

TOWN OF EAST WINDSOR BOARD OF SELECTMEN

REGULAR MEETING

Tuesday, December 5, 2017)

7:00 p.m.

Town Hall Meeting Room
11 Rye Street, Broad Brook, CT. 06016

Meeting Minutes

***** *These Minutes are not official until approved at a subsequent meeting******

Board of Selectmen:

Robert Maynard, First Selectman
Jason Bowsza, Selectman
Steve Dearborn, Selectman
Andy Hoffman, Selectman
Charles J. Szymanski, Selectman

ATTENDANCE: Board of Selectmen: Robert Maynard, First Selectman; Selectmen: Jason Bowsza; Steve Dearborn; Andy Hoffman; Charles J. Szymanski..

GUESTS: Town Staff: Town Planner: Laurie Whitten; Assistant Town Planner/Zoning Enforcement Officer: Matt Tyksinski;

Members of Boards, Commission, or other entities: Board of Finance: Jerilyn Corso, Chairman, Kathy Pippin, Sarah Muska; Conservation Commission: Albert Grant, Chairman; Kirk Monstream; Historic Preservation Commission: Kirk Monstream, Chairman, Police Commission: Ed Filipone, Vice Chairman;; Warehouse Point Fire District: Vic DeCapua, Chairman; East Windsor Republican Town Committee: Bob Leach, Chairman.

Public: Paul Anderson, Donna Grant, Darren Long, Dale Nelson, Jim Richards, Rachel Safford, Richard Shary, Rebecca Talamini, Tom Talamini; Bill Towers.

Margaret Drive Residents: Lorraine Devaney, Jim Martino, Laurie Martino, Robert Winot

Press: Anthony Branciforte, Journal Inquirer.

**TOWN OF EAST WINDSOR
BOARD OF SELECTMEN
Regular Meeting – December 5, 2017
MEETING MINUTES -**

TIME AND PLACE OF REGULAR MEETING:

First Selectman Maynard called the Meeting to Order at 7:05 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:

MOTION: To APPROVE the Agenda for the December 5, 2017 Board of Selectmen Meeting as presented.

Dearborn moved/Hoffman seconded/DISCUSSION: None

VOTE: In Favor: Unanimous (Maynard/Bowsza/Dearborn/Hoffman/Szymanski)

ATTENDANCE: See page 1.

PARLIAMENTARY PROCEDURES:

First Selectman Maynard requested everyone to identify themselves before they speak and to be respectful presenting their comments.

APPROVAL OF MEETING MINUTES/B. Tuesday, November 21, 2017 Regular Meeting Minutes:

MOTION: To APPROVE the Minutes of the November 21, 2017 Board of Selectmen's Regular Meeting as written.

Dearborn moved/Szymanski seconded/DISCUSSION: None

VOTE: In Favor: Unanimous (Maynard/Bowsza/Dearborn/Hoffman/Szymanski)

COMMUNICATIONS:

First Selectman Maynard noted receipt of the following e-mail:

- From Melissa Maltese, Director, Parks and Recreation Department:

Due to the grading issues at the Veterans Memorial Green the Parks and Recreation Department will not be able to install the portable ice rink at that location for the 2017 – 2018 season. Instead, the ice rink will be put up in the open area next to the Town Hall

**TOWN OF EAST WINDSOR
BOARD OF SELECTMEN
Regular Meeting – December 5, 2017
MEETING MINUTES -**

Annex. The Parks and Recreation Department hopes to locate the rink at the Veterans Memorial Green in the future.

PUBLIC PARTICIPATION:

Robert Winot, 25 Margaret Drive: Mr. Winot noted that many of the Town roads have been chip-sealed over the Summer. He noticed driving down Graham Road that it's difficult to see in the dark; he questioned if the Town has any plans to stripe the roads? Selectman Szymanski noted they have recently restriped Rockville Road; he feels they are beginning that process.

Bob Leach, 39 Church Street, speaking on behalf of the Republican Town Committee: Mr. Leach noted that the Board will be voting tonight on applicants to fill the vacancy on the Police Commission. He reported that the Republican Town Committee has endorsed Darren Long for that position; Mr. Long has served on the Police Commission previously, and his 25 years of service with the South Windsor Volunteer Fire Department makes him the best person to fill that position. Mr. Leach urged the Board to appoint Darren Long to the Police Commission.

Ed Filipone, Vice Chairman, and Acting Chairman, of the Police Commission: Mr. Filipone also requested the Board appoint Darren Long to fill the current vacancy on the Police Commission.

Richard P. Pippin, Jr., 37 Woolam Road: Mr. Pippin also spoke in favor of Darren Long's appointment.

Bill Towers, 13 Maple Avenue: Mr. Towers noted that the Board had recently appointed a new Fire Marshal and Assistant Fire Marshal; he questioned if the Board reviewed the job description before those appointments? First Selectman Maynard replied affirmatively. Mr. Towers then noted that the Charter recommends review of job descriptions every 4 years; he questioned if that has been done? First Selectman Maynard, having served in his position for only two years, replied no for this appointment.

Mr. Towers advised everyone he is a Fire Inspector for the 8th Utilities District in Manchester. Mr. Towers indicated he sent an e-mail to the First Selectman and left a phone message at the phone number for the Fire Marshal; to date neither have been returned. Mr. Towers reported several instances when he was present at various town locations – the Broad Brook Elementary School, the Liedertafel Singing Society/German Club, Main Street Grill in Broad Brook, the Senior Center – when he noticed emergency lighting which was either missing or not functional or the batteries were low. In the case of the Liedertafel Singing Society a fire extinguisher was last inspected in 2009. Mr. Towers also reported the alarm panel at Scout Hall isn't hooked up which would prevent emergency personnel from responding. Mr. Towers also reported he has a list of 3 family homes which should be subject to fire safety inspections; he planned to make calls to some of those owners.

