

**TOWN OF EAST WINDSOR
BOARD OF SELECTMEN
11 RYE STREET
BROAD BROOK, CT 06016
First Selectman's Office – (860) 623-8122**

Regular Meeting Minutes

Tuesday, March 1, 2016 at 7:00 p.m.

Board Members

Bob Maynard – First Selectman
Richard P. Pippin, Jr. – Deputy First Selectman
Jason Bowsza, Selectman
Steve Dearborn – Selectman
Dale A. Nelson – Selectman

These minutes are not official until approved at a subsequent meeting.

1. CALL TO ORDER

First Selectman Bob Maynard called the Regular Meeting to Order at 7:00 p.m. at Town Hall.

2. ATTENDANCE

Present:

Bob Maynard, First Selectman
Richard P. Pippin, Jr. Deputy First Selectman
Jason Bowsza, Selectman
Steve Dearborn, Selectman

Absent:

Dale A. Nelson, Selectman

3. PARLIAMENTARY PROCEDURES

First Selectman Maynard explained that this was added to the agenda in an attempt to keep civil discourse at a meeting. The one particular rule that he placed emphasis on was to look at chairman and wait to be recognized before obtaining the floor. In other words, First Selectman Maynard would control when each person would speak.

4. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

5. ADDED AGENDA ITEMS

MOTION made (Pippin) and **SECONDED** (Dearborn) to add Discussion of Public Hearing that will take place on March 3rd regarding two bills that relate to the proposed gun range as Item 11F. **Unanimous.**

6. APPROVAL OF MINUTES

MOTION made (Pippin) and **SECONDED** (Bowsza) to approve the minutes of Tuesday, Feb 16, 2016 with two corrections on Page 6. They are as follows:

- Kathy Pippin. Is spelled with a "K" not a "C".
- Under Kathy Pippin's Public Participation comment, it should read that she has "worked with" Joshua Hawks-Ladds, he did not work "for" her.

Unanimous.

7. COMMUNICATIONS

First Selectman Maynard read a letter from Linda Collins regarding Blaine Simpkins, Sr. hereto attached as Attachment A.

8. PUBLIC PARTICIPATION

Jim Barton, Sr. 158 South Water Street said that at the last meeting he spoke about the Veteran's Commission and their sponsors. He said the minutes from that meeting reflected that Pippin and Sons was their biggest supporter, which is incorrect. He added that they still very much appreciate Pippin and Son's sponsorship and all other supporters but Southern Auto Sales is their biggest supporter by far.

Denise Menard, 73 Miller Road said that she and Dave went to the East Windsor High School girls against Coventry basketball game. Their assistant coach is Melissa Maltese our Parks and Recreation Director and the opposing team's coach is Mr. Maltese. She also said with our six East Windsor High School girls having to play the entire time, they did an awesome job and won by a large margin and they were ahead the whole game. She added that she was proud to be there and cheer for them; in spirit they are huge, in numbers they are little.

9. BOARD AND COMMISSIONS RESIGNATIONS AND APPOINTMENTS

Resignations: None.

Reappointments:

1. **MOTION** made (Pippin) and **SECONDED** (Bowsza) to reappoint Bill Syme as a regular member of the Agricultural Commission with a term expiring 8/1/2018.

Unanimous.

2. **MOTION** made (Dearborn) and **SECONDED** (Pippin) to reappoint Jamie Thrall as a regular member to the East Windsor Youth Center for a term expiring 7/19/2017.

Unanimous.

New Appointments:

1. **MOTION** made (Dearborn) and **SECONDED** (Pippin) to appoint Julia Pratt as a regular member to the American Heritage River Commission with a term expiring 11/1/2018.

Unanimous.

10. UNFINISHED BUSINESS**A. Discussion of Charter Revision Commission**

Selectman Bowsza said the Board previously agreed that they were going to discuss the Charter Revision with a full board and since Selectman Nelson was not present, we should push this off. First Selectman Maynard said we can put it off but the clock is ticking. He feels strongly that if we exempt the increase in debt service from default, we can save the Town tens of thousands of dollars. First Selectman Maynard agreed to put this off until the March 15th meeting.

B. Discussion of Calamar Tax Abatement Ordinance

First Selectman Maynard passed out the proposed ordinance that was worked on by our Economic Development Consultant, Roger O'Brien hereto attached as Attachment B. First Selectman Maynard explained that this ordinance is based on the ordinance Mr. O'Brien worked on last year. He just enhanced it to include permanent housing which is the category that the Calamar rentals would fall under.

