are. She asked if there is any discussion or comments on this. D. Sorrentino asked if they are still coming down the road. B. Ploss explained that as of lately they are cutting it close to ordinance, i.e., 15 minutes early, 15 minutes late, knowing that he probably won't file complaints but he noted it is still the same problem. D. Sorrentino suggested that a meeting be held between the Board of Selectmen and the new representative. It was noted that they will try and find out who the new representatives are. B. Ploss noted that at one point S. Cable and M. Krenesky were there and based on that one time, it was suggested that they buy his house it was so bad.
3. S. Cable noted she received a letter from Planning and Zoning. The letter was read. It notes that after accepting the findings of the house at 32 Wolfe Ave., the vote was 4 in favor and 2 abstentions that the house be demolished. J. Blesse asked at who's request were they making this recommendation. J. Blesse clarified that the decision to demolish is based on the recommendations that were submitted by the group that was working on recommendations for 32 Wolfe Ave. S. Cable confirmed that this is correct plus 2 of the Board of Selectmen and noted that his will be discussed later. S. Cable also noted that the Board of Selectmen accepted the "report".
4. There was a letter from M. Jurzysnki noting that 4 residents overpaid their taxes are due refunds (total amount for all four = \$98.06)

D. Sorrentino motioned to return the money to the taxpayers who overpaid. M. Krenesky 2nd the motion. All voted aye.

5. A letter from the Beacon Falls Historical Society sent in a letter expressing their deep disappointment in the decision to tear down the Tracy Lewis house on Wolfe Ave. The letter was read and will be filed with these minutes.
6. A letter from Anne Comninel noting that she is interested in applying for the Board of Selectmen Clerk position.
7. A letter from Susan F. Ploss requesting consideration for a position on the Lewis House Exploratory Committee was read.

S. Cable asked M. Krenesky if the information on Preserve America was just for her information or if he wanted to comment on it. M. Krenesky explained that it was information that he had received. He noted that there were comments in the past and grants that existed out there and that the original conversation was based on Toby Park. He noted that there was some difficulty