**TOWN OF EAST WINDSOR
BOARD OF SELECTMEN
Regular Meeting – December 5, 2017
MEETING MINUTES -**

Mr. Towers indicated he isn't looking for anyone's job but he is concerned for the town. He cited the duties of the Fire Marshal should be performed to the standards of Connecticut General Statute Chapter 541, Section 29-305. Mr. Towers reported he is making a formal complaint to the Board so they can take care of this issue.

The Board thanked Mr. Towers for this information.

Hearing no further requests for public participation First Selectman Maynard moved on to the next Agenda item.

BOARDS AND COMMISSIONS RESIGNATIONS AND APPOINTMENTS/A.

Resignations: Richard Pippin III, Police Commission:

MOTION: To RECEIVE the resignation of Richard P. Pippin, III, from the Police Commission, with regret.

Bowsza moved/Hoffman seconded/**DISCUSSION:** None.

VOTE: In Favor: Unanimous (Maynard/Bowsza/Dearborn/Hoffman/Szymanski)

BOARDS AND COMMISSIONS RESIGNATIONS AND APPOINTMENTS/B

Reappointments: . None.

BOARDS AND COMMISSIONS RESIGNATIONS AND APPOINTMENTS/C. New

Appointments:

American Heritage River Commission:

- **Mark M. Wheldon, (D) regular member for a term expiring 11/1/2020:**

MOTION: To APPOINT Mark M. Sheldon, (D) as a regular member of the American Heritage River Commission for a term expiring 11/1/2020:

Bowsza moved/Dearborn seconded/**DISCUSSION:** None.

VOTE: In Favor: Unanimous (Maynard/Bowsza/Dearborn/Hoffman/Szymanski)

Board of Assessment Appeals:

- **David L. King, (D) regular member for a term expiring 11/5/2019:**

MOTION: To APPOINT David L. King, (D), as a regular member of the Board of Assessment Appeals for a term expiring 11/5/2019.

Bowsza moved/Dearborn seconded/**DISCUSSION:** None.

VOTE: In Favor: Unanimous (Maynard/Bowsza/Dearborn/Hoffman/Szymanski)

Constables:

**TOWN OF EAST WINDSOR
BOARD OF SELECTMEN
Regular Meeting – December 5, 2017
MEETING MINUTES -**

Kirk Monstream, (U) regular member for a term expiring 11/19/2019:

MOTION: To APPOINT Kirk Monstream, (U) as a Constable for the Town of East Windsor for a term expiring 11/19/2019.

Bowsza moved/Hoffman seconded/DISCUSSION: None.

VOTE: In Favor: Unanimous (Maynard/Bowsza/Dearborn/Hoffman/Szymanski)

Police Commissions:- with a term expiring 11/19/2019, only one candidate may be appointed to this vacancy:

- **Darren A. Long, Republican:**
- **Rachel Safford, Republican:**

First Selectman Maynard noted there are two candidates for this single position. He recalled that people have spoken on behalf of Darren Long; he questioned if there was anyone present who like to speak on behalf of Rachel Safford?

Rachel Safford requested to speak. Ms. Safford reported she is a business person, and is a manager of business intelligence at Travelers' Insurance. Ms. Safford reported she has a strong passion for public safety, and, as a woman who lives alone she wants to see that there is proper oversight for the Police Department. Ms. Safford reported she moved here because she chose to. She wants to make it her home and participate in Town government.

First Selectman Maynard offered Darren Long an opportunity to speak as well.

Darren Long reiterated that he had served on the Police Commission two years ago; he recently ran again and lost by only a few votes. Mr. Long reported he has been a member of the South Windsor Fire Department for many years. He wants to be involved to see that they do a good job for the people in town.

MOTION: To APPOINT Darren A. Long, Republican, as a member of the Police Commission for a term expiring 11/19/2019.

Dearborn moved/Szymanski seconded/

DISCUSSION: Selectman Dearborn reported the reason he appointed Mr. Long is because he was picked by the Republican Party..

VOTE: In Favor: Unanimous (Maynard/Bowsza/Dearborn/Hoffman/Szymanski)

Zoning Board of Appeals:

- **Robert Slate, (U) alternate member for a term expiring 11/19/2019:**

MOTION: To APPOINT Robert Slate, (U) as an alternate member of the Zoning Board of Appeals for a term expiring 11/19/2019.

**TOWN OF EAST WINDSOR
BOARD OF SELECTMEN
Regular Meeting – December 5, 2017
MEETING MINUTES -**

Bowsza moved/Dearborn seconded/DISCUSSION: None.

VOTE: In Favor: Unanimous (Maynard/Bowsza/Dearborn/Hoffman/Szymanski

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

Rebecca Talamini, Chairman of the 250th Anniversary Committee, joined the Board and offered the following update:

- Flyer advertising the Masquerade Ball with event schedule on back side. (See Attachment A)
- 100 tickets have been sold for the Masquerade Ball; only 100 available.
- 2018 Calendar highlighting various local photos will be available in a couple of weeks at a cost of \$18. Calendars will be available at the Broad Brook Library, the Warehouse Point Library, Town Clerk's Office at Town Hall, and at local events.

