

TOWN OF EAST WINDSOR BOARD OF SELECTMEN

REGULAR MEETING

Tuesday, October 17, 2017, 7:00 p.m.
Town Hall Meeting Room
11 Rye Street, Broad Brook, CT. 06016

Meeting Minutes

***** *Draft Document subject to Board Review/Approval* *****

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

ATTENDANCE: Board of Selectmen: Robert Maynard, First Selectman; Richard P. Pippin, Jr., Deputy First Selectman; Jason Bowsza; Dale Nelson; Steve Dearborn.

GUESTS: 250th Anniversary Committee: Rebecca Talamini; Board of Finance: Kathy Pippin; Historical Preservation Commission, East Windsor: Kirk Monstream, Chairman; Tax Collector: Patti Kratochvil; Town Fire Marshal: Blaine G. Simpkins, Sr.; Town Fire Marshal, Assistant: Blaine Simpkins, Jr.; Public: Paul Anderson: *(Margaret Drive Subdivision – identified speakers): Ted Grossi; James Leganan; James Martino; Bob Weiner; Ronald DuBois; Barbara Smiegel, Tom Talamini.*

Press: Anthony Branciforte, Journal Inquirer.

TIME AND PLACE OF REGULAR MEETING:

First Seletman Maynard called the Meeting to Order at 7:02 p.m. in the Town Hall Meeting Room, 11 Rye Street, Broad Brook, CT.

PLEDGE OF ALLEGIANCE:

Everyone present stood to recite the Pledge of Allegiance.

AGENDA APPROVAL:

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MOTION: To APPROVE the Agenda as submitted.

Pippin moved/Dearborn seconded/DISCUSSION: None

VOTE: In Favor: Unanimous (Maynard/Pippin/Bowsza/Dearborn/Nelson)

ATTENDANCE: See Page 1.

PARLIMENTARY PROCEDURES:

First Selectman Maynard requested everyone to identify themselves when they speak, and to be respectful during their comments.

APPROVAL OF MEETING MINUTES/A. October 3, 2017, Regular Meeting Minutes:

MOTION: To APPROVE the Minutes of the Board of Selectmen’s Regular Meeting dated October 3, 2017 as amended:
Page 4, BOARDS AND COMMISSIONS RESIGNATIONS AND APPOINTMENTS/C. New Appointments: 2. Planning and Zoning Commission, Frank Gowdy, (R), alternate member for a term expiring 10/1/2021: **MOTION:** To APPOINT Frank Gowdy as an alternate member to the Planning and Zoning Commission for a term expiring **10/1/2012**
10/1/2021.

Pippin moved/Bowsza seconded/DISCUSSION: None.

VOTE: In Favor: Unanimous (Maynard/Pippin/Bowsza/Dearborn/Nelson)

COMMUNICATIONS: Nothing presented this evening.

PUBLIC PARTICIPATION:

Jim Martino, 22 Margaret Drive: he is here this evening with other residents from Margaret Drive to let the Board know they are not pleased with the business operating commercially at 20 Margaret Drive. Mr. Martino indicated he had letters from various residents, some of which are present and some of which are not. Mr. Martino requested to read two of the letters; one is authored by himself and the other bears the signature of Angel Nieves. After concluding reading the letters Mr. Martino indicated that every time he (Mr. Brown) gets a warning he gets another 30 days and has more time to run his equipment. Mr. Martino suggested he (Mr. Brown) has turned his yard into a mini-construction site. Mr. Martino expects something to be done about it; he pays taxes; he has a nice property; he wants to live in a quiet neighborhood, and has family that needs peace and quiet for reasons he can’t talk about right now.

Bob Weiner, 25 Margaret Drive: Mr. Weiner reported that on September 25th he filed a formal complaint with the Inland Wetlands Department; Mr. Weiner questioned - procedurally - if he would get a response? – Mr. Weiner referenced his letter dated September 26th. First Selectman

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Maynard felt that he should receive a response; he knew that they had investigated. Mr. Weiner agreed; he acknowledged receipt of a copy of the Desist and Repair Order. Mr. Weiner reiterated his belief that he should have received a response to his letter acknowledging the receipt and that follow up would occur. First Selectman Maynard replied affirmatively.

Mr. Weiner suggested the building that was constructed is an eyesore and will diminish the neighbor's property values. Mr. Weiner can't believe that the Town allowed construction of that building; if it fits within the Zoning Regulations then the regulations should be changed.

Mr. Weiner also wanted to address his question of complicity, collusion, or an ethics complaint regarding Mr. Dearborn and Mr. Brown conducting business together with Mr. Dearborn being a member of the Board of Selectmen. Mr. Weiner felt there is an ethics violation which should be investigated.

Selectman Pippin requested Mr. Martino provide copies of the letter for the record.

Paul Anderson: had two points to address:

- submitted a DVD which appeared on Facebook to the Board so they know what other Towns are doing to promote their towns, *(See Attachment A)* and
- questioned the status of the View Permit system? First Selectman Maynard reported use of the system continues to progress slowly, but it is moving along.

With regard to the promotional video Mr. Anderson submitted First Selectman Maynard advised Mr. Anderson there is a promotional video for East Windsor on the Town Website Home Page.

Tom Talamini: requested to see the DVD provided by Mr. Anderson; First Selectman Maynard ran the East Windsor video for the audience.

