

**BOARD OF SELECTMEN MEETING
MINUTES
NOVEMBER 4, 2013 – 7:30 PM
BROOKFIELD HIGH SCHOOL MEDIA CENTER**

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

PLEDGE OF ALLEGIANCE: The Pledge of Allegiance was recited.

PRESENT: William R. Davidson, First Selectman; Howard Lasser, Selectman; George Walker, Selectman; William Leverage, Controller; members of the public; Emily Cole Prescott, Recording Secretary

MONTHLY AGENDA ITEMS

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

- Marge Davidson of 19 Cove Road
- Ginny Giovanniello of 1 Meadowbrook Road
- Howard Lasser of 116 Tower Road

Mr. Davidson thanked those who made public comments.

ANNOUNCEMENTS:

- Municipal Election tomorrow – Mr. Davidson encouraged all Brookfield residents to vote tomorrow (11/05/13) from 6AM to 8PM.
- Brookfield's 225th Celebration Committee – Mr. Davidson stated that throughout this year there was a celebration of Brookfield's 225th anniversary. Mr. Davidson awarded Susan Murphy with a special certificate for the events that she helped plan for the 225th anniversary of Brookfield.
- The Town's financial ratings have been updated by Moody's and Standard & Poor's. Mr. Davidson stated that the Town has received a AAA rating from Standard & Poor's.
- Board and Commission vacancies – Mr. Davidson stated that there are a fair number of openings on boards and commissions. Mr. Davidson read the following vacancies: Arts Commission – 8 regular members; Brookfield Energy Ad Hoc Committee: 1 Regular; Commission on Aging: 1 Regular, 2 Alternate; Housing Authority: 1 Regular; Inland Wetlands Commission: 3 Alternate; Lake Lillinonah Authority: 2 Regular; Municipal Building Committee: 2 Alternate; Parks & Recreation Commission: 1 Alternate; Planning Commission: 1 Regular, 2 Alternate; Water Pollution Control Authority: 2 Alternate, 2 Regular; Zoning Commission Hearing Officer: 3 Regular; Zoning Board of Appeals: 1 Alternate. Mr. Davidson encouraged residents to inquire about and/or apply for Commission vacancies by contacting the First Selectman's Office.

MONTHLY FINANCIAL RESULTS: Controller Leverage reported the monthly financial results.

NEW ITEMS

PROPOSED SEWER EXTENSION: Nelson Malwitz, Chairman of the Water Pollution Control Authority, was present to discuss this proposed sewer extension at the Rollingwood Condominium. Mr. Malwitz noted that he would like volunteers to step forward to work with the WPCA. Mr. Malwitz noted that the Rollingwood Condominiums are currently connected to the sewer, and there is already a pump station at the bottom of the property that serves the site. Mr. Malwitz explained that the residents of Rollingwood Condominiums would like to connect by gravity to the sewer system. Mr. Malwitz showed a map of the location of Rollingwood's current pump station. Mr. Malwitz noted that the plan for Rollingwood would be to connect using the existing line to the line that serves Sandy Lane near the bottom of Gray's Bridge Road.

Mr. Malwitz stated that the WPCA has done the preliminary work to determine that this project can be done. Mr. Malwitz indicated the Rollingwood Condominium's property line on the map. He noted that the Rollingwood Condominiums will continue to own everything up to their property. Mr. Malwitz stated that the Rollingwood homeowners' association approached the WPCA about switching the sewer system from a pump station to a gravity-fed line because the cost to maintain their pump station is approximately \$18,000 per year. Mr. Lasser stated that since the residents of Rollingwood had paid a higher assessment in the past, he would be curious to know whether or not these previously-paid assessment amounts may be taken into consideration when the assessments are determined. Mr. Malwitz replied that the WPCA was previously collecting funds as part of permanent maintenance agreements; at the time, these funds were set aside to be used if the WPCA needed to make repairs to the system. Mr. Malwitz stated that this money will be returned to the association. **Mr. Lasser made a motion that the Board of Selectmen request that the Planning Commission review and approve under 8-24. Mr. Walker seconded the motion, and it carried unanimously.**

UPDATES

SPECIAL APPROPRIATION: Discussion of special appropriation of \$120,000 to fund replacement of the rooftop air conditioning unit for the Brookfield High School Auditorium – Tim Peterson, of 15 Junction Road and Senior at Brookfield High School, addressed the Selectmen to speak about the condition of the auditorium. Mr. Davidson noted that the high school auditorium air conditioning system is over forty years old. Mr. Davidson stated that this item is on tonight's agenda for this board's re-consideration to send it to the Board of Finance as an item to be bonded. Mr. Davidson stated that the other item for tonight's consideration is a \$25,000 appropriation to hire a consultant to analyze programmatic and facilities needs. Mr. Davidson suggested that the Board of Selectmen vote to move the \$120,000 appropriation to be funded by bonding forward to the Board of Finance for their consideration. **Mr. Lasser moved that the Board of Selectmen recommend to the Board of Finance an appropriation of \$120,000 for the Brookfield High School Rooftop Air Conditioning Unit funded through borrowing. Mr. Walker seconded the motion, and it carried unanimously.**

Mr. Lasser made a motion to schedule a special town meeting on November 20th at 7:00 PM in Meeting Room 133, contingent upon Board of Finance approval for the purpose of considering the \$120,000 appropriation. Mr. Walker seconded the motion, and it carried unanimously.

The Board moved back to item 3.a.