First Selectman Maynard said that this enhanced proposed ordinance makes it so the Board could negotiate any contract with any developer they want, and if the developer does not hold to that contract, they can cancel that contract. He also suggested that before we vote on the ordinance it should be reviewed by our town attorney. Bob passed out spreadsheet with what an agreement might look like hereto attached as Attachment C. He explained how to read the spreadsheet and asked for a motion to pass this ordinance at the next Board of Selectmen meeting. The Board had many questions including: what are other towns doing? Is this set up for residential housing or just businesses? What exactly is the definition of permanent housing? Are we bound in any way by any previous decisions? Selectman Bowsza asked First Selectman Maynard to ask CCM for ordinances that were placed in comparable towns. He responded that this one was based on 11 towns, but agreed to email Selectman Bowsza the ordinances. The Board agreed to have it sent to our Town Attorney and mark it up. First Selectman Maynard said that once he receives it back from the attorney, he would email it to all Board of Selectmen members.

11. NEW BUSINESS**A. Discuss Housing Authority and South Road**

First Selectman Maynard said he wanted to make the Board aware that 5 residents out of 16 have stopped paying their rent.

He asked if the Board of Selectmen have any ideas about what we might do in an attempt to get them to pay what they owe. Selectman Pippin asked what the land lease says and feels it would be spelled out in there. He suggested checking there or to have the attorney send them a "nasty gram". Selectman Dearborn said he originally felt sorry for the people with the way this fell apart the first time. However, when they got the rent for only \$50.00 a month he was happy for them and thought they were getting quite a gift. He said it's a shame that they would not pay. Selectman Bowsza said we need to do something about this now because with 5 of 16 tenants already owing back rent, we will have all 16 people who decide they do not want to pay it. The Board agreed. Selectman Pippin also suggested

sending a certified letter from an attorney and/or sending notice on town letterhead, if the contract does not specify what action should be taken.

B. Discuss purchasing tables and chairs for the Senior Center

First Selectman Maynard explained that Kim Lord, Treasurer suggested taking the money out of the Senior Center activity fund for the 44 chairs and 5 more tables because we need to spend down that account. Selectman Bowsza asked where money from that account comes from and Selectman Dearborn asked how much money they have in surplus. First Selectman Maynard responded that there is \$1,500 surplus. Selectman Pippin said that if he remembers correctly this is the senior's money and we should ask them what they would like to do with it before we spend it. Selectman Bowsza said we can budget for this since we are in the middle of budgets. He also asked if we have we asked the seniors what they would like done with it, since it is their money. Selectman Dearborn felt that we should be able to use that money since it is available and if the Senior Center needs new chairs, maybe their current chairs are not stable enough and it could be a possible safety issue. First Selectman Maynard told the Board that he would get more information about where the money came from and we will keep this item on the agenda for the next meeting.

C. Approval of updated Mailbox Policy Resolution

First Selectman Maynard read the Mailbox Policy Resolution and Recording Secretary Amanda Schroll explained that this is already an existing Policy Resolution, it has been brought to the Board because the following sentence was added, "Receipts for a new mailbox and/or post must be submitted to the First Selectman's Office prior to reimbursement."

MOTION made (Pippin) and **SECONDED** (Dearborn) to approve the Damaged Mailbox Policy as presented as of this date.

Discussion: none.

Unanimous.

D. Discuss and set Referendum hours in accordance with C.G.S. Sec. 9-7b and forward to Town Meeting

MOTION made (Pippin) and **SECONDED** (Dearborn) to set the referendum hours from 6 a.m. – 8 p.m. and to forward to a town meeting.

Discussion. Steve says it makes it easier for the people's lives. Jason said to add the dates May 10, May 24th, and June 7th as a friendly amendment.

All in favor.

E. Approval of Tax Refunds

MOTION made (Pippin) and **SECONDED** (Dearborn) to approve the tax refunds in the amount of \$4,331.02 as per list of 2/26/16.

Unanimous.

F. Discussion of Public Hearing that will take place on March 3rd regarding two bills that relate to the proposed gun range

First Selectman Maynard read the flyer hereto attached as Attachment D. Mike Scalzo was present to give the Board more information. He encouraged everyone to

speak in opposition to the siting. Mr. Scalzo also read information from the DAS Press Release hereto attached as Attachment E. If anyone needs more information regarding this, Mr. Scalzo encouraged people to get in touch with him. He also said if anyone needs transportation, they may be able to make some arrangements.

12. SELECTMEN'S REPORTS

A. Steve Dearborn

Selectman Dearborn reported on the following:

- He wants to get home and see how Trump is doing.
- He complimented the people for coming out and was pleased to see a "full house"
- He apologized for missing the WPCA meeting, it was his new assignment but he forgot about it.