Kirk Monstream, 278 South Main Street: Mr. Monstream reported he is speaking both as a resident and as a member of the Historical Preservation Commission. He noted the Broad Brook Mill has been a topic of discussion for many years, and now they are involved as a Commission and there is discussion as to the outcome of the mill. Mr. Monstream indicated he would like to see the Mill survive in some fashion. He isn't saying the Town should physically take it but the Mill, in some shape or form, should be the Mill. If people..., maybe we could steward it. The Town is in it for the long haul. Hopefully we can steer it towards an owner that will respect the Mill and keep a portion of it. He knows there's some demolition talk and there were walk-throughs that he heard of. He really hopes the Town doesn't lose focus on it because if you tear it down and there is no Mill; that was the core of this part of town; everything about Broad Brook started because of the Mill. Keep that in mind; Mr. Monstream indicated you will see him more; he's in the loop with some other company that owns it. Hopefully the Board stays on board keeping it a Mill, or finds an owner, or takes it over so there will always be a Mill.

First Selectman Maynard reported they are working towards that, but it's up in the air. He indicated they've gone to DEEP and applied for a grant. Another aspect of it is, United

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Technology that owns it, because it's historic they have to go through a Federal Historical Commission to get permission to tear it down; he doesn't think that's occurred yet although it's been planned. And it will cost them money to take down something like that so if we can find a way to use that money or maybe a little more to save it. Right now the roof needs to be repaired, it's got a lot of mold but if we could take out the wall boards and fix the roof first. The main building is good but the attached buildings would have to be torn down. First Selectman Maynard indicated we're hoping to save it, too, but we need voices like yours to speck up and keep pushing us. Mr. Monstream noted if you need anything from the Historical Preservation Commission we'll do the best we can.

Mr. Jim Lenegan, 23 Margaret Drive: Mr. Lenegan indicated that it looked like a cement truck coming down his side of the road. He suggested getting impartial people to make a visit, not the Selectmen, maybe the Assessor or the Building Inspector. The wetlands makes him nervous; they are all on wells. He suggested coming out at 8:30 in the morning. What will be done; will you notify them of the actions or no action? First Selectman Maynard noted that all of what Mr. Lenegan is talking about is the Planning and Zoning Department; he'll make sure you get a response. Mr. Lenegan suggested the dump thing has been there for some time. First Selectman Maynard reported he claims he is renovating his house; he was told to get it out of there in six months. Mr. Lenegan suggested the Assessor can go in any time and look at what's being built.

Jim Martino, 22 Margaret Drive: he has dealt with the Zoning Office for over a year, he spoke with Mr. Maynard regarding expediting the issue; he (Mr. Brown) is harassing and terrorizes his (Mr. Martino's) family. Mr. Martino reported he's dealt with Zoning for over a year and a half before he (Mr. Brown) got a Cease & Desist letter; he questioned why isn't he being fined, maybe he has a buddy in the Selectmen, he has obvious zoning violations.

Selectman Bowsza questioned if the Board was going to do something to address their concerns – at least to ensure some sort of impartiality. Between the article in the newspaper and the way they are relaying this is happening he can understand their frustration. First Selectman Maynard felt the Board should let the Planning and Zoning Commission handle it; we can bring them in. Selectman Bowsza indicated this isn't a PZC function; it's the ZEO; he's is an employee. First Selectman Maynard felt the Planning and Zoning Department needs to handle this. First Selectman Maynard indicated he realizes there are a number of residents from Margaret Drive, but he's also heard from other residents that Stu Brown is ok so there is a lot of controversy surrounding this. He agreed, the people in the room have the ear of the paper. First Selectman Maynard felt the Board needs to let the Planning and Zoning Department handle this; they know the regulations and have worked on zoning problems for the people of East Windsor; they know the procedures. First Selectman Maynard cited one procedure is the Cease & Desist Order; discussion continued regarding the timing of the orders, the timing for resolution, the number of times the orders can be issued, and resolution. First Selectman Maynard suggested bringing the Department heads in to ask those questions. Selectman Bowsza welcomed that opportunity but suggested it isn't good to introduce politicians into regulatory functions. Discussion continued regarding legal implementations, past and present.

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Deputy First Selectman Pippin questioned if the complaints have been put in writing in the proper form and been submitted, or is it hearsay, because if they haven't been put in writing through the proper channels you can't expect any action. And, the Town has been without a ZEO for some time; we're deficient in that but it still happened. Deputy First Selectman Pippin felt it should be mentioned to the Planning Office that these people are upset; he felt it's correct that the Planning Office should come to the new Board of Selectmen with documentation and a history of what's been done; anything should be in writing and submitted to that office. Selectman Bowsza hoped the regulations are being enforced evenly across the board; Selectman Nelson and Deputy First Selectman Pippin concurred. Deputy First Selectman Pippin noted they don't go looking for things, they need proper complaints.

Bob Weiner, 25 Margaret : reported he has a formal complaint on the wetlands issue; it was e-mailed to Laurie Whitten, and Alan Baker (Wetlands Chairman), and , Jason - you received a copy of the complaint dated September 25, 2017. Deputy First Selectman Pippin noted the Wetlands Commission hasn't met since that time. Mr. Weiner understands there has been a Cease & Correction Order issued, and they have been out there, so they are doing their job. Deputy First Selectman Pippin reiterated that the formal Commission hadn't met, which was one of the reasons Mr. Weiner hadn't received a response.

