



BOARD OF SELECTMEN

DEEP RIVER TOWN HALL

Regular Meeting — December 23, 2014

Attendance: Selectmen Richard Smith, Angus McDonald & David Oliveria. Also: Margo Hilfinger and Rich Strukus (*videography*); Chief Timothy Lee, Deputy Chief James Budney, Assistant Chief Peter Woodcock & member Peter Terenzi (*Deep River Fire Department*); Charles Stannard (*ValleyNewsNow*).

This regular meeting was called to order at 6:55 pm by Smith.

Minutes: Regular Meeting of December 9, 2014

Motion by McDonald, Oliveria 2nd, to approve the minutes of the regular meeting of December 9, 2014 (Mandatory police training had prevented Smith from attending that meeting).

APPROVED 2 – 0

Kelsey Hill Road Subdivision:

Smith reported that he and Zoning Enforcement Officer Cathie Jefferson had held several meetings with developer Joseph Minganello and Jodi Gephardt, representing the Mislick Family, regarding development of 50 acres just east of the Valley Regional High School. Minganello's proposal is to construct 40 residential units restricted to age 55 and older, and he and Gephardt have reached agreement on a price, subject to the resolution of two major issues:

- 1) approximately 1,000 feet of Town road must be constructed to access the area to be developed;
- 2) providing on-site sewage disposal and potable water for a subdivision of such density might not be attainable.

Over the last seven years several developers have investigated this site, but all have concluded that the up-front cost of the road to serve a 13-lot subdivision would not be economically feasible. From the Town's point of view, developing the property as originally proposed could prove a drain on Town resources—as few as five children entering our school system would offset tax revenues generated by the entire subdivision.

During discussion, Board members felt that the over-55 housing, even if limited to somewhat fewer than 40 units, would constitute an asset to the Town. Based on estimates by Assessor Robin O'Loughlin, the Town could anticipate annual tax revenues of approximately \$240,000. There would be no school-age children, so Town services would be limited to highway maintenance and public safety.

With future tax revenues assured, it could be prudent to invest Town forces in order to promote the over-55 development. Smith noted that there have been many occasions in which the Town has cooperated with the private sector to the benefit of Deep River taxpayers. Examples include the recently completed Village View (formerly Putnam Park), Walgreens, Adams and our industrial parks. To lessen the developer's highway construction costs, the Public Works Department could perform site work and obtain municipal pricing from the Town's contractors, as has been the case in many past instances.

Smith has asked the Connecticut Water Company to assess the feasibility of connecting the proposed development to their municipal water system, and will consult with the Town's engineers concerning extending sewer service. He noted that there is a tradition of cooperation between the Town and the water company, and that in 2013 the Public Works Department expanded the sewer system to a number of residences on Lords Lane.

The developer estimates that providing septic systems and water to each individual dwelling would cost \$850,000. To enhance the feasibility of the Town providing sewer service, Minganello would commit whatever portion of that figure might be necessary to defray some of the cost of sewer construction.

Smith reported that he and Jefferson visited a similar project Minganello's company has built in Haddam. Their observations were that construction was of high quality and that the development had been tastefully designed.

The Board of Selectmen remained in session for a joint meeting with the Board of Finance regarding the following two items:

- 1) Fire Department Study Committee (FDSC) gave a presentation to both Boards regarding their findings. Many issues were discussed and clarifications requested. Since the material was new to both Boards, it was agreed that they would review the material over the next month and revisit the proposal at their joint meeting of January 22, 2015. The FDSC asked that questions be sent to them in writing so they could respond prior to the January 22 meeting.
- 2) Smith advised both Boards that the Town's mechanic and Public Works Foreman inspected a used Ford tractor with over-the-rail mower, and found it to be in excellent condition, well worth the price of \$16,000. This would increase the productivity of roadside maintenance and free up highway employees for other projects.

Following discussion, Oliveria moved, McDonald 2nd, to approve the purchase of the over-the-rail mower for \$16,000.

APPROVED 3 – 0

Audience of Citizens - Any Other Matters to Come Before the Board:

Smith submitted the results of the sale of surplus Town equipment:

Town of Deep River Surplus Sale

12/11/14 at 3:00 pm

Bids opened 3:05 pm as follows:

1)	Corona's Auto Parts & Towing	2003 Crown Victoria	\$ 160.00
		2004 Crown Victoria	\$ 160.00
		John Deer Tractor	\$ 160.00
		Attachments	\$ 12.00 ea
2)	John Ely	Either Car	\$ 376.27
3)	Carol Jones	Small A/C (Library)	\$ 50.00
4)	Ed Field	2 Window A/C's	\$ 50.00
		John Deer Tractor	\$ 2,525.00
		Bush Hog	\$ 175.00
		Woods Backhoe	\$ 650.00
		Snowplow	\$ 200.00
		Front end bucket	\$ 650.00
5)	Bill Campbell	Bush Hog	\$ 185.00
		Wood Backhoe	\$ 185.00
		Front end bucket	\$ 185.00
		John Deer Tractor	\$ 585.00
6)	Dick Smith	2004 Crown Victoria	\$ 1,025.00

Smith pointed out that his offer of \$1,025.00 for the 2004 Ford Crown Victoria was the high bid, and asked the Board to confirm that his bidding for the cruiser was acceptable. Smith stated that over the past 25 years he has used his own vehicle—picking up parts and materials when working with the

Highway Department or Town contractors during construction, and that the former cruiser would be more suitable for such chores.

When Board members suggested that Smith had actually purchased the 2003 vehicle for sentimental reasons, having become attached to the vehicle during the past 11 years on patrol, Smith admitted that there was some truth in their observance.

Adjournment:

Motion by Oliveria, McDonald 2nd, to adjourn at 8:50 pm.

APPROVED 3 – 0

Respectfully submitted,

Richard H. Smith,
First Selectman