

Town of Colchester
Special Town Meeting
C-TIP Application
Transfer of funds for Snow Removal
Establishment of a Building Committee
Proposed New Ordinances

A Special Town Meeting of the electors and citizens qualified to vote at town meetings of the Town of Colchester, CT will be held on Wednesday, June 29, 2011 at 7:00 p.m., Town Hall, 127 Norwich Avenue, for the following purposes:

1. To discuss and vote upon the C-TIP (Colchester Tax Incentive Program) Application for The Center for Wellness, as recommended by the Colchester Economic Development Commission.
2. To discuss and vote upon the transfer of funds from various accounts within the budget to the snow removal accounts to cover the significant number of snow/ice events during Winter 2010/2011 season, as recommended by the Board of Finance. A copy of the details can be found in the Town Clerk's Office.
3. To discuss and vote upon the Establishment of a Building Committee as follows:
 - a. Establishing a seven-member Building Committee for the construction of a combined Middle School and Senior Center at the site of the existing William J. Johnston Middle School, to include renovation of existing spaces, demolition of existing spaces, and new construction, all as determined appropriate by the Building Comm. Said project is also to include allocation of space for general Town use, as determined appropriate and available by said Building Comm., as recommended by the Ad Hoc Facilities Committee;
 - b. Authorizing said Building Comm. to oversee, coordinate and supervise all aspects of the planning and construction process, including selection of architect and other consultants, choice of contractor, development of project documents and supervision of construction through completion and final acceptance by the Town;
 - c. Authorizing the Board of Education to prepare schematic drawings and specifications for the school portion of said project;
 - d. Authorizing the Board of Education to file a grant application with the State of Connecticut for the school portion of said project;

4. To discuss and vote upon the adoption of the following proposed new ordinances, as recommended by the Board of Selectmen:

- a. An ordinance establishing an Agriculture Commission to promote and preserve farming in the Town of Colchester;
- b. An ordinance to regulate the installation, location, operation and maintenance of fire hydrants within the Town;
- c. An ordinance enabling fire and emergency personnel to promptly enter commercial and industrial structures within the Town of Colchester by requiring the installation of a rapid access system in new or renovated commercial and industrial structures;
- d. An ordinance to regulate the installation, maintenance and operation of alarm systems, devices and equipment in businesses and residences within the Town of Colchester;

The full text of all proposed ordinances is on file in the Town Clerk's Office.

5. Adjournment.

Dated at Colchester, Connecticut this 20th day of June, 2011.
Nancy A. Bray, Town Clerk

Gregg B. Schuster, 1st Selectman

Gregory P. Cordova, Selectman

Rosemary Coyle, Selectman

Stan Soby, Selectman

James W. Ford, Selectman

Received for record at Colchester, Conn.
on June 20, 2011 at 8:17a m.

Attest, Nancy A. Bray, Town Clerk

SPECIAL TOWN MEETING MINUTES
June 29, 2011

Present: Gregg Schuster, First Selectman, Selectmen: Stan Soby, Gregory Cordova, Rosemary Coyle, James Ford; Board of Education: Ronald Goldstein, Chair, Donald Kennedy; Board of Finance: Bruce Hayn, Chair, Michael Caplet; Maggie Cosgrove, CFO, Adam Turner, Town Planner, Nancy Bray, Town Clerk, 36 townspeople and 1 reporter.

Meeting was called to order by Gregg Schuster, First Selectman, at 7:00 p.m.

Motion that Brenden Healy be Moderator made by Greg Cordova, seconded by Stan Soby. Motion to close nominations made by Bruce Hayn, seconded by Greg Cordova. MOTION CARRIED.

Motion that Brenden Healy be Moderator. SO VOTED AND CARRIED.

Moderator Healy asked the Town Clerk to read the warning of the meeting.

Motion to waive the reading of the entire text of the items presented at this Special Town Meeting, including #3. a-d and #4. a-d of the notice and that the full text of the items, as made available to those in attendance at this meeting, be recorded with the minutes of this meeting; made by Stan Soby, seconded by G. Cordova. MOTION CARRIED.

Town Clerk, Nancy Bray, read the warning excluding the items mentioned above.

Motion to move Item #1, To discuss and vote upon the C-TIP Application for The Center for Wellness, as recommended by the Colchester Economic Development Commission; made by John Malsbenden, seconded by Greg Cordova. No Discussion; SO VOTED AND CARRIED.

Motion to move Item #2, To discuss and vote upon the Transfer of funds from various accounts within the budget to the snow removal accounts, as recommended by the Board of Finance; made by Stan Soby, seconded by Greg Cordova. No Discussion; SO VOTED AND CARRIED.

Motion to move Item #3 a-d, all inclusive, To discuss and vote upon the Establishment of a Building Committee and all authorizations, as recommended by the Ad Hoc Facilities Committee; made by Don Kennedy, seconded by Greg Cordova.

Discussion:

Betsy Ciccone wanted to know what the timeline was for the construction of the combined Middle School and Senior Center? Gregg Schuster answered by stating that we do not know the timeline at this point but the Building Committee will define.