Selectman Bowsza suggested referring this to the Town Attorney to be sure the Board is doing it correctly; he felt he was an elected official and it wasn't his job to be interpreting regulations. Deputy First Selectman Pippin felt the Board should check with the ZEO first, there's a set procedure for bringing complaints forward, and then it will be brought up at their meeting. Selectman Nelson questioned if this is an FOI issue? Deputy First Selectman Pippin suggested it's all public; nothing is secret.

Ted Grossi, 33 Margaret Drive: They received a Cease & Desist follow up to the original Cease & Desist which was placed, the Notice of Violation was dated March 24, 2017. Selectman Bowsza expressed astonishment. Mr. Grossi continued that was received by Mr. Brown on April 4, 2017. Everything stated in the Cease & Desist about the business and everything that is going on at the property and was answered as a follow up in this fashion from the board was "we have received no further complaints regarding this issue at this time." Mr. Grossi reported that every time there was a violation people received the same response – "we have no further complaints regarding this issue at this time". Mr. Grossi continued that it goes on to say that other issues, like chemicals that were observed stored on site for diesel trucks which are being used for excavation equipment, the findings from the follow up was "we have no further complaints about this and ask you to continue to please store these carefully."

Mr. Grossi questioned what's being stored there;? It's a residential area with well water in a wetlands, they have been involved with DEEP regarding an Ellington farm which caused their well water to go bad. Mr. Grossi indicated it cost him \$20,000 to get a filtration system placed on his property. That issue took years to clear. . Mr. Grossi queried that the response from

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Zoning is to “please continue to store these carefully”? Mr. Grossi suggested that was unacceptable. Mr. Grossi offered a copy of his documentation, noting it was public record. Discussion followed regarding clarification of the document dates; Mr. Grossi noted we’re talking 6 months ago; he suggested the complaints were filed before that. He continues to do business, they still continue to park there, and they now park across the street in someone else’s property. First Selectman Maynard agreed Planning and Zoning has to do something. He indicated it’s not illegal to have a business in his home; Mr. Grossi indicated he has a business in his home.

Another resident who didn’t identify himself angrily reported the business isn’t in his home; it’s in his yard. He has an 8’ fence in his yard so they can’t see what he is doing; he’s laughing in your faces.

Discussion continued regarding documentation of the activities, the legality of operating home businesses, and conflicting resident complaints. Mr. Grossi indicated they have videos and pictures. Mr. Grossi indicated they are registering complaints; if Channel 30 needs to come out that’s ok.

Jim Martino, 22 Margaret Drive: people just told you what he is doing; you are not listening to us, DO SOMETHING.

David King: suggested First Selectman Maynard was the First Selectman; you should probably take ownership of the problem. First Selectman Maynard felt he was doing that; he said he would have a meeting with the people in the back of the room and the Zoning Department. Mr. King questioned if First Selectman Maynard would commit to a time? Discussion followed regarding dates and times; the residents had problems with a meeting during the day. Selectman Bowsza indicated he would be agreeable to have a meeting with those people at the next Board of Selectmen’s Meeting, November 21st, or hold a Special Meeting. Selectman Nelson concurred to invite the ZEO, the Town Planner, and the Inland Wetlands person to the November 21st BOS Meeting; First Selectman Maynard had included the residents as well.

Ronald DuBois, 5 Omelia Road: reported his house suffered dust accumulation due to road repairs; he asked First Selectman Maynard to bring Mr. DuBois’ request to clean his house to the Board of Selectmen. Mr. DuBois suggested the road crew didn’t put down calcium repairing the road; he lives on the corner of Rye and Omelia Road and gets everything – it’s the Oklahoma dust storm. Mr. DuBois reported he had to shut his windows during the nice weather and had to run his air conditioner; he has dust on the sills and the yellow bench on his front porch is brown. He hasn’t cleaned it because he wants you to look at it. Mr. DuBois reported he understands the Board denied his request; he is here to ask the Board what can be done? His garbage cans are brown because nothing was put down because there was no money in the budget to take care of the dust.

Selectman Nelson reported she lives at 51 Omelia Road in the blue Colonial. She agreed there was a lot of dust but she took responsibility for her house and cleaned it. Selectman Nelson

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indicated she understands Mr. DuBois' frustration but the road crew did so well on the roads. She cleaned her house because it's her home; she pays taxes like everyone else.

Mr. DuBois indicated he understands what Selectman Nelson is saying but the problem was caused because they didn't put down calcium because there was no money in the budget. Mr. DuBois reiterated he lives on the corner; he gets everything. He didn't clean the house because he didn't cause the problem. Selectman Nelson suggested she didn't cause the problem for her house either; she was thankful for the road improvements. First Selectman Maynard reported he did bring Mr. DuBois' request to the Board; they decided not to help. Deputy First Selectman Pippin suggested calcium chloride has its own problems; it creates problems when moisture accumulates and can cause traffic accidents. He suggested every time you chip seal a road you have the same problems. Discussion continued back and forth for some time; Mr. DuBois wants his house power-washed. Deputy First Selectman Pippin suggested there isn't enough money in the budget to clean people's houses.