B. Richard Pippin

Selectman Pippin reported on the following:

- Attended Board of Finance on 2/17 – Louise and Paulette were appointed to act as regular members, the budget workshop schedule was approved, we received some revenue from the state, most of assessors and tax collectors in the state are fighting the state to not allow people to register their vehicles without paying all taxes due, many transfers were brought up due to contract settlements.
- He attended the Building Commission - four classrooms in place, roof is tied in, still need a power pole for the electrical, the sewer work will be done this weekend and they are awaiting pricing, credit for the gas piping was not approved, approved the bill for premier park and play for moving of children play areas, Invoice for future health core was taken care of, an invoice for correction solutions for assistance and supervision.
- Regarding the new grant for the Board of Education, the architect should be ready by the end of March. He believes we need to get this thing moving quickly.
- Department of Public Works roof is out to bid right now and they want to get going on that.

Selectman Bowsza said he wanted to be at the Building Commission meeting but he was under the weather. He asked if they talked about an amendment to the school construction grant. Selectman Pippin said nothing was discussed but suggested Selectman Bowsza check with Cathy Simonelli. Ms. Simonelli said they have been approved for most of it. She added that the initial set of projects that went through have been started on and the second set that they put through were also approved by Department of Administrative Services.

C. Jason Bowsza

Selectman Bowsza read his report hereto attached as Attachment F.

D. Dale Nelson

Selectman Nelson was absent.

E. Robert Maynard

First Selectman Maynard reported on the following:

- He went and visited the King Coil building in the industrial park with Andy Hoffman, they produce about 800 mattresses per day. They are growing and have filled their building and are looking for more space. They may be moving to Windsor which would be a great loss to us. He thought that maybe Sustainable Building Systems may have space in there. He said that they will talk to each other and maybe we can keep King Coil in town.
- Bob said he will speak at that legislative hearing tomorrow with Mike Scalzo to represent the town and our opposition to the gun range.

13. PUBLIC PARTICIPATION

Paul Anderson, 89 Main Street, mentioned that in his travels he noticed Mr. Guzie has put up numbers. He said they are not huge but they are better than no numbers. He is pleased that it took place. It's a help and progress.

Tom Talamini, 23 Rice Road, commented on the South Road agenda item. He said "since that is that part of the Housing Authority wouldn't they be the ones collecting the rent as they do for Park Hill?" First Selectman Maynard said that apparently the Town owns the land and it's a land lease so we must collect the rent. He did say that he would look into it a little more.

Selectman Pippin said that Park Hill is managing the South Road Property for the Town for a small fee. He said we couldn't transfer it over to them because of the deed from the military; they explored all options.

Denise Menard, 73 Miller Road, spoke regarding South Road. She said we own the property because there were delinquent taxes on it, no one bid on it so we had to take it. She said it was \$15.00 per lot, per month. The rest is supposed to be accounted for; in the agreement it says that quarterly we are supposed to get an accounting from the Housing Authority. She said the properties would be leaned if we had to go that far.

She said that Hamilton Sunstrand (Hamilton Standard at the time) was a one-time tax relief to attract just that one business. There is no ordinance in place. She mentioned that she spoke with someone at Senator Larson's office and he suggested that all the gun folks wear their t-shirts to the public hearing.

She also commented on the Barber Hill School house. She said it is well documented and there is a file in Bob's office. She added it has been surveyed and the Town was just waiting on a legal property transfer document. Since our legal bills were high, she was holding off on spending money and that was sort of optional. Bob thanked Denise.

In regards to the Senior Center the activity fund she said she thinks it was "coffee money" put in a coffee can in the Senior Center and that it may be part of the senior club. She indicated that the money is set aside for activities. She wondered if the Town was receiving any updates from the Millbrook property because there should be something happening. She asked what was going on and why aren't we

doing something. She added, the Hamilton person was different, the EPA person was different but we should be receiving quarterly updates. First Selectman Maynard said he would distribute a quarterly update. Bob thanked Denise.

Tom Talamini, 23 Rice Road commented on the Tax abatement agenda item. He feels it is really important and we need to pursue this now because we don't want somebody else going somewhere else. First Selectman Maynard said that he will give it to town council and as soon as he gets it back he will send it out to the Board of Selectmen.

The Board went into Executive Session at 8:28 p.m.

MOTION made (Dearborn) and **SECONDED** (Pippin) to go into Executive Session after a 5 minute break.

Unanimous.

The Board went into Executive Session at 8:35 p.m.

14. EXECUTIVE SESSION

The Board came out of Executive Session at 8:44 p.m.

15. ADJOURNMENT

MOTION to adjourn made (Dearborn) and **SECONDED** (Pippin). **Unanimous.**

The meeting was adjourned at 8:45 p.m.

