

BOARD OF SELECTMEN MEETING
OCTOBER 3, 2011 – 7:30 P.M.
BROOKFIELD HIGH SCHOOL MEDIA CENTER

CALL TO ORDER: First Selectman William R. Davidson called the meeting to order at 7:30 p.m.

PLEDGE OF ALLEGIANCE: The Pledge of Allegiance was recited by all present.

PRESENT: William R. Davidson, First Selectman; Howard Lasser, Selectman; Steve O'Reilly, Selectman; Jay Wahlberg, Controller; Members of the public; Aaron Boyd, Brookfield Patch; Nanci Hutson, Danbury News-Times; Virginia Giovanniello, Recording Secretary.

MONTHLY AGENDA ITEMS

ANNOUNCEMENTS: Mr. Davidson presented the Regional YMCA President & CEO Marie Miszewski and Executive Director Sara Bednar with a Certificate of Recognition for the Y's assistance to the Town during two recent storms by providing water, bathroom facilities and showers to approximately 1,900 residents.

Mr. Davidson stated that the road paving projects have been delayed due to the amount of rain over the last few weeks.

CORRESPONDENCE: Mr. Davidson reported that the Planning Commission approved the Dean Road area Sewer Extension Study. Letters were received from Mr. & Mrs. Jodey Crow, Mr. Charles Burch and Ms. Kristi Smith regarding flooding in Meadow Brook Manor.

PARKING APPEAL: The Selectmen did not approve the parking appeal of Ekaterina Reichelt.

PUBLIC COMMENT: The following residents addressed the Board of Selectmen:

- Art Kerley, 13 Obtuse Rocks Road
- Jon Van Hise, 14 Long Meadow Hill Road
- Dave Propper, 53 Lake George Road
- Bill Mercer, 42 Candlewood Shore Road

NEW ITEMS

MEADOW BROOK MANOR/HILLSIDE CIRCLE: Three residents from Meadow Brook Manor addressed the Board of Selectmen requesting that the Town find an adequate solution to the chronic and long-standing flooding and storm drainage issues on Hillside Circle, Hillside Court, Birch Road & Meadow Brook Road in Meadow Brook Manor causing health & safety concerns along with personal property damage:

- Will Meikle, 3 Hillside Circle,
- Donna Sedlack, 11 Hillside Circle
- Mike Mascola, 6 Hillside Circle

Mr. Meikle provided the Selectmen with his remarks and pictures of the flooding in Meadow Brook Manor and requested a plan to remedy the situation. The Selectmen agreed that they will make it a priority to find a solution. The town has previously studied this flooding problem and engineering plans to resolve it had been developed ten years ago. The CT Department of Environmental

Protection has previously refused to give the town a discharge permit. Mr. Davidson acknowledged that this is not an easy or quick fix and part of the problem is the size of pipes that has more volume of water than the pipe can take away. The Selectmen discussed the lack of discharge location and the cost of a long term solution. Mrs. Jean Hartnett of 3 Hillside Circle and Mr. Paul Garizio of 19 Hillside Circle are the representatives for the neighborhood and they will follow up with the First Selectman. Mrs. Hartnett noted that Representative David Scribner is interested in helping the neighborhood. Mr. Davidson stated that the Public Works Director will be revisiting the DEP's water diversion permit decision.

TOWN HALL GENERATOR: Mr. Davidson discussed the lack of a generator (auxiliary power) at Town hall in the event of a power outage, and his concern with the need to access records. Mr. Davidson requested to move ahead to initiate a study that would cost between \$10-15,000 for the purposes of a preliminary study for the installation of a generator in Town Hall. Mr. Davidson will bring this issue back next month to proceed with obtaining the design work to get a firm idea on what must be accomplished and how much it will cost to install a generator system. Mr. Lasser and Mr. O'Reilly had further questions about what functions are really critical for a period of time at Town Hall and how to keep departments up and running along with the cost and an emergency back-up plan.

AMERICA THE BEAUTIFUL GRANT: At conclusion of discussion, **Mr. Lasser made motion that the Selectmen authorize and approve the 2011 America the Beautiful Grant Application to be submitted to the CT Department of Energy & Environmental Protection Division of Forestry, seconded by Steve O'Reilly. Motion carried unanimously.**

DEMOLITION ORDINANCE: Mr. Davidson explained that the revised wording in Section 96-7 would remove some barriers to economic development by changing the basic ordinance for any building which is more than 50 years of age and not located within an historic district, that no demolition permit shall be issued until ~~90~~ (30) days after the date that the application has been filed with the Building Official. The Building Official may, in the alternative, increase the waiting period to total of (60) days, in his sole discretion, in the event of a written request of a third party to delay the demolition because of the historical value of the building or any part thereof. At conclusion of discussion, **Howard Lasser made motion that the Selectmen schedule a Public Hearing on November 7, 2011, at 7:00 p.m., at the BHS Media Center, seconded by Steve O'Reilly. Motion carried unanimously.**

U P D A T E S

TOWN CENTER DISTRICT RFP'S FOR PLANNING CONSULTING SERVICES: At conclusion of discussion, **Howard Lasser made motion that the Selectmen approve an appropriation of \$75,000, funding to come from a Small Town Economic Assistance Program grant that the town has already received, to develop a detailed redevelopment plan and appropriate policy to guide future private and public sector investments and provide direction for municipal regulatory activities in the Four Corners area, seconded by Steve O'Reilly. Motion carried unanimously.** Mr. Davidson stated that these funds must be approved at the next Board of Finance meeting and a Special Board of Selectmen Meeting will be scheduled in the near future to set the specific date and time once the Brookfield High School Auditorium is available to hold the Special Town Meeting.