Hearing no further requests from the public to speak First Selectman Maynard continue to the next item on the agenda.

BOARDS AND COMMISSIONS RESIGNATIONS AND APPOINTMENTS/A.

Resignations: None.

BOARDS AND COMMISSIONS RESIGNATIONS AND APPOINTMENTS/B.

Reappointments: None.

BOARDS AND COMMISSIONS RESIGNATIONS AND APPOINTMENTS/C. *New*

Appointments: **.Capital Improvement Planning Committee, Adam Mehan (D) regular member for a four year term expiring 10/17/2021:**

MOTION: To APPOINT Adam Mehan to the Capital Improvement Planning Committee as a regular member for a four year term expiring 10/17/2021.

Pippin moved/Bowsza seconded/

DISCUSSION: Selectman Bowsza reported he knows Adam; he's a great guy and will do a great job.

VOTE: In Favor: Unanimous (Maynard/Pippin/Bowsza/Dearborn/Nelson)

UNFINISHED BUSINESS/A. East Windsor's 250th Anniversary *Committee* Report:

Rebecca Talamini, Chairman of the 250th Anniversary Committee, joined the Board with the following updates:

1. Tickets have arrived for the New Year's Eve 2017 Masquerade Ball; tickets are \$95/person for a 5 hour open bar and buffet and photo booth; call her for tickets. Dress code is formal (dress suit) attire.
2. There is a candidate debate tomorrow evening (October 19th) at 7:00 p.m.

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Selectman Nelson questioned if fund raising letters have gone out to businesses? Ms. Talamini replied affirmatively, noting returns are slowly coming in.

UNFINISHED BUSINESS/B. Casino Impact Fund:

First Selectman Maynard reported the Boards are working on a Casino Impact Fund. He attended a Board of Finance Meeting last night and received good suggestions, including review of the proposed process by the auditors. The BOF thought the ordinance was a good way to keep the money separate from the general fund. Another suggestion was requesting a wish list from department heads regarding the needs of the up-front payment; First Selectman Maynard will be holding meetings with various departments. First Selectman Maynard indicated he liked Keith Yagaloff's suggestion for creating multiple ordinances for ease of handling. Discussion continued regarding assessment of the funding requests, the payment process following Charter directives –BOS/BOF/Town Meeting, and continued work developing a payment plan.

NEW BUSINESS/A. Melrose Bridge Grant Project update:

Barbara Sherman, Secretary of the American Heritage River Commission, joined the Board. Mrs. Sherman reported that as of the previous Friday the walkway was placed within the framework of the existing Melrose Bridge. The pre-fabricated walkway came in on a trailer on Thursday, the crane arrived on Friday to deposit the walkway in place; Mrs. Sherman thanked the Police Department for assisting with traffic control. Mrs. Sherman reported the orange fence is temporary; it will be replaced with a chain-link fence attached to the sides of the walkway. Bollards have been cemented into the ends of the walkway to prevent large vehicle access. She indicated that the walkway must be accessible by a horse and rider because this is a State park. Mrs. Sherman hoped that DPW can finish their projects so they can assist with completion of this project, as the volunteers are ready to begin Phase II which is to develop trails to the Enfield border.

Mrs. Sherman thanked everyone who assisted with this project.

**NEW BUSINESS/B. Real Estate Sale to Arvind Persaud – Map/Block/Lot 094/24/066
Winkler Road:**

Selectman Nelson noted she visited the property; she also noted a stipulation in the sales agreement that indicates the buyer must be able to get a Building Permit for an 8,000 square foot house. Selectman Nelson questioned that the Town is selling this property for \$25,000 if this property can support an 8,000 square foot home? First Selectman Maynard indicated the property is long and narrow. Tax Collector Kratochvil indicated she didn't know the assessed value of the property but if he can build an 8,000 square foot house – yahoo. Deputy First Selectman Pippin felt that the buyer should have done his due diligence and been required to perform a perc test prior to the Town's acceptance of this agreement, the cost associated with the contract, and before sending the potential purchase to Town Meeting. Selectman Dearborn felt if the lot is later unbuildable that's the buyer's problem. Discussion continued; First Selectman

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Maynard noted the Town Attorney has reviewed the document and prepared the Addendum and is comfortable with the document.

MOTION: To APPROVE the sale of Town property to Arvind Persaud, Map 094, Block 24, Lot 066 Winkler Road, and move to Town Meeting.

Bowsza moved/Dearborn seconded/DISCUSSION: None

**VOTE: In Favor: Maynard/Bowsza/Dearborn
Opposed: Pippin/Nelson
Abstained: No one**

NEW BUSINESS/C. Fire Marshal Discussion:

Town Fire Marshal Simpkins, Sr. and Assistant Fire Marshal Simpkins, Jr. joined the Board. Town Fire Marshal Simpkins, Sr. suggested they had a simple request to make which wouldn't cost the Town anything – they wanted to exchange positions. Selectman Nelson questioned if Assistant Town Fire Marshal Simpkins, Jr. had the qualifications for the senior position; Assistant Town Fire Marshal Simpkins, Jr. replied affirmatively.

MOTION: To APPOINT Blaine Simpkins Jr. as Town Fire Marshal.