Respectfully submitted,



Amanda Schroll
Recording Secretary



Attachment A

East Windsor Housing Authority

1A Park Hill Broad Brook, CT 06016

RECEIVED BY

FEB 29 2016

FIRST SELECTMANS OFFICE



John Burnham ~ Chairman
Laverne Calsetta ~ Vice Chairman
Marie DeSousa ~ Secretary
Elizabeth LeBorions ~ Treasurer
Alexandra Chamenko ~ Assit. Treasurer

Linda Collins
Executive Director
ewhaed@gmail.com
860- 623-8467(p)
860-623-8554(f)

February 23, 2016

East Windsor Board of Selectmen
11 Rye Street
Broad Brook, CT 06016

Regarding: Blaine Simpkins, Town Fire Marshall

To: The Board of Selectmen:

I would like to take this opportunity to express my gratitude for the admirable assistance that Mr. Simpkins has provided for the benefit of Park Hill and our residents. In addition to his immediate response time to concerns that I may have regarding fire safety, Mr. Simpkins is always patient and understanding of our resident population. He actually met with a group of our residents last year who had questions regarding smoke alarms and emergency egress issues related to their apartments. As a result of the meeting, the residents were more informed and confident that Park Hill is a safe and secure place to live.

I would also like to mention that The Broad Fire Department is very responsive to emergency calls at Park Hill. At times the calls are for minor incidents or false alarms. Regardless, the emergency personnel are very thorough and attentive to the situation. I credit Mr. Simpkins for preparing and properly training the fire fighters of East Windsor.

The Town of East Windsor is very fortunate to have a competent and dedicated Fire Marshall. Mr. Simpkins is very knowledgeable of the needs of the entire community as they apply to Fire Safety including educating the resident population and being proactive with preventing fires.

Sincerely,


Linda Collins

Executive Director



The East Windsor Housing Authority is an Equal Opportunity Affirmative Action Employer



Attachment B
Page 1

Roger J. O'Brien, PhD, AICP

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FEB 29 2016

FIRST SELECTMANS OFFICE

FAX Cover Sheet

To: Robert Maynard

First Selectman, Town of East Windsor

FAX 860 623-4798

From: Roger J OBrien

203-314-1370 Telephone

Date: February 29, 2016

Tax Incentive policy and copies of referenced Connecticut State Statutes

Pages including cover sheet 13

O'Brien & Marmo Associates
Planning and Development Consultants

February 29, 2016

Robert Maynard
First Selectman
Town Of East Windsor

Dear First Selectman Maynard:

At your request I have updated the tax incentive policy endorsed by the Board of Selectman last year. As part of the review I have once again read the policies of other similar towns.

The CGS supplement to January 1, 2016 was also consulted.

The key differences are as follows:

1. The eligibility inclusion of
 - Residential enterprises
 - Hotels and motels
 - Health Systems enterprises
 - Recreational Uses
 - Mixed use developments
2. Other conditions
 - The revision of the termination clause
 - The addition of a section specifying that this policy does not require the approval of any agreement
 - The addition of a section designating the administration responsibility for the policy

Look forward to discussing with you

Roger

Roger J. O'Brien, PhD, AICP



Proposed Ordinance Establishing a Tax Incentive Program for Substantial New Investment in the Town of East Windsor

Purpose

Whereas, the State of Connecticut pursuant to Chapter 203 of the Connecticut General Statutes has authorized municipalities to grant certain tax incentives to specific types of agricultural and business enterprises, and

Whereas, the Town of East Windsor recognizes the need to provide a competitive agricultural and business climate, and

Whereas, the Economic Development Commission has recommended a tax incentive program to the Board of Selectmen, and

Whereas, the Board of Selectmen is supportive of the creation of an agricultural and business tax incentive program,

Now Therefore the Board of Selectmen hereby endorses the following policy by resolution and refers this proposed Ordinance to a Special Town meeting acting as the legislative body of the Town of East Windsor and urges its adoption pursuant to CGS 12-65b and CGS 12-81m.

Part One. Pursuant to CGS 12-81m Agricultural Investment Incentives

Agricultural business enterprises eligible for consideration:

- Dairy farm,
- Fruit orchard,
- Vegetable farm,
- Nursery farm,
- Farms employing nontraditional farming methods , including, but not limited to hydroponic farming,
- Tobacco farms

The Town may by an affirmative vote of the Board of Selectman enter into a written agreement to abate up to 50 percent of property taxes for a period up to 2 years for new Investments provided the cost of improvements is not less than *five hundred thousand dollars*.

Part Two Pursuant to CGS 12-65b Certain non-agricultural enterprises tax incentives for Investments

Property Uses eligible for consideration:

- Office uses
- Retail uses
- Permanent residential uses
- Transient residential uses limited to hotels and motels
- Manufacturing uses
- Warehouse, storage or distribution uses
- Information technology uses
- Recreational Uses
- Transportation facilities
- Mixed use developments containing one or more multifamily or single-family dwelling units and one or more commercial, public, institutional, retail office or industrial uses consistent with CGS
- Health system uses as defined in CGS 19a-508c

The Town may by an affirmative vote of the Board of Selectman enter into a written agreement fixing the assessment of real property and all new improvements thereon or therein

- a) Up to fifty percent reduction of increase in assessment for a period up to 2 years provided the cost of new improvements is *not less than five hundred thousand dollars* ,
- b) Up to fifty percent reduction of increase in assessment for up to 7 years provided the cost of improvements is *not less than three million dollars*

Part Three Review Criteria

In reviewing proposed agreements for tax incentives under Part One and Part Two the Board of Selectman may consider the overall impact of the proposed project on the Town and the residents of the town including but not limited to the increase in job opportunities and potential growth in the Grand List.