UNFINISHED BUSINESS/B. Casino Impact Fund:

First Selectman Maynard reported that the State of Connecticut has joined the Tribal Nations in suing the Department of the Interior and Secretary of the Interior Zinke to change the agreement with the State.

Also, First Selectman Maynard visited the Public Safety and Surveillance Unit (PSSU) at Mohegan Sun, which is a designation casino and is much larger than the casino proposed for East Windsor. Mohegan Sun's PSS Unit has surveillance camera everywhere, as they will for the casino in East Windsor; they could provide the Police Department a copy of videos in 40 minutes. First Selectman Maynard reported they have said Thursday, Friday, Saturday, and Sunday nights bring the most activity; they anticipate 5,000 to 10,000 people/day coming to East Windsor. While they didn't see a large need for Police assistance at the casino they want the Police to be available when they need them so they will be giving East Windsor the \$3 million/year to help with the impact of the casino in East Windsor.

First Selectman Maynard also noted that he misspoke at the previous meeting when he reported the cost of the demolition as being \$230,000; the demolition permit will be closer to \$5,000 to \$10,000 while he believed the total permitting fees may be closer to the \$230,000. First Selectman Maynard also reported he got the feeling that they plan to begin the demolition in January of 2018.

Selectman Hoffman reported that at the last BOS Meeting the Board discussed developing a methodology to audit the process of reviewing funding requests from departments and organizations. He and Selectman Szymanski met and have drafted a document they would like the Board to review and offer comments on for the next meeting. Selectman Szymanski suggested this is the beginning of the review process. He concurred that the Board needs a review process, and review from an independent source to give the Board feedback as to what needs to be done. Selectman Hoffman suggested the Board also needs to integrate the

**TOWN OF EAST WINDSOR
BOARD OF SELECTMEN
Regular Meeting – December 5, 2017
MEETING MINUTES -**

independent audit into the Board's review process, and the Board needs to prepare a schedule, including milestones, for funding request submissions and allocation.

Selectman Hoffman and Selectman Szymanski reported they looked at potential groups to assist with the audit, which include: a group from the Midwest found through internet research, Price Waterhouse Cooper with offices In Hartford, and DDO – a large consulting company with offices in Stamford. Selectman Hoffman suggested he also talked to Bill Plummer, of the Office of Policy and Management (OPM) who would assist seeking resources; he also spoke with Peter Gioia of the CBIA (Connecticut Business and Industry Association) who provided the name of a company in downstate Connecticut. Selectman Hoffman spoke with one of the primary partners in this firm, Don Kempler-Smith; Mr. Smith has been in business a long time and comes with excellent credentials. Mr. Kempler-Smith would attend a BOS Meeting and provide a slide presentation followed by a question and answer discussion for a cost of \$1,250. Selectman Hoffman suggested the cost was high; he also noted Mr. Kempler-Smith is retired and leaves the State for the Winter – the Board would need to schedule his presentation before Christmas. Selectman Hoffman requested that the Board consider bringing Mr. Kempler-Smith in for his presentation; he questioned First Selectman Maynard regarding the process going forward. First Selectman Maynard suggested as a compromise a skype conference to cut the cost. He also noted that the Board had previously heard a presentation from someone provided by CCM (Connecticut Council of Municipalities); he suggested Selectmen Hoffman and Szymanski consider them a resource as well.

Selectman Szymanski felt it's a good idea to find someone to have as a benchmark to compare consultants for developing the process. Selectman Szymanski recalled the Board had talked about holding a bidders conference to speak with these business professionals; he saw no problem sending the document they've prepared. (*See Attachment B*) to Mr. Kempler-Smith. The Board also needs time to digest this material and perhaps hold another meeting in a week to decide how to move forward.

Selectman Hoffman reported he also spoke with the Dean of the School of Business at UCONN who may have resources that may have some expertise in this area. Selectman Bowsza asked if they spoke with anyone from Mahoney & Sabol, the auditors for the Town, regarding Town policies? Selectman Hoffman replied negatively, noting they are just beginning this task. Selectman Bowsza questioned if they had looked at the bidding process for the Town? Selectman Hoffman indicated he had reviewed documentation provided for him by Town Engineer Norton of the Department of Public Works. Selectman Bowsza reviewed the purpose of the Town policies. Selectman Bowsza also suggested that with regard to benchmarks, the Town has professional staff available that has looked at this extensively over the past 14 months; he questioned if that was being considered? Selectman Hoffman replied affirmatively. First Selectman Maynard felt funding for Mr. Kempler-Smith's presentation might be a problem. Selectman Bowsza cited he was unavailable before Christmas.

Selectman Szymanski suggested this isn't a financial audit; this is more about processes and procedures, and determining the equipment and personnel needs related to the casino. Selectman

**TOWN OF EAST WINDSOR
BOARD OF SELECTMEN
Regular Meeting – December 5, 2017
MEETING MINUTES -**

Bowsza suggested Mahoney & Sabol also reviews policy; he suggested it makes sense to use someone we already have on contract who has this expertise. Selectman Bowsza also noted the Town has a contract with Mahoney & Sabol which should be reviewed regarding this process. He questioned if there might be a conflict in using Price Waterhouse, as they had been a direct competitor with Mahoney & Sabol during the search for Town auditing services. Selectman Hoffman also suggested that auditing is probably not a good term; the Board is looking for the best methodology to evaluate the accuracy of the proposals being submitted by departments and organizations. He felt the Board should hire a consultant for that; the Town should then do an internal audit as well. Selectman Bowsza felt it was important to discuss this issue with Mahoney & Sabol because of their existing contract with the Town.