Nelson moved/Bowsza seconded/DISCUSSION: None

VOTE: In Favor: Unanimous (Maynard/Pippin/Bowsza/Dearborn/Nelson)

See Town Fire Marshal's Report (*Attachment B*)

NEW BUSINESS/D. To AMEND the October 3, 2017 motion to APPOINT Bob Leach, regular member, Richard P. Pippin, Jr., regular member, Catherine Simonelli, regular member, and Dale Nelson, regular member of the Capital Improvement Planning Advisory Committee for four year terms expiring October 3, 2021:

MOTION: To AMEND the October 3, 2017 motion to APPOINT Bob Leach, regular member, Richard P. Pippin, Jr., regular member, Catherine Simonelli, regular member, and Dale Nelson, regular member of the Capital Improvement Planning Advisory Committee for four year terms expiring October 3, 2021:

Nelson moved/Bowsza seconded/

DISCUSSION: Selectman Bowsza suggested anyone who has already been sworn in should confirm that the term for which they were sworn in was for four years.

VOTE: In Favor: Unanimous (Maynard/Pippin/Bowsza/Dearborn/Nelson)

Discussion followed regarding the terms of the Capital Improvement Planning Advisory Committee, staggered vs. consistent term expiration dates, and review of Charter requirements.

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NEW BUSINESS/H. Historical Preservation Discussion – Barbara Smigiel:

Barbara Smigiel joined the Board regarding Historic preservation within East Windsor. Ms. Smigiel began her discussion by asking the Board what they considered historic preservation? Selectman Bowsza, while noting that not everything historic qualifies for preservation, felt historical preservation is recognizing an area of some type of significance. Selectman Nelson recalled attending a meeting that was held at local cemeteries which was very informative and educational. Selectman Dearborn felt East Windsor has a lot of historical things which should be identified and preserved; he cited the work going on at the Historical Society/Scantic Academy. Deputy First Selectman Pippin felt it was identifying and preserving items unique to the area. It should be done with sense and order; he agreed there are things that need to be preserved and cared for but the practicality has to be there to preserve it. First Selectman Maynard felt there is a history that we all have, and it goes back a long time to the Romans and the pyramids, and for East Windsor it begins in 1768 which was actually founded before the birth of our country. He cited that before the settlers came over from Windsor the area was populated by the Native Americans; he noted the collection of arrowheads at the Historical Society as evidence of that. He noted the name of the Warehouse Point area is indicative of what was going on there. First Selectman Maynard noted Mr. Monstream's earlier discussion of the Mill, and Bill Loos' recollections of the Broad Brook Fire Department. He suggested we are fortunate to have many historical things around us.

Ms. Smigiel noted she has presented the Board a packet of information which should become your Bible of historic preservation. She cited the difference between museum quality artifacts, which are things kept somewhere, and history through the built environment, examples of that would be things ranging from the cemeteries to bridges to monuments such as Stonewall Jackson.

Ms. Smigiel indicated part of the responsibility of the Historic Preservation Commission is *preservation planning*. Included in the information provided to the Board is a copy of a survey performed by the State of Connecticut which identifies 265 historical buildings located in East Windsor which are of historical significance. There are 5 books related to the survey; one set is located at the Warehouse Point Library and a second copy is located in the Town Hall Vault. Each of the books were reviewed by the then Historic Preservation Commission members who identified 5 potential historic districts containing not more than 10 buildings for East Windsor; the books essentially related to each village and in identifying the historic districts - Ms. Smigiel suggested they gave each village its due. Each village is unique, with its unique identifying markers. In responding to Selectman Bowsza's question regarding documentation, Ms. Smigiel noted each property surveyed was documented by an identification form which includes historical information. Each property has an architectural value, and a historical value which notes the significance of the property owner to the local history. Ms. Smigiel gave an example of the Thompson Farmstead in Melrose; William Thompson was a deacon, founding member of the Congregational Church, a selectman, and a legislator. Ms. Smigiel reported we have already lost at least 6 buildings, and have only preserved 12 in perpetuity.

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Ms. Smigiel went on to note that once you've developed a plan, and have identified your properties, there are two ways to protect those properties. One is on the State listing; the best way is to register a property on the National Register, through the Department of Interior. Once a property is listed on the National Register, it's automatically listed on the State register. Ms. Smigiel referenced 2 National Register applications provided to the Board in their packets. Ms. Smigiel summarized the National Register application process, noting the monetary cost to the owner, and the need for documentation by a professional consultant.

She noted there are 5 East Windsor properties listed on the National Register :

1. The Broad Brook Mill (Broad Brook)
2. The Pony Trust Bridge (Melrose Bridge –one of only 26 in the country)
3. The Scantic Academy (Scantic)
4. St. John's Episcopal Church (Warehouse Point)
5. The William H. Thompson Farmstead property (Melrose)

And now,

- The Melrose Historic District, which required a unified agreement of property owners to create the district. The age of the properties range from 1780 -1790 to the 1870s and the beginning of the 20th Century.

Ms. Smigiel then noted inclusion in the packet of information on residential and commercial tax incentives to assist with the cost of preservation. She cited the importance of the tax incentives for people who own commercial property; she cited as an example the mill in Warehouse Point. She noted that's the reason the Broad Brook Mill went on the register; there was a tax incentive to do that. She noted grants are also available – trickle down money which goes to the State and is administered via the Connecticut Preservation Trust or the State Historical Commission.