Part Four Termination Provision

The Town may include in any agreement fixing the assessment or any agreement abating taxes a termination provision that provides for the termination of the agreement if any provision of the agreement is not met.

Part Five Sole Discretion of Board of Selectmen

Nothing in this policy shall require the Town of East Windsor to enter into a tax incentive agreement. The final decision to enter into a tax incentive agreement is at the sole discretion of the Board of Selectmen.

Part Six Administration of Tax Incentive Policy

The First Selectman or his/her designee shall be responsible for developing an application and review package. Once approved by the Board of Selectmen a Tax Incentive Agreement will be administered by the Assessor.

Sec. 12-65b. Agreements between municipality and owner or lessee of real property or air space fixing the assessment of such property or air space. (a) Any municipality may, by affirmative vote of its legislative body, enter into a written agreement with any party owning or proposing to acquire an interest in real property in such municipality, or with any party owning or proposing to acquire an interest in air space in such municipality, or with any party who is the lessee of, or who proposes to be the lessee of, air space in such municipality in such a manner that the air space leased or proposed to be leased shall be assessed to the lessee pursuant to section 12-64, fixing the assessment of the real property or air space which is the subject of the agreement, and all improvements thereon or therein and to be constructed thereon or therein, subject to the provisions of subsection (b) of this section, (1) for a period of not more than seven years, provided the cost of such improvements to be constructed is not less than three million dollars, (2) for a period of not more than two years, provided the cost of such improvements to be constructed is not less than five hundred thousand dollars, (3) to the extent of not more than fifty per cent of such increased assessment, for a period of not more than three years, provided the cost of such improvements to be constructed is not less than ten thousand dollars, or (4) for a period of years specified in an ordinance, for improvements to be constructed on land used or to be used for any retail business in an area designated in such ordinance. For purposes of this section, "improvements to be constructed" includes the rehabilitation of existing structures for retail business use.

(b) The provisions of subsection (a) of this section shall only apply if the improvements are for at least one of the following: (1) Office use; (2) retail use; (3) permanent residential use; (4) transient residential use; (5) manufacturing use; (6) warehouse, storage or distribution use; (7) structured multilevel parking use necessary in connection with a mass transit system; (8) information technology; (9) recreation facilities; (10) transportation facilities; (11) mixed-use development, as defined in section 8-13m; or (12) use by or on behalf of a health system, as defined in section 19a-508c.

(1971, P.A. 471, S. 1, 2;

Sec. 12-81m. Municipal option to abate up to fifty per cent of property taxes of dairy farm, fruit orchard, vegetable, nursery, nontraditional or tobacco farm or commercial lobstering business operated on maritime heritage land. A municipality may, by vote of its legislative body or, in a municipality where the legislative body is a town meeting, by vote of the board of selectmen, and by vote of its board of finance, abate up to fifty per cent of the property taxes of any of the following properties provided such property is maintained as a business: (1) Dairy farm, (2) fruit orchard, including a vineyard for the growing of grapes for wine, (3) vegetable farm, (4) nursery farm, (5) any farm which employs nontraditional farming methods, including, but not limited to, hydroponic farming, (6) tobacco farms, or (7) commercial lobstering businesses operated on maritime heritage land, as defined in section 12-107b. Such a municipality may also establish a recapture in the event of sale provided such recapture shall not exceed the original amount of taxes abated and may not go back further than ten years. For purposes of this section, the municipality may include in the abatement for such fruit orchard any building for seasonal residential use by workers in such orchard which is adjacent to the fruit orchard itself, but shall not include any residence of the person receiving such abatement.

Sec. 19a-508c. Hospital and health system facility fees charged for outpatient services at hospital-based facilities. Notice. (a) As used in this section:

(1) "Affiliated provider" means a provider that is: (A) Employed by a hospital or health system, (B) under a professional services agreement with a hospital or health system that permits such hospital or health system to bill on behalf of such provider, or (C) a clinical faculty member of a medical school, as defined in section 33-182aa, that is affiliated with a hospital or health system in a manner that permits such hospital or health system to bill on behalf of such clinical faculty member;

(2) "Campus" means: (A) The physical area immediately adjacent to a hospital's main buildings and other areas and structures that are not strictly contiguous to the main buildings but are located within two hundred fifty yards of the main buildings, or (B) any other area that has been determined on an individual case basis by the Centers for Medicare and Medicaid Services to be part of a hospital's campus;