Paul Anderson, speaking from the audience, advised the Board that on October 31st, 2017 MGM Resorts Global Development purchased a single family home at 57 Prospect Hill Drive; he felt it's important to realize they will be on site and have a presence locally.

MOTION: To ALLOW Selectman Hoffman to put out the document entitled “Casino Impact Infrastructure Audit” to anyone he needs to

Szymanski moved/Dearborn seconded/**DISCUSSION:** None.

VOTE: In Favor: Maynard//Dearborn/Hoffman/Szymanski
Opposed: Bowsza
Abstained: No one

Selectman Hoffman suggested the Board has time to do this right but to get a company like this on board is probably a 3 month process. If we step out on this activity in early January it will be early June for the Board to be prepared to go forward.

UNFINISHED BUSINESS/C. Set Board of Selectmen meeting dates for 2018:

First Selectman Maynard referenced the BOS 2018 Meeting Schedule *(See Attachment C)*. In response to Selectman Hoffman's question Selectman Bowsza concurred this schedule melds well with his class schedule.

MOTION: To ACCEPT the Board of Selectmen Meeting dates for 2018 as proposed.

Hoffman moved/Szymanski seconded/**DISCUSSION:** None.

VOTE: In Favor: Unanimous (Maynard/Bowsza/Dearborn/Hoffman/Szymanski)

NEW BUSINESS/A. Albert Grant to update the Board regarding the Conservation Commission:

Albert Grant, Chairman of the Conservation Commission, introduced himself and several members of the Commission. Mr. Grant reported the task of the Conservation Commission is to review local properties and make recommendations for preservation of agriculturally valuable

**TOWN OF EAST WINDSOR
BOARD OF SELECTMEN
Regular Meeting – December 5, 2017
MEETING MINUTES -**

properties. Mr. Grant cited some of the best farmland in the world is located within East Windsor; over the years the Conservation Commission has ranked properties based on conservation value criteria. Mr. Grant referenced two properties for which the Town is working with the State via grants for the purchase of development rights or agricultural conservation easements; one was declined by the owner and the second remains under negotiation.

Mr. Grant discussed Agricultural Easements vs. Conservation Easements vs. Purchase of Development Rights. (**See Attachment D**). Discussion followed regarding the various programs. Selectman Hoffman questioned that the property remains tax bearing; Mr. Grant replied affirmatively, noting the State would purchase the Development Rights so that the land remains as farming property. Selectman Hoffman questioned how this process fits with the Northern Connecticut Land Trust (NCLT)? Mr. Grant suggested the NCLT is a non-profit organization which purchases properties directly and often then rents the land to someone to farm. Mr. Grant described one program which allows the farmer to live on the property while continuing to farm it.

Mr. Grant reviewed the grant process, which generally requires a commitment of a percentage of matching funds from the municipality. The Town's funding match has been accumulated over several years via the acquisition of funds in lieu of actual land acquisition during subdivision developments. He noted that the current purchase has greatly reduced the current Open Space Fund; he has appeared before the Board this evening to seek their support to commit to bonding to replenish the Open Space Fund should future purchase opportunities arise.

Discussion followed regarding alternative funding options. Selectman Hoffman questioned if the Commission has gone to the Hartford Foundation for Public Giving; Mr. Grant felt the Town's Open Space Fund was a better option. Selectman Dearborn questioned if the State purchased Development Rights privately with the owner; Mr. Grant cited the need for the Town funding match to be eligible for purchase of Development Rights. Selectman Dearborn questioned how the Commission chooses a property; Mr. Grant cited criteria utilized by the Commission to value a property.

Kirk Monstream, a member of the Conservation Commission, cited the need for the Town to comply with the recommendations made by Town Planner Whitten in the Plan of Conservation and Development. Mr. Monstream suggested perhaps some of the money acquired from the casino could be used for farmland/open space preservation. Town Planner Whitten clarified that under the current regulations land, or a \$2,000 fee per lot in lieu of a land offering is the vehicle used to fund the Open Space Fund. The current regulations don't apply to commercial development. Town Planner Whitten suggested the Open Space Fund has accumulated over several years; one large purchase reduces the Open Space Fund balance. She suggested it's important to preserve farmland; Mr. Grant is asking if the Town could allocate even a small amount annually it would rebuild the fund. Mr. Grant suggested that all of the surrounding towns bond for land purchases; it's a commitment to bond should a project come up in the future. Selectman Bowsza suggested the Town could take a piece of what we pay off in debt services each year and commit it to the Open Space Fund. Selectman Szymanski questioned that the

**TOWN OF EAST WINDSOR
BOARD OF SELECTMEN
Regular Meeting – December 5, 2017
MEETING MINUTES -**

subdivision option is currently the only funding source; Mr. Grant replied affirmatively. Discussion continued regarding the history of Open Space funding. Selectman Szymanski suggested perhaps something similar could be done with commercial development. Mr. Monstream cited the exchange of land in the Walmart development for other/better land. Town Planner Whitten clarified that situation was actually a mitigation for filling wetlands on the Walmart parcel, but the concept was similar. Selectman Dearborn questioned if the money paid for the Open Space associated with the Griffin Road Schoolhouse had gone to the Open Space Fund; Town Planner Whitten felt it should have.

The Board thanked Mr. Grant for his presentation.