SOUTHERN WATER LINE PROJECT PHASE II: Mr. Davidson urged residents to approve the \$4,685,000

appropriation at the November 8th Referendum. The cost of the water line to the taxpayers is zero. He stated we must get public water and fire protection to the mercantile area, and there has been a specific request from Costco to get this project completed.

KID'S KINGDOM PLAYGROUND: Mr. Davidson reported that due to all the rain, the playground will probably be installed in mid-October.

SOUTHERN WATER LINE PROJECT PHASE I – OLD NEW MILFORD ROAD: Mr. Davidson gave an update on the project, and stated that based on the bid, the project cost, materials & labor are expecting to come in at \$220-\$225,000.

MONTHLY FINANCIAL RESULTS: Mr. Jay Wahlberg, Controller, reported on the monthly financial results. Reimbursements are coming from FEMA and it will cover most or all the overtime, equipment and materials used during Hurricane Irene. Mr. Wahlberg discussed the bonded and non-bonded capital close-outs and the transfers of the excess fund to the general fund. At conclusion of discussion, **Howard Lasser made motion that the Selectmen move the transfers as recommended by the Town Controller, seconded by Steve O'Reilly. Motion carried unanimously.**

SENIOR CENTER PROJECT: Mr. Davidson reported that the punch list is substantially complete. They are just waiting for a specifically made toilet partition to be installed next week.

HIGH SCHOOL PROJECT: Mr. Davidson reported that financial issues are still being worked on.

FACILITIES PLANNING COMMITTEE: At conclusion of discussion, **Howard Lasser made motion to appoint the following members of the (2011) Facilities Planning Committee, seconded by Steve O'Reilly. Motion carried unanimously.**

Representative from the following appointed Board or Commission:

Carol Howe, Commission on Aging
Betsy McIlvaine, Library Board of Trustees
Bryan Chnowski, Parks & Recreation Commission

Town Employees or their designee:

Jay Wahlberg, Town Controller
Anita Barney, Library Director
Katherine Daniel, Community Development Director
Dennis DiPinto, Parks & Recreation Director
Ralph Tedesco, Director of Public Works
Tom Tibolla, Town Facilities Manager
Art Colley, School Finance Director
Angelo Rodriguez, School Facilities Manager

WPCA ORDINANCE AMENDMENT 96.4a: The amendment as discussed at a Public Hearing held on 10/3 at 7:15 p.m., would allow the Building Official to withhold a building permit in the case where sewer use or other sewer charges are delinquent. At conclusion of discussion, **Steve O'Reilly made motion that the Selectmen approve the proposed amendments to Ordinance 96-4 as discussed at 10/3 Public Hearing, seconded by Howard Lasser. Motion carried unanimously.**

CONSENT AGENDA

BOARD OF SELECTMEN MEETING MINUTES: September 6, 2011 Board of Selectmen Meeting Minutes; September 26, 2011 Special Board of Selectmen Meeting Minutes.

NEW HIRE REPORT: Departing Staff: Sam Khatha, MIS Coordinator, resigned effective 9/2/11. Interviews have taken place and second round interviews are scheduled for 9/27/11.

SELECTMEN APPROVALS FOR ROUTINE CONTRACT MATTERS: None

BOND RELEASES:

Driveway Bonds in the amount of \$750:

- 10 Stoney Farm Lane
- 7 Carriage Drive

Inland-Wetlands Commission: 227 Candlewood Lake Road, #200800765, Planting Bond \$4,062.45.

Zoning Commission: 14 Logging Trail Lane, Application #200400877, Final Bond Release of \$2,700.

BOARD OF SELECTMEN MEETING MINUTES: At conclusion of discussion, **Howard Lasser made motion to approve the Consent Agenda, as modified to make corrections in the 9/6/11 and 9/26/11 Board of Selectmen Meeting Minutes, seconded by Steve O'Reilly. Motion carried unanimously.**

ADDITIONAL MONTHLY AGENDA ITEMS

APPOINTMENTS

BROOKFIELD ENERGY COMMITTEE: Howard Lasser made motion to appoint Johnny Burke to the Energy Committee, as recommended by the Democratic Town Committee, seconded by Steve O'Reilly. Motion carried unanimously.

CONSERVATION COMMISSION: Steve O'Reilly made motion to appoint Ryan Blessey to the Conservation Commission, as recommended by the Republican Town Committee. Motion carried unanimously.

PUBLIC COMMENT: The following resident addressed the Board of Selectmen:

- Betsy Lopes, 134 Lakeshore Drive

ADJOURN: Howard Lasser made motion to adjourn at 9:07 p.m., seconded by Steve O'Reilly. Motion carried unanimously.

William R. Davidson
First Selectman

Howard Lasser
Selectman

Steve O'Reilly
Selectman