(3) "Facility fee" means any fee charged or billed by a hospital or health system for outpatient hospital services provided in a hospital-based facility that is: (A) Intended to compensate the hospital or health system for the operational expenses of the hospital or health system, and (B) separate and distinct from a professional fee;

(4) "Health system" means: (A) A parent corporation of one or more hospitals and any entity affiliated with such parent corporation through ownership, governance, membership or other means, or (B) a hospital and any entity affiliated with such hospital through ownership, governance, membership or other means;

(5) "Hospital" has the same meaning as provided in section 19a-490;

(6) "Hospital-based facility" means a facility that is owned or operated, in whole or in part, by a hospital or health system where hospital or professional medical services are provided;

(7) "Professional fee" means any fee charged or billed by a provider for professional medical services provided in a hospital-based facility; and

(8) "Provider" means an individual, entity, corporation or health care provider, whether for profit or nonprofit, whose primary purpose is to provide professional medical services.

(b) If a hospital or health system charges a facility fee utilizing a current procedural terminology evaluation and management (CPT E/M) code for outpatient services provided at a hospital-based facility where a professional fee is also expected to be charged, the hospital or health system shall provide the patient with a written notice that includes the following information:

(1) That the hospital-based facility is part of a hospital or health system and that the hospital or health system charges a facility fee that is in addition to and separate from the professional fee charged by the provider;

(2) (A) The amount of the patient's potential financial liability, including any facility fee likely to be charged, and, where professional medical services are provided by an affiliated provider, any professional fee likely to be charged, or, if the exact type and extent of the professional medical services needed are not known or the terms of a patient's health insurance coverage are not known with reasonable certainty, an estimate of the patient's financial liability based on typical or average charges for visits to the hospital-based facility, including the facility fee, (B) a statement that the patient's actual financial liability will depend on the professional medical services actually provided to the patient, and (C) an explanation that the patient may incur financial liability that is greater than the patient would incur if the professional medical services were not provided by a hospital-based facility; and

(3) That a patient covered by a health insurance policy should contact the health insurer for additional information regarding the hospital's or health system's charges and fees, including the patient's potential financial liability, if any, for such charges and fees.

(c) If a hospital or health system charges a facility fee without utilizing a current procedural terminology evaluation and management (CPT E/M) code for outpatient services provided at a hospital-based facility, located outside the hospital campus, the hospital or health system shall provide the patient with a written notice that includes the following information:

(1) That the hospital-based facility is part of a hospital or health system and that the hospital or health system charges a facility fee that may be in addition to and separate from the professional fee charged by a provider;

(2) (A) A statement that the patient's actual financial liability will depend on the professional medical services actually provided to the patient, and (B) an

explanation that the patient may incur financial liability that is greater than the patient would incur if the hospital-based facility was not hospital-based; and

(3) That a patient covered by a health insurance policy should contact the health insurer for additional information regarding the hospital's or health system's charges and fees, including the patient's potential financial liability, if any, for such charges and fees.

(d) The written notice described in subsections (b) and (c) of this section shall be in plain language and in a form that may be reasonably understood by a patient who does not possess special knowledge regarding hospital or health system facility fee charges.

(e) (1) For nonemergency care, if a patient's appointment is scheduled to occur ten or more days after the appointment is made, such written notice shall be sent to the patient by first class mail, encrypted electronic mail or a secure patient Internet portal not less than three days after the appointment is made. If an appointment is scheduled to occur less than ten days after the appointment is made or if the patient arrives without an appointment, such notice shall be hand-delivered to the patient when the patient arrives at the hospital-based facility.

(2) For emergency care, such written notice shall be provided to the patient as soon as practicable after the patient is stabilized in accordance with the federal Emergency Medical Treatment and Active Labor Act, 42 USC 1395dd, as amended from time to time, or is determined not to have an emergency medical condition and before the patient leaves the hospital-based facility. If the patient is unconscious, under great duress or for any other reason unable to read the notice and understand and act on his or her rights, the notice shall be provided to the patient's representative as soon as practicable.

(f) Subsections (b) to (e), inclusive, of this section shall not apply if a patient is insured by Medicare or Medicaid or is receiving services under a workers' compensation plan established to provide medical services pursuant to chapter 568.

(g) A hospital-based facility shall prominently display written notice in locations that are readily accessible to and visible by patients, including patient waiting areas, stating that: (1) The hospital-based facility is part of a hospital or health system, and (2) if the hospital-based facility charges a facility fee, the patient may incur a financial liability greater than the patient would incur if the hospital-based facility

was not hospital-based.

(h) A hospital-based facility shall clearly hold itself out to the public and payers as being hospital-based, including, at a minimum, by stating the name of the hospital or health system in its signage, marketing materials, Internet web sites and stationery.