NEW BUSINESS/B. Review and approve the establishment of the 250th Anniversary Commission:

First Selectman Maynard noted the 250th Anniversary Commission members' terms expire on December 19th, 2017; he feels the Board would like to reestablish the Commission. Paul Anderson, speaking from the audience, suggested this group should be identified as a Committee rather than a Commission. Selectman Bowsza clarified that the distinction is that a Committee sunsets in 18 months, while a Commission would have to be repealed.

First Selectman Maynard then requested the Board's preference to reestablish the 250th Anniversary COMMITTEE.

MOTION: To RESTABLISH the 250th Anniversary Committee.

Hoffman moved/Szymanski seconded/DISCUSSION: None.

VOTE: In Favor: Unanimous (Maynard/Bowsza/Dearborn/Hoffman/Szymanski)

First Selectman Maynard indicated the Board would reappoint this Committee membership at the next BOS Meeting.

UNFINISHED BUSINESS/C Fire Protection Funding:

First Selectman Maynard reported this item remains on the Agenda as the Board needs to consider a resolution regarding fire services. First Selectman Maynard referenced Vic DeCapua's letter of November 8, 2017 (See Attachment E, page 1) which summarizes the current situation and concludes with a request for funding equal to the amount funded for the Broad Brook Fire Department for fiscal year 2018 – 2019. Currently, the residents/taxpayers living within the Warehouse Point Fire District (WHPFD) are paying taxes for their properties via District taxation, as well as paying for the cost of the Broad Brook Fire Department (BBFD) fire services through their Town tax bills. First Selectman Maynard has discussed options to achieve equitability, including the eventual creation of one fire department (See Attachment E, page 2). First Selectman Maynard noted that previously the Town had created a Fire Protection Committee to investigate options; he referenced John Burnham's memo of October 25, 2016

**TOWN OF EAST WINDSOR
BOARD OF SELECTMEN
Regular Meeting – December 5, 2017
MEETING MINUTES -**

(See Attachment E, page 3) which recommended via a Committee vote of 8 to 1 that the BOS expand the Fire District to cover all of East Windsor. First Selectman Maynard recalled that the BOS considered that recommendation but the motion failed for lack of a second.

First Selectman Maynard reported this item will remain a continuing Agenda item for future discussion.

Selectman Szymanski recalled that the Board had considered holding a Special Meeting in December to investigate the options, and then meet with the heads of both Fire Departments.

Vic DeCapua, 34 Tromley Road, Chairman and Commissioner of the Warehouse Point Fire District requested to speak. Mr. DeCapua reported the WHPFD would like to meet with the BOS to bring them up to date on the issue, and to make them aware of the problems for seeking a solution. Mr. DeCapua suggested this is more than a decision to combine departments; legal issues and State Statutes must be considered as well. He suggested the Fire District Commission would be glad to meet with the Selectmen at any time and place.

Selectman Bowsza questioned if a Board liaison had been assigned to fire services; if not perhaps one of the new Selectman would consider the assignment? Selectman Szymanski volunteered.

Meeting date remains pending.

UNFINISHED BUSINESS/D. Margaret Drive Zoning Issue:

First Selectman Maynard noted that Selectman Bowsza had requested this agenda item at the request of the residents.

Town Planner Whitten and Assistant Town Planner/Zoning Enforcement Official Tyksinski were present to offer an update of the situation.

Town Planner Whitten indicated this situation began in April of 2016 when the Zoning Office received complaints regarding Mr. Brown operating a business out of his home with large vehicles, and noise. Town Planner Whitten reported this was during a time of transition in the Planning Office; there have been three Zoning Enforcement Officers (ZEOs) since that time. Staff visited Mr. Brown's property and documented as much as they could; they found some machinery on site – a backhoe, a scissor lift, a dumpster; overall it looked like there may have been a business being operated on the property. Town Planner Whitten reported the administrative process includes discussions with the owner; the goal is seeking compliance, as long as the owner is working with staff they continue in that direction. Town Planner Whitten indicated Mr. Brown has worked with staff on many of the aspects of the complaints. The office continues to get complaints regarding noise and traffic – neither of which are zoning issues; staff can't do anything about those issues.

**TOWN OF EAST WINDSOR
BOARD OF SELECTMEN
Regular Meeting – December 5, 2017
MEETING MINUTES -**

ZEO Tyksinski reported he began employment in East Windsor in September. He has visited the site 3 times and met with Mr. Brown twice, and sent 4 letters. During that time they have received residents' complaints and letters, including those submitted at the October Board of Selectmen's Meeting. The complaints included the storage of chemicals/DF fluid, which Mr. Brown says he uses for his personal vehicles, a portable garage, storage trailer, and fence for which he has acquired permits, a commercial dumpster on site which Mr. Brown cites he is using for renovations to the dwelling – the dumpster will be removed in the Spring of 2018. With regard to the wetlands issues, ZEO Tyksinski reported there were complaints of dumping debris on terrace escarpment slopes next to Town property. Mr. Brown has cleared those materials from the slope; he will be coming to a Wetlands Meeting on December 6th to discuss that activity.

Town Planner Whitten reported that at this time she believes the outstanding issue is if the company truck is a 1 ½ ton vehicle. She and ZEO Tyksinski are reviewing the definition of business vehicles and that issue will be brought to the Planning and Zoning Commission (PZC) for review. Town Planner Whitten indicated Mr. Brown has cleared the debris from the slope, which is still stable; she was told much of that material was deposited by another neighbor. Selectman Bowsza questioned if that was documented or alleged? Town Planner Whitten indicated it was hearsay from another neighbor. She cited staff witnessed tracks into the wetlands but it wasn't possible to prove if the tracks belonged to one property owner or another; there are tracks all over the paths.

Selectman Dearborn questioned if Mr. Brown was still in violation except for his pick-up truck? Town Planner Whitten suggested they are trying to figure that out based on the definition of vehicle size; she felt he has complied on the other issues. Selectman Dearborn suggested Mr. Brown is allowed to bring his pick-up home; this would mean 200 other guys in town couldn't bring their pick-ups home. Town Planner Whitten felt the pick-up truck was a PZC issue and shouldn't be before the BOS, but she and ZEO Tyksinski were asked to come before the Board tonight. Town Planner Whitten felt that staff has been doing their jobs, and Mr. Brown has been trying to be as compliant as possible.

Robert Winot, 25 Margaret Drive: Mr. Winot, referencing an electronic device, suggested he had photographic evidence of material – concrete and stumps – which Mr. Winot suggested Mr. Brown continues to pile on the terrace escarpment slope and on the southwest corner of Mr. Brown's property along the old trolley line. Mr. Winot indicated the photos were taken Sunday. Town Planner Whitten clarified that the photos hadn't been submitted to the Planning Office; she requested that Mr. Winot send them to the Planning Office for file documentation. ZEO Tyksinski indicated he had visited the property on November 1st and had photos in the Planning Office indicating the property had been cleaned up. Mr. Winot maintained that there is 20 yards of material which has been there for 2 years from another neighbor; Mr. Brown has now piled that up. An unidentified resident agreed that the material had been there for some time. Mr. Winot continued that he understood Mr. Brown now has wetlands issues. Town Planner Whitten noted the issue is being discussed at the Wetlands Commission Meeting tomorrow evening. She clarified that the Wetlands Meeting isn't a Public Hearing, but it is a public

**TOWN OF EAST WINDSOR
BOARD OF SELECTMEN
Regular Meeting – December 5, 2017
MEETING MINUTES -**

meeting which the residents can attend. She clarified that people are not allowed to speak during the presentation of a wetlands activity. Mr. Winot indicated he has made a formal complaint; in response to Selectman Bowsza's query Mr. Winot indicated he made the complaint in late September. Mr. Winot referenced an October 15th Cease and Desist order, noting Mr. Brown still has 3 trailers – one for sale, one for hauling, and one unregistered – on his property, he still has the excavator, and he still receives deliveries. Town Planner Whitten questioned the type of deliveries – semi trailers, UPS or FEDEX vehicles?

Jim Martino, 22 Margaret Drive: Mr. Martino reported Mr. Brown has received 10 deliveries over the last 2 months. Discussion continued as to what was being delivered; Town Planner Whitten requested again clarification of the types of deliveries being received. Mr. Winot indicated another neighbor saw that there were 4 times in one day when Mr. Brown's trucks came to the property empty and went out with materials from his business. Town Planner Whitten continued to request the residents to describe the type of vehicles; Mr. Martino suggested he saw trailers, water trucks, stone trucks, dirt trucks. Town Planner Whitten noted she hears comments about videos the neighbors have taken but they haven't been passed on to the Planning Office; the last photos the Planning Office received was 8 months ago from Mr. Martino. Mr. Martino suggested he had photos from last Friday night when Mr. Brown was operating his excavator on the escarpment. Discussion continued; Town Planner Whitten suggested the place for this discussion is before the Planning and Zoning Commission. Mr. Martino became argumentative and verbally abusive. First Selectman Maynard halted Mr. Martino's contentious comments and requested input from other residents.

Richard MacPherson, 18 Margaret Drive: Mr. MacPherson reported he lives 50 feet away from Mr. Brown; if there's any noise going on he's going to hear it; if there's any construction going on he'd see it. Regarding the trailers making deliveries, Mr. McPherson suggested you can't stop commerce, you can't stop the trucks making oil deliveries, or delivering concrete if you're making a patio, or the guy delivering the water, and you can't stop the FEDEX or UPS deliveries. Mr. MacPherson questioned what kind of a town are we becoming if we're going to bring up what truck is going down the street to make normal deliveries?

First Selectman Maynard suggested that he agreed the proper place to deal with this issue is before the Planning and Zoning Commission. He felt the Planning Office was doing a good job for the most part; he queried the Board for comments.

Selectman Hoffman suggested that if the homeowner has been noticed regarding violations and he's making changes to bring the issue into compliance then maybe it's become an issue of getting the information from Town Planner Whitten and ZEO Tyksinski and working together; he understands this issue is hitting a nerve with the neighbors but he felt we have to be reasonable and understand what this person is doing and then decide how best to cope with it. Mr. Winot suggested if Selectman Hoffman visited the property he would find it looks like a construction site, the foundation for the temporary hoop house was poured incorrectly, - Town Planner Whitten clarified that they were concerned with drainage going over and eroding the

**TOWN OF EAST WINDSOR
BOARD OF SELECTMEN
Regular Meeting – December 5, 2017
MEETING MINUTES -**

slope; there was no issue with the slab. Mr. Winot cited now there's a wetlands issue – was a wetlands bond posted? Town Planner Whitten clarified that no wetlands bond was required.

Selectman Bowsza requested a history of the Cease and Desist on the property; he questioned the process, how many violation notices had been issued, were any rescinded? Town Planner Whitten summarized the process of issuing the Notice of Violation, which is then followed by the issuance of a Cease and Desist Order. For clarification Town Planner Whitten noted most of the issues cited on the Cease and Desist Order issued to Mr. Brown have been addressed, except for the trucks. Town Planner Whitten reported staff tends not to reissue repetitive Cease and Desist letters; they keep working with the resident on the Cease and Desist Order. When the resident stops working with staff then staff begins issuing fines and eventually we go to court. Selectman Bowsza continued to question if any orders had been rescinded; Town Planner Whitten suggested a resident is usually given 30 days to respond; subsequent letters would have clarified the issues addressed or issues remaining. If the resident stalls in their response, or it becomes evident they have no intention of responding, then staff would begin the fines process, and would end by going to court.