Ms. Smigiel referenced a Certified Local Government application which she had proposed under a prior administration. This application opens up many sources of funding to East Windsor for historical preservation. Ms. Smigiel outlined the process for application as a Certified Local Government, including the identification of a municipally owned property that you make the effort to preserve and show your justification for preservation and how you did it. Ms. Smigiel noted she had proposed preservation of the Barber Hill School as an initial project as it was small and it was manageable. Discussion followed regarding the funding process; Ms. Smigiel suggested the Town's financial contribution shows a commitment to historic preservation.

Ms. Smigiel explained *local* historic districts, which are overseen by a governing board which tightly controls the architecture within that district. Ms. Smigiel cited examples in Enfield, Suffield, and South Windsor.

Ms. Smigiel noted cemeteries and bridges fall under *archeological preservation*. She cited that East Windsor has fantastic archeological materials, noting that any time a town includes a river – the Scantic River or the Connecticut River in East Windsor - it usually has archeological artifacts. She suggested that any time construction is proposed for such sites – including in proximity to cemeteries - they should be reviewed closely, and the State Archeologist should be

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involved. She suggested the Historical Preservation Commission has a lot of responsibility but is not connected to the Historical Society. She suggested the Historical Society's role is to house artifacts, including buildings, such as the Court House which was to have been demolished. Ms. Smigiel emphasized the importance of continuing to locate a building at its original location – unless it's threatened by demolition; once a building is moved off site it no longer qualifies for registration or supportive funding.

Ms. Smigiel cited the need to act quickly on historic preservation, as things change rapidly. She cited that at one time all the churches wanted to be listed as a group; she noted they all well merit to go on the National Register, they all are very unique, they all have very unique architectural features, and they all have very unique histories – but they couldn't register as a group today. Perhaps 15 years ago they would have been able to be listed as a thematic group, which would have been less expensive. Ms. Smigiel cited the unifying factor of the Melrose Historic District was its farming nature, contiguous farmland the whole length of the district. Discussion continued regarding the extent of the district. Ms. Smigiel also cited the need to preserve *scenic roads*. Although the POCD recommends the honoring scenic roads not one is acknowledged. Ms. Smigiel cited scenic roads must be located within an historic district or have natural terrain. Ms. Smigiel also noted there are 2 dirt roads in East Windsor – Pease and East – which have historic significance. Pease Road is included in the National Register as part of the Melrose Historic District.

Ms. Smigiel urged the Selectmen to view the books in the vault. She noted the architectural historians recommended preservation of buildings on the following roads: Barber Hill Road, Bridge Street, Broad Brook Road, Church Street, East Road, Ellsworth Road, Melrose Road, North Road, Norton Road, Old Ellington Road, Reservoir Avenue, Rockville Road, Rye Street, Skinner Road, Wells Road, and Windsorville Road. She noted the number referenced on each street indicates the number of the properties located on those roads. Ms. Smigiel noted she also provided the Board with information identifying architectural styles; as an example she noted the only building identified as a Second Empire structure in East Windsor is the Manor House (Broad Brook).

Ms. Smigiel noted the Board has been discussing the Mill. She provided them information regarding the Brownfield Land Banks – a tool for community revitalization and historic preservation – which is managed out of the State Historic Preservation Office. She described it as a new State program to foster partnerships for historic preservation and it specifically deals with areas like mills where people want to revitalize them in some way. It's new program; there is money available which would help with clean us costs.

Ms. Smigiel reported she also has another topic she liked to return to the Board to discuss. It involves the William H. Thompson Farmstead in Melrose. She has been talking to the Connecticut Preservation Trust and Historic New England. Ms. Smigiel explained that Historic New England is a group out of Massachusetts that takes easements on historic properties. They are interested in the William H. Thompson Farmstead because it's unique in that it's land, outbuildings, and 19th and 20th Century buildings all located on one site. They have asked Ms.

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Smigiel to work up a plan for the property as an historic place and they'll take it once it's up and running. Ms. Smigiel suggested such a property would be a good thing for East Windsor. Ms. Smigiel gave the Board a brochure on Historic New England.

Ms. Smigiel then gifted the Board members with a book on an historic topic significant to their role as officials..

Included in the packet provided for the Selectmen are:

- A document provided by the State Historical Commission explaining the responsibilities of the East Windsor Historic Preservation Commission
- Survey performed by the State of Connecticut identifying the most important historical buildings in East Windsor – see discussion above.
- National Registrar applications/registrations
- Archeological information
- Architectural information
- Local preservation information
- Historic New England brochure

NEW BUSINESS/F. Settlement Agreement:

MOTION: To AUTHORIZE the First Selectman to sign on behalf of the Town of East Windsor the settlement agreement between the Town of East Windsor, East Windsor Housing Ltd, LLC, and the Town's former Tax Attorney, John Watts, and his firm, the Law Office of John Watts

Pippin moved/Dearborn seconded/DISCUSSION: None.

VOTE: In Favor: Unanimous (Maynard/Pippin/Bowsza/Dearborn/Nelson)

NEW BUSINESS/G. Tax Refunds:

MOTION: To APPROVE the Tax Refunds as reflected in report dated October 12, 2017 in the amount of \$2,302.27.

Nelson moved/Pippin seconded/**DISCUSSION:** None.