Moderator called for the vote on Item #3. a-d. SO VOTED AND CARRIED.

Item #4, To discuss and vote upon the adoption of the following proposed new ordinances a-d, as recommended by the Board of Selectmen, to be voted on separately:

Motion to move Item #4 a..., An ordinance establishing an Agriculture Commission to promote and preserve farming in the Town of Colchester; made by Diana Giles, seconded by G. Cordova.

Discussion:

Kelly Nicholas asked what activities would be promoted by the Commission? Gregg Schuster stated that the newly created Agriculture Comm. would choose those activities.

Special Town Meeting Minutes, June 29, 2011 – Page Two

Betsy Ciccone asked if the Agriculture Comm. would work with the Town of Colchester regarding tax incentives for the farming community? Gregg Schuster replied that a proper balance would have to be maintained within the Town regarding farmland and that he hoped the Commission would indeed work with people in the community to achieve that balance.

Dave Morrison from Hebron is a member of the Colchester Land Trust and he can see the amount of "490" land that is available; he believes this to be unique so would suggest that the Town of Hebron use this Commission as a model for their own in the future.

B. Healy, Moderator would like to clarify that only registered voters may vote in this Town Meeting.

Elizabeth Gilman mentioned that the educational portion regarding the financial status of farms is something that should be considered with this new commission not just the rural vs. agricultural status of these properties.

Moderator called for the vote on Item #4 a. SO VOTED AND CARRIED.

Motion to move Item #4 b., An ordinance to regulate the installation, location, operation and maintenance of fire hydrants within the Town; made by John Malsbenden, seconded by Greg Cordova. No Discussion, SO VOTED AND CARRIED.

Motion to move Item #4 c., An ordinance enabling fire and emergency personnel to promptly enter commercial and industrial structures within the Town of Colchester by requiring the installation of a rapid access system in new or renovated commercial and industrial structures; made by Stan Soby, seconded by Greg Cordova.

Discussion:

Jack Faski asked if the cost of this system would be born by the people who own the property or by a grant? Don Lee, Deputy Fire Chief, stated that the cost would be approximately \$350. and would be paid for by the developer.

Gregg Schuster wanted to make clear that this cost is only for new structures or renovated properties and believes that Knox Boxes would be beneficial to businesses.

J. Malsbenden wanted to know if the insurance costs to businesses would be reduced due to the implementation of the Boxes? Don Lee said costs would be minimal.

Joyce Maine asked what type of security would be initiated with the installation of these boxes? Don Lee said that there would be a unique key system specific to that particular building or box.

No further discussion, Moderator called for vote on Item #4 c. SO VOTED AND CARRIED.

Motion to move Item #4 d., An ordinance to regulate the installation, maintenance and operation of alarm systems, devices and equipment in businesses and residences within the Town of Colchester; made by Stan Soby, seconded by Greg Cordova.

Special Town Meeting Minutes, June 29, 2011 – Page Three

Discussion:

Joyce Maine would not be opposed to a fine being imposed on people who have multiple false alarms for not maintaining their systems but is opposed to filling out a registration form and giving it to an Administrator who would know the location and information of each house with an alarm installed, therefore is opposed to the ordinance as it stands.

Don Lee mentioned that the registration of the property is important to the Fire Dept. in so much as they would know the location of the property as well as what part of the house is being compromised. Taxpayer dollars are being spent for the lack of proper maintenance of these systems and that would deter this from happening in the future.

Jack Faski stated that he has a fire alarm system installed in his business and his home and it doesn't really tell where the problem lies within the structure so he believes that this would just add another level of information on the business or home provided to outside sources.

Butch Przekopski wanted to know if false alarms within the Dublin Village Complex would be charged to the Town since the Town owns the property?

Diana Giles stated that when she originally read the ordinance she did not realize that the form Joyce Maine mentioned above would be kept on file by an unknown person. She wondered if maybe this particular ordinance could be re-worked?

J. Malsbenden addressed Mr. Przekopski's concerns regarding Dublin Village by saying that the Housing Authority spent a good amount of money on their fire alarm systems when they were installed to protect the safety of the residents.

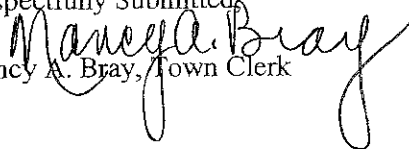
Don Lee also mentioned that the alarms are triggered by things such as burnt toast sometimes but are there for the safety of the residents and would not be considered "nuisance" calls as defined by this ordinance.

No further discussion, Moderator called for vote on Item #4 d.; SO VOTED AND CARRIED.

Motion to adjourn made by John Malsbenden, seconded by Bruce Hayn at 7:29 p.m. MOTION CARRIED.

At the conclusion of the meeting Wes Donohue took a few minutes to say that she has been working with the Dog Park Committee and there will be a new subcommittee starting called "Friends of the Dog Park". If anyone is interested in joining please call her at 860-861-9706.

Respectfully Submitted,


Nancy A. Bray, Town Clerk