(P.A. 14-145, S. 1, 2.)

Sec. 8-13m. Definitions. As used in this section and sections 8-13n to 8-13x, inclusive:

(1) “Approved incentive housing zone” means an overlay zone that has been adopted by a zoning commission and for which a letter of final eligibility has been issued by the commissioner under section 8-13q.

(2) “Building permit payment” means the one-time payment, made pursuant to section 8-13s, for each qualified housing unit located within an incentive housing development for which a building permit has been issued by the municipality.

(3) “Developable land” means the area within the boundaries of an approved incentive housing zone that feasibly can be developed into residential or mixed uses consistent with the provisions of this section and sections 8-13n to 8-13x, inclusive, not including: (A) Land already committed to a public use or purpose, whether publicly or privately owned; (B) existing parks, recreation areas and open space that is dedicated to the public or subject to a recorded conservation easement; (C) land otherwise subject to an enforceable restriction on or prohibition of development; (D) wetlands or watercourses as defined in chapter 440; and (E) areas exceeding one-half or more acres of contiguous land that are unsuitable for development due to topographic features, such as steep slopes.

(4) “Duplex” means a residential building containing two units.

(5) “Eligible location” means: (A) An area near a transit station, including rapid transit, commuter rail, bus terminal, or ferry terminal; (B) an area of concentrated development such as a commercial center, existing residential or commercial district, or village district established pursuant to section 8-2j; or (C) an area that, because of existing, planned or proposed infrastructure, transportation access or underutilized facilities or location, is suitable for development as an incentive housing zone.

(6) “Historic district” means an historic district established pursuant to chapter 97a.

(7) “Incentive housing development” means a residential or mixed-use development (A) that is proposed or located within an approved incentive housing zone; (B) that is eligible for financial incentive payments set forth in this section

and sections 8-13n to 8-13x, inclusive; and (C) in which not less than twenty per cent of the dwelling units will be conveyed subject to an incentive housing restriction requiring that, for at least thirty years after the initial occupancy of the development, such dwelling units shall be sold or rented at, or below, prices which will preserve the units as housing for which persons pay thirty per cent or less of their annual income, where such income is less than or equal to eighty per cent or less of the median income.

(8) "Incentive housing restriction" means a deed restriction, covenant, zoning regulation, site plan approval condition, subdivision approval condition, or affordability plan constituting an obligation with respect to the restrictions on household income, sale or resale price, rent and housing costs required by this section and sections 8-13n to 8-13x, inclusive, enforceable for thirty years as required by said sections, and recorded on the land records of the municipality where the housing is located.

(9) "Incentive housing zone" means a zone adopted by a zoning commission pursuant to this section and sections 8-13n to 8-13x, inclusive, as an overlay to one or more existing zones, in an eligible location.

(10) "Incentive housing zone certificate of compliance" means a written certificate issued by the commissioner in accordance with this section and sections 8-13n to 8-13x, inclusive.

(11) "Letter of eligibility" means a preliminary or final letter issued to a municipality by the commissioner pursuant to section 8-13q.

(12) "Median income" means, after adjustments for household size, the area median income as determined by the United States Department of Housing and Urban Development for the municipality in which an approved incentive housing zone or development is located.

(13) "Mixed-use development" means a development containing one or more multifamily or single-family dwelling units and one or more commercial, public, institutional, retail, office or industrial uses.

(14) "Multifamily housing" means a building that contains or will contain three or more residential dwelling units.

(15) "Open space" means land or a permanent interest in land that is used for or satisfies one or more of the criteria listed in subsection (b) of section 7-131d.

(16) "Commissioner" means the Commissioner of Housing or the designee of the commissioner.

(17) "Townhouse housing" means a residential building consisting of a single-family dwelling unit constructed in a group of three or more attached units, in which each unit extends from foundation to roof and has open space on at least two sides.

(18) "Zone adoption payment" means a one-time payment, made pursuant to section 8-13s.

(19) "Zoning commission" means a municipal agency designated or authorized to exercise zoning powers under chapter 124 or a special act, and includes an agency that exercises both planning and zoning authority.

(June Sp. Sess. P.A. 07-4, S. 38; P.A. 13-234, S. 2.)

History: June Sp. Sess. P.A. 07-4 effective

101-102

[illegible]

CONNECTICUT STATE POLICE FIRING RANGE/TRAINING FACILITY

Connecticut Public Safety & Security Committee

Public Hearing

Thursday March 3, 2016

Legislative Office Building, Hartford, CT

10:00 A.m.

SB 234 and SB 235 Public participation requirements:

- **Speakers must register prior to 10 a.m.**
- **35 copies of testimony must be produced prior to the hearing**
- **Speakers are limited to three (3) minutes**

OR

Email testimony may be submitted to the following"

pstestimony@cga.ct.gov

SB234 Senator Tony Guglielmo

Would require the State to use land it already owns prior to July 2016.