Discussion continued; Selectman Bowsza gave examples of material storage such as cans of oil, and questioned the process related to his example. Lengthy discussion followed regarding the substance discussed, if it was considered a zoning violation, if the storage issue should be referred to DEEP or the Health Department.

Selectman Dearborn asked Mr. Winot to describe the location of his property on Margaret Drive. Mr. Winot indicated he lives at 25 Margaret Drive, which is off the second entrance towards Ellington; his home is 2 houses from the corner within Margaret Drive. Selectman Dearborn questioned that Mr. Winot had no problem with the guy on the left as you leave that access of Margaret Drive? Mr. Winot replied that property owner is a part-time landscaper. Selectman Dearborn suggested that man is running a business, are you complaining about him as you are about Mr. Brown; a business is a business. An unidentified audience member suggested that property was on Route 140.

Laurie Martino, 22 Margaret Drive: Mrs. Martino reported they were here this evening because the business continues to operate at 20 Margaret Drive in a residential zone. On June 2016 they filed a complaint but the business, which is registered with the State, continues to operate. Mrs. Martino felt many of the Cease and Desist issues are continuing to occur – employees are still coming to the property with their personal vehicles and leaving with work trucks sometimes towing trailers with construction equipment and parts stored on the property, they are traveling up and down Margaret Drive daily, the deliveries of construction materials continue – 10 deliveries came to the property in the last 2 months, including USA Hauling regarding the dumpster, 2 of the trailers are unregistered. Mrs. Martino questioned how the storage of materials was being taken care of; they are concerned as they all have wells. Mr. Brown has operated the excavator 45 times in the last 3 months; during June, July and August Mr. Brown operated his excavator every day. And this doesn't include the violation of the wetlands. Mrs. Martino felt the zoning regulations need to be enforced so residents will be able

**TOWN OF EAST WINDSOR
BOARD OF SELECTMEN
Regular Meeting – December 5, 2017
MEETING MINUTES -**

to protect their property values. The residents didn't choose to live next to a commercial construction business; he should run the business where regulations permit it. Mrs. Martino suggested the residents chose to live in a residential neighborhood and they deserve to live their lives in peace and quiet. Mrs. Martino suggested if these conditions are not met they are prepared to do whatever it takes to bring it back to living in a residential neighborhood; she questioned when the residents could expect this to be resolved?

First Selectman Maynard indicated that he cares about his residents and cares about the Martinos and Mr. Brown as well. He suggested he would work with you to resolve the issues but he's prohibited from working with you because of comments that he's interfering. He questioned if the BOS should be involved; he suggested Mrs. Martino and Town Planner Whitten come in to his office to talk. First Selectman Maynard cited the difficulty identifying zoning issues; the noise is a police issue rather than zoning. Mrs. Martino felt when people live in a residential neighborhood knowing the regulations should protect them and when it turns into a construction site they should be protected from that. First Selectman Maynard suggested if Mrs. Martino thinks she's not protected because there is a zoning regulation being violated come in to his office and discuss it with him and Town Planner Whitten.

Lorrie Devanney, 7 Margaret Drive: Mrs. Devanney suggested she looks at this as a contractor's office which wasn't allowed in a residential zone; she questioned if Town Planner Whitten had looked at that? Mrs. Devanney cited she hears the dump truck noise and the speeding cars at the beginning and end of the day as well; we're putting up with that on the upper part of Margaret Drive but they live closer. Mrs. Devanney cited the difficulty for the Police responding at specific times. Selectman Dearborn suggested there is a \$5 permit fee to have a business at that address. Mrs. Devanney indicated she understood about the business office but there is more than one employee as cited in the zoning regulations.

Town Planner Whitten cited that over the past few months she has heard from Jim Martino that he/Mr. Brown has stopped having the employees there and that Mr. Brown has stopped the deliveries. Mr. Martino was complaining about the noise of the wood chippers and the chainsaws; that's not a zoning violation. People have chainsaws and wood chippers; they are allowed to have them. A lot of people have little Bobcats. Town Planner Whitten cited East Windsor is a farming community; almost everyone has a Bobcat or some piece of equipment that would normally be considered construction equipment. When staff spoke of construction activities with regard to Mr. Brown they were speaking of Mr. Brown working on parts for his business; that's different than having the little Bobcat. Town Planner Whitten noted that except for the noise and traffic those were the only complaints she has received over the last few months; she hasn't received videos and has only received a few pictures. Town Planner Whitten questioned what staff does if they have no photos and they don't witness those things when they make their site visits? She suggested the trailers are an issue, maybe the trucks; the wetlands issue is being worked on. Town Planner Whitten clarified there is no Statute that says we have to enforce anything; it's something the Town chooses to do. She feels Mr. Brown has made great strides in trying to comply. Until tonight she hasn't heard any complaints except for the noise and the traffic; those are not issues she can address.