URANIUM AND ARSENIC TEST OF PRIVATE WELLS: Dr. Sullivan, the Town's Health Director, was present to speak about this proposed ordinance. Mr. Davidson noted that because of the granite underlying Brookfield, there is a significant amount of uranium in private wells. Dr. Sullivan explained that this ordinance is based on recommendation of the Department of Public Health. Dr. Sullivan explained that in March 2013, the Department of Public Health had sent out a circular letter recommending testing for arsenic and radium. Dr. Sullivan noted that there have been enough findings statewide to recommend this testing. The State has received a grant for the purpose of testing arsenic and well waters, which Dr. Sullivan stated he is hopeful the Town may be able to receive some of this grant money to test at least twenty new sites for uranium and arsenic. This proposed ordinance would require that all wells for new homes and existing homes at the time of a transfer of sale be tested for uranium and arsenic. Mr. Davidson noted that he believed that it would be appropriate to modify the wording so that if the property is transferring when a home is between two related parties, that the test not be required in that case. Dr. Sullivan stated that if a well does test high for arsenic or uranium, the Health Department may recommend that a reverse osmosis system be installed, which costs anywhere between \$320 to \$360. Dr. Sullivan explained that these systems do not add any arsenic or uranium to septic systems. Dr. Sullivan noted that

with the initial permitting of a new well, the Town would simultaneously require a test of that well. Mr. Davidson noted that this proposed ordinance would require testing, not necessarily remediation. **Mr. Lasser made a motion to schedule a public hearing on November 20th at 7:30 PM. Mr. Walker seconded the motion, and it carried unanimously.**

MERWIN BROOK ROAD – OFFER TO PURCHASE 7.75 ACRE PARCEL FOR OPEN SPACE: Mr. Davidson stated that this piece directly adjoins Williams Park. Mr. Davidson stated that the Town is in the process of seeking an appraisal of this property.

SMALL CITIES GRANT PROGRAM: Mr. Davidson stated that this item is on the agenda only to clarify the wording of the guidelines, and not to change the sense of the wording that was approved at the July Board of Selectmen meeting. **Mr. Lasser moved to accept the wording [for clarification]. Mr. Walker seconded the motion, and it carried unanimously.** Mr. Lasser read the wording: "The total of at-risk grants cannot exceed 10% of the Town's total funding" and "Individual at-risk grants cannot exceed 5% of total funding and cannot exceed the general guideline of \$35,000". *Revisions for clarification are underlined.*

CELL TOWER: Mr. Davidson stated that the cell tower contract has been completed. The Town's Charter requires that leases in excess of five years in length be approved at a Town meeting. **Mr. Walker made a motion to schedule a special town meeting on November 20th immediately following the prior meeting to approve the lease agreement in accordance with Town Charter §C9-4A(4). Mr. Lasser seconded the motion, and it carried unanimously.**

MEADOWBROOK MANOR: Mr. Davidson noted that there was a letter that was sent to the residents of the Meadowbrook Manor describing the progress to date. Mr. Davidson stated that there was a workshop of the Selectmen and the consultants HVCEO has hired as well as CCA, the engineers hired by the Town, to discuss the collection of data on Meadowbrook Manor and for this FEMA study. Mr. Davidson noted that there will soon be a town meeting to discuss this matter and present the information to the residents. Mr. Lasser stated that this meeting has been set for November 19th.

LIBRARY COTTAGE: Mr. Davidson stated that there will be another property auction on November 8th at 9:30 AM at 186 Whisconier Road.

Mr. Lasser made a motion to modify the agenda to discuss portable food dispensing units (hot dog truck). Mr. Walker seconded the motion, and it carried unanimously.

HOT DOG STAND: Mr. Davidson stated that the Selectmen have been approached by a gentleman who has done a great amount of preparatory work regarding this matter, who would like to vend on public property. Mr. Davidson stated that the Selectmen regularly license three ice cream vendors. This gentleman would like to vend on a piece of public property on Junction Road near the graffiti bridge. Mr. Davidson stated that this immediately sets the issue of precedent, especially because there are many pieces of Town-owned land. Major Purcell had submitted some information about potential traffic matters that vending on this property may cause. Mr. Walker expressed concern about how this type of mobile business may affect other businesses that pay high rents to occupy buildings in Town. Mr. Davidson stated that he will also speak with the Sanitarian about this matter.

CONSENT AGENDA

BOARD OF SELECTMEN MEETING MINUTES: 10/07/13; 10/10/13

NEW HIRE REPORT: None.

SELECTMEN APPROVALS FOR ROUTINE MATTERS: Residential Lease Agreements for 28 Obtuse Hill Road and 35 Obtuse Hill Road

DRIVEWAY BOND RELEASES: 3 Freddy's Lane; 15 Meadowview Drive; 36 Tower Road; 40 Tower Road; 2 Thomsen Farm Road; 8 Tead Road

EXCAVATION BOND RELEASE: 12 Cove Road

Mr. Walker made a motion to accept the balance of the consent agenda [with the exception of agenda item 4.e.]. Mr. Lasser seconded the motion, and it carried unanimously.

ADDITIONAL MONTHLY AGENDA ITEMS

APPOINTMENTS:

Mr. Lasser moved to appoint Betsy Scott to the Arts Commission. Mr. Walker seconded the motion, and it carried unanimously.

PUBLIC COMMENT: Mr. Walker, Mr. Lasser and Mr. Davidson addressed the audience and thanked them.

ADJOURN: Mr. Lasser made a motion to adjourn at 8:52 PM. Mr. Walker seconded the motion, and it carried unanimously.

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