VOTE: In Favor: Unanimous (Maynard/Pippin/Bowsza/Dearborn/Nelson)

SELECTMEN COMMENTS AND REPORTS/A. Dale Nelson: (See Attachment C)

SELECTMEN COMMENTS AND REPORTS/B. Richard Pippin, Jr.

Deputy First Selectman Pippin reported on the following items:

1. There was no Regular Inland Wetlands Meeting held in October.
2. He attended a Board of Finance Meeting last evening; the following occurred:
 - First Selectman Maynard appeared to discuss the most recent State Budget proposal and its impact to East Windsor.

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- First Selectman Maynard also discussed the Casino Impact Fund.
- The Town is in a good financial position; only one transfer was made.
- The BOF also approved the expenditure for the ice rink liner

SELECTMEN COMMENTS AND REPORTS/C. Steve Dearborn:

Selectman Dearborn encouraged everyone to get out and vote.

SELECTMEN COMMENTS AND REPORTS/D. Jason Bowsza: (See Attachment D)

SELECTMEN COMMENTS AND REPORTS/E. Robert Maynard:

First Selectman Maynard reported on the following:

1. CCM Conventions is being held on November 28th and 29th at Foxwoods; call his office to make a reservation to attend.
2. Encouraged people to stop over to see the progress at the Warehouse Point Green.

PUBLIC PARTICIPATION:

Rebecca Talamini, Rye Street: questioned if the Melrose Historic District could be added as a layer to the GIS system?

Barbara Sherman, 12 Allen Drive: reported the Rotary Club from East Windsor gave a generous contribution for the deck of the Melrose Bridge.

Signatures for approval of check registers:

The Selectmen reviewed the registers presented and took appropriate action.

EXECUTIVE SESSION/Pursuant to C.G.S. Section 1-200 (6)(a) Employment, Section 1-210(b) Legal Agreement:

MOTION: To GO INTO EXECUTIVE SESSION at 9:20 p.m. Included in the Executive Session were First Selectman Maynard, Deputy First Selectman Pippin, Selectman Bowsza, Selectman Dearborn, Selectman Nelson and Tax Collector Patti Kratochvil.

Pippin moved/Bowsza seconded/DISCUSSION: None.

VOTE: In Favor: Unanimous (Maynard/Pippin/Bowsza/Dearborn/Nelson)

The Board came out of Executive Session at 9:45 p.m.

MOTION made (Bowsza) and SECONDED (Nelson) that the Board of Selectmen accept and approve Attorney Mednick's report and authorize Attorney Mednick to present a Settlement

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Agreement to Attorney Watts as outlined in Attorney Mednick's report, on the condition that the agreement is reviewed and approved by the Town Attorney. Upon review and approval, the First Selectman is authorized to sign the agreement.

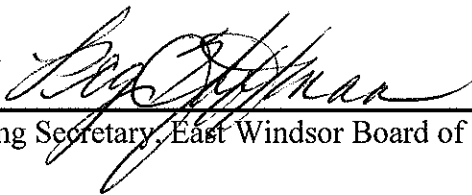
All in favor. Opposed: None.

ADJOURNMENT:

MOTION made (Bowsza) and **SECONDED** (Nelson) to adjourn at 9:52 p.m.

All in favor. Opposed: None.

Respectfully submitted



Peg Hoffman, Recording Secretary, East Windsor Board of Selectmen

Promotional video, with drone aerial shots, touts Vernon's appeal

By Zachary F. Vasile

Journal Inquirer

VERNON — Efforts to market the town to would-be residents and businesses have taken to the skies, with officials partnering with college students to shoot aerial footage from a drone as part of a new promotional video.

The roughly 1½-minute clip, “Vernon on the Move,” is posted to the Vernon Economic Development Department’s Facebook page,

<http://tinyurl.com/yc9j2zwwj>

It features sweeping views of the town and interviews with local business owners, all to showcase the community as a positive place to live and work, according to Economic Development Coordinator Shaun Gately.

“We have a lot to offer,” Gately said. “And this video is

highlighting all of that, from the highway, to the proximity to UConn and Hartford, to the historic downtown.”

Gately said the video is the product of an effort to market the town without spending money to hire an outside consultant.

He originally looked at conducting interviews with business owners using the now largely defunct Vine video hosting service, he said, but later refocused when an opportunity emerged to work with students in a marketing and advertising class at the University of Connecticut.

William Congdon, an assistant professor with UConn’s digital media and design department, said the course is designed to give students the experience of working on a real-world project.

Bas- 10/17/2017- attachment B

September Report 2017

Burning Permits weekends only

None

Fire Investigations and inspections

- 9-12, 14 Rye Street, Broad Brook School fire alarm reset system no fire
- 9-3, 5 Cemetery Rd vehicle fire, spills cleaned.
- 9-5, Omelia Rd wires down stand by for power company
- 9-8, 10 Griffin Rd. brush fire no permit extinguish same
- 9-11, 72 Main St. Broad Brook, vehicle accident with spills, clean same.
- 9-18, 46 Scantic Rd. wires down stand by for power company
- 9-20, 1004 Canyon Ridge propane smell reported issue with pilot lite on stove.
- 9-20, 28 Windsorville Road, electrical fire, found plug wired wrong, disconnected same
- 9-24, Wapping Road Holden property, found boat on fire in pond, arson, arrest warrant pending
- 9-24 Norton Road, smoke in cellar, problem with furnace shut off same.
- 9-29, 1 Park Hill, fire alarm sounding, nothing found reset same.
- 9-29, Old Ellington Road, Hazardous material spill cleaned same.
- 9-22, 110 Main Street, Main Street Grille inspection for license renewal. **Annual Inspection**
- 9-22, Meeting with Ct. Water Company for hydrant repair at 46 Hillside Farms Road