**TOWN OF EAST WINDSOR
BOARD OF SELECTMEN
Regular Meeting – December 5, 2017
MEETING MINUTES -**

Selectman Bowsza indicated he doesn't feel that the issue of the noise and the traffic is the concern; he felt the concern is there isn't a Statute compelling compliance. Selectman Bowsza suggested it's something the Town chooses to do and the concern is the Town isn't choosing to do that universally; we're picking and choosing here and he feels they have documentation that indicates that. Selectman Bowsza suggested this is a regulatory function, not a policy decision and there are policymakers who have been involved on the location determining whether or not things are in compliance; Selectman Bowsza felt that is inappropriate. Town Planner Whitten concurred; the Planning and Zoning Commission is the regulatory board to deal with these zoning issues but staff was requested to appear before the Board this evening.

Discussion followed as to who may visit the site and for what purposes; Selectman Bowsza felt it was inappropriate for First Selectman Maynard or any other of the Selectmen to visit the site. The neighbors were directed to take their complaints to the PZC (Planning and Zoning Commission) as the regulatory board for zoning issues.

UNFINISHED BUSINESS/E. Discussion of the Community Day Committee:

East Windsor Community Day has been a long standing event for the Town. As Mr. Richards' letter of November 21st indicates (*See Attachment F*) the Community Day Committee/(volunteers) has decided to cease the event and disperse funds held in their account to various entities. First Selectman Maynard indicated Staff had come to him requesting clarification or direction regarding the request for disbursements. Mr. Richards was highly offended by his interpretation of First Selectman Maynard's review of the disbursement request with his fellow Selectman. Discussion followed.

Mr. Richards indicated the Community Day Committee isn't a Town committee, or Commission; the funds being requested are funds raised by the Community Day volunteers over the years through donations. Discussion followed regarding Mr. Richard's past experience regarding distribution of funds; Mr. Richards gave a synopsis of the history of the creation of the group and the management of the funds. As clarification, Selectman Bowsza reported that the money is administered by the Town; it's held in a non-general fund account. Selectman Bowsza indicated the Town does this for many organizations, such as the Veterans Commission, the 250th Anniversary Committee, Community Day, maybe the BMX Park; there are six or eight organizations administered in this way. One of the benefits is the Town extends its tax status to these groups so they are able to do these community based things. First Selectman Maynard cited that this administration process is done transparently and is subject to general accounting standards; the accounts are audited annually. Mr. Richards reiterated that Community Day isn't a Town committee and has no obligation to the Town. Selectman Bowsza questioned if the Town had the underlying authority to make this decision; First Selectman Maynard questioned his authority to direct Staff to make the disbursement. Discussion continued to continue. First Selectman Maynard also noted Mr. Richards has retained a balance of \$18.88, which he felt should be distributed as well so that balance isn't carried over for an indefinite time.

**TOWN OF EAST WINDSOR
BOARD OF SELECTMEN
Regular Meeting – December 5, 2017
MEETING MINUTES -**

Dale Nelson, 51 Omelia Drive: suggested this same situation occurs for the Veterans Commission, the Youth Center, the 5 Corner Pantry. They have the autonomy to make the payments they need to make from donations receive; they don't need the Board's approval.

Selectman Dearborn disagreed with Mr. Richards comment on not getting help from this Board; he cited his offer to help with event expenses and the Community Day people declined.

An unidentified audience member who was assumed to be a member of the Community Day volunteers reported they have decided to give the \$18.88 balance to the Broad Brook Library; the account will be zeroed out.

The Board took no action on authorization of these disbursement requests.

Discussion followed regarding the need to set policy/procedures, and which Board had that responsibility. Selectman Bowsza suggested the request should be brought to the Board of Finance; Jerilyn Corso, Chairman of the Board of Finance, concurred, but noted it hadn't been a problem before. Selectman Szymanski questioned the legality of holding money for agencies other than Town committees or commissions; he questioned the auditors' input on the issue. Paul Anderson, Chairman of the Water Pollution Control Authority, cited the Town holds funds accrued by the WPCA; he suggested organizations should provide minutes of their meetings authorizing the expenditures. Selectman Dearborn urged people to understand that First Selectman Maynard had been heavily criticized in the past for not getting that Board involved. The Board moved on to the next agenda item.

UNFINISHED BUSINESS/F. Broad Brook Mill Site:

First Selectman Maynard presented a slide presentation of the Mill site to familiarize everyone with the issue. The material included: photos of the main building of the Broad Brook Mill, the Broad Brook Dam prior to the current renovations, the Powerhouse, a field view of the Main Building, an aerial site map indicating the areas of remediation, Town Planner Whitten's drawing of potential reuse of the site, including the Main building, a parking area, a holding area for stormwater, potential building pads, and an amphitheater for recreational use.

First Selectman Maynard reviewed options for reuse of the site: 1) Town ownership and reuse, 2) Town ownership after demolition of the Mill buildings and capping the site, 3) fix the Mill and reuse, 4) Private or UTAS ownership of the Mill with repurposing of the site.

First Selectman Maynard also noted receipt of a GANT chart citing UTAS timeline for project completion.

First Selectman Maynard also noted the receipt of e-mail from Maurice Hamel of DEEP; Mr. Hamel has cited UTAS' plan doesn't speak to the Town's suggestions as outlined in Town Planner Whitten's drawing. DEEP will proceed when they have a concrete plan that isn't changing. First Selectman Maynard also noted receipt of e-mail from EPA; they are in

**TOWN OF EAST WINDSOR
BOARD OF SELECTMEN
Regular Meeting – December 5, 2017
MEETING MINUTES -**

agreement with Mr. Hamel's comments but have questions for AECOM. They have suggested it's not clear when design submittals will be submitted, and they have questions regarding clarification of timing and