SB235 Senator Tim Larson

Would require a minimum of 230 acres of land and all but 30 acres given back to the community. Also would require sound baffling on the firing range.



DAS*newsrelease*

Connecticut State Police Firearms Training Facility Relocation Project

Connecticut State Police Firearms Training Facility Relocation Project

In response to inquiries made by elected officials and property owners concerning the Connecticut State Police Firearms Training Facility Relocation Project, the Connecticut Department of Administrative Services (DAS) and Department of Emergency Services and Public Protection (DESPP) will hold a series of informational community meetings in the towns of Voluntown, Griswold, and Canterbury during the month of March. Property owners in each town have expressed interest in selling to the State for purposes of developing this critical state facility.

These meetings will allow state officials to meet with town residents to discuss the project and for residents to express their level of interest in hosting the proposed facility. This is outside of the CEPA process (public scoping). While these will be public meetings and the general public is welcomed, the goal is to speak directly with each town's residents. The format will be informal and will allow for questions and answers.

Information will be presented concerning the potential sites that have been offered in each town, including the project description with concept layout, town-wide map showing the location of the potential sites, and individual aerial maps of the potential sites.

Written comments will be accepted up to one week later for anyone unable to attend or who wish to comment outside the meeting itself.

For each meeting, the doors will open at 6:30 pm and the public may inspect graphic information that will be provided, with the meetings commencing at 7:00 pm. There will be remarks by officials from the State Police and DAS, as well as local elected officials.

There will be a discussion covering the history of the project, the project description and the State's process to making a final decision on a site for the facility. Finally there will be a question and answer period during which the public may share their opinion on hosting the facility within their town.



DAS*newsrelease*

pg 2

The meetings will be held:

Canterbury: March 14 in the Community Room in the Town Hall, 1 Municipal Drive, Canterbury

Voluntown: March 15 at Voluntown Elementary School, 195 Main Street, Voluntown

Griswold: March 16 in Griswold at Griswold Middle School, Auditorium, 211 Slater Ave., Jewett City, CT

If there are any other interested towns or property owners, DAS will entertain additional inquiries if received on or before March 15, 2016.

Contact:

Jeffrey R. Beckham

Department of Administrative Services

Staff Counsel

860-713-5195

Jeffrey.Beckham@ct.gov

From: Jason Bowsza
Sent: Tuesday, March 01, 2016 8:20 PM
To: Amanda Schroll
Subject: Selectmen's Report - March 1, 2016

Selectmen's Report - March 1, 2016

After our last meeting, a member of the public approached me and suggested that this board, and others in town, may benefit from asking CCM to host a training for boards and commissions about Robert's Rules of Order, appropriate meeting conduct, and so on. I agree with that suggestion and recommend that we approach CCM with some dates that would work for all of us.

On the 17th of February, the Board of Finance met. They discussed the the tax plan being developed by the Warehouse Point Fire District. The board asked questions about budgetary controls that may or may not be in place, legal implications, costs incurred by homeowners who may challenge whether they should be in the district or not, and other similar issues.

Also, the Board of Finance committed to ensure that adequate funding remains available to cover any potential legal costs that the town may incur to protect our legal interests. "An ounce of prevention is worth a pound of cure."

Joe Ouellette and I met with DPW Director Len Norton to discuss the possibility of economizing street light usage around town. Mr. Ouellette brought up the possibility of reducing selective streetlights on certain roads through adaptive lighting. I was happy to hear that the Town is investigating a PILOT program in Broad Brook and Warehouse Point to accomplish these goals.

One issue that I haven't heard much about lately is the Barber Hill Schoolhouse - I'd like this to be on our next agenda, and would ask the first selectman to provide the board and update.

This month's Elderly Commission meeting was cancelled.

The Planning and Zoning Commission met on February 23. The commission continued their work for a plan to redesign the Warehouse Point Village district. The discussed the public hearing that they will have on March 16 concerning the Plan of Conservation and Development. That public workshop will be at St. John's Episcopal Church at 6pm, and anyone interested in the Town's 10-year plan is welcomed to attend. It is a work in progress, and anyone's perspective is welcomed.

On Feb 25, the conservation and AG Commissions met. I missed the conservation commission, but did join the AG commission at the end. They are doing a Farmer's Coffee on April 2 at 9am at the Melrose Schoolhouse, which will be a great opportunity to network with farmers in our community.

I missed last night's Permanent Building Commission due to illness.

Congratulations to the East Windsor High School Girls Basketball team as they advance to the next round of the state tournament. Their next game will be on Friday at Bolton.

Sb 229: an act concerning the accuracy and applicability of certain environmental impact evaluations is set for a public hearing on Friday, March 4.

Pg 2

Respectfully submitted,

Jason E. Bowsza
Selectman

Sent from my iPad