Plan Review

- TB-17-190, 144-5 Prospect Hill Road
- B-16-34, 5, Shorham Road

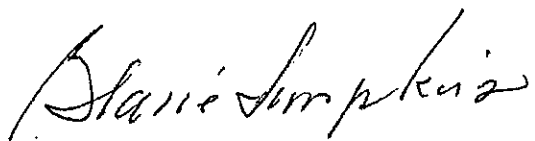
Fire Marshal Continuing Education

- 9-11- East Hartford Community Center 4 hours
- 9-26- East Hartford Community Center 4 hours

Meetings

Park Hill Management for final inspection of alarm system

Respectively Submitted

A handwritten signature in cursive script that reads "Blaine Simpkins". The signature is written in black ink and is positioned above the printed name and title.

Blaine Simpkins
Fire Marshal's Office Town of East Windsor

EW - 10/17/2017 - Attachment C

- 10/05/2017 BBFD meeting cancelled 7:00 PM
- 10/07/2017 Barktober Fest 11:00 PM
The weather was perfect for this event – there were great vendors and it well attended.
- EW Rotary Wine Tasting 1:00 PM
Hats off to Rotary they out did themselves. It was estimated that about 150 attendees enjoyed the wine, food, entertainment, John Deer tractors, horse drawn carriage. I am already looking forward to next year.
- 10/10/017 Abby's Birthday Celebration at Red Robin 5:00PM to 8:00 PM
Carol and her team managed to raise \$600 to go toward the scholarship fund (2 raffle prizes). There was a constant flow of traffic as we set up until we broke down the table at 8:00 PM. The 10% return from the restaurant has not been disclosed at this time.
- 10/14/2017 Harvest Moon Dance to Benefit the EW Veteran's Commission
I was disappointed we were unable to attend (sick)
- 10/15/2017 Chile Cook off - sick 11:00 AM
- Abby's Helping Hand meeting - sick 4:00 PM
- 10/16/2017 Housing Authority 7:00 PM
The resident's association was asking about EW Rotary assistance for sending packages and letters to deployed service people. The new president information was provided to get assistance. Coffee hour is scheduled every Tuesday morning and continues to be a popular event and bingo on Wednesday from 6:30 to 8:30 PM. The next potluck supper will be 10/27 at 5:00 PM. On September 15 the Annual Park Hill picnic was held, approximately 42 people attended. Linda and Marisa met with CHFA Asset Manager to discuss stratifying rents (would allow Park Hill to house applicants with a diverse spectrum of income) also to convert the waiting list from a point system to a lottery. The testing of the new fire system is scheduled for 10/25; all 3 laundry rooms are up and running (total completion by the end of the month).

Upcoming reminders:

- 10/19/2017 Candidate Debate – Scout Hall 7:00 PM
- 11/04/2017 Heather's second chance silent auction – 2nd chance farm 1-4:00 PM
- 11/19/2017 AHH lunch, vendors and fashion show – Maneeley's 11:00 AM

Respectfully submitted,
Dale Nelson, Selectwoman

005- 10/17/2017 - Attachment D

Selectmen's Report - October 17, 2017

On October 7, I attend the East Windsor Rotary's Wine Tasting at Second Chance Farm. It was a wonderful event, and a great venue. Congratulations to the Rotary club.

On October 10, Abby's Helping Hand held a fundraiser at Red Robin in Enfield. The event was packed, and it's always so wonderful to see our community and surrounding communities supporting a great cause.

That same night, I attended the Planning and Zoning Commission meeting. The commission considered bond release requests for the Farms Road subdivision and Maine Fish Market, as well as extension for special use permits for Bacher corp at the intersection of North and Wells Roads and for a 20-unit condominium complex on Winkler and North Roads.

The commission also discussed zoning requirements for the Highway Interchange Floating Zone and a new Highway Interchange Zone in Warehouse Point. This is in preparation for the casino development, and other opportunities. Topics discussed included signage, permitted uses, consolidated parcels, site appearances, and more.

On Friday the 13th, I stopped by the Melrose bridge to see the installation of the new walking bridge. Congratulations to Barbara and Dick Sherman and others who worked to make this project happen.

I'm really troubled by the article that appeared in today's Journal Inquirer concerning involvement by Bob Maynard and Steve Dearborn in zoning matters. The underlying issue has to do with whether or not the Town is properly enforcing zoning regulations. The really troubling part is the appearance that politicians may be interfering in the regulatory process. This would open the Town to some pretty obvious accusations of favoritism. I think we as a Town certainly need to ensure, beyond doubt, that things are being enforced fairly across the board.

Coming up on November 4, there will be a silent auction at Second Chance Farm to benefit Heather Lindsay and her family. She is a great young lady with a wonderful family who is going through some serious health challenges. Please come out and support this event.

Respectfully submitted,

Jason E. Bowsza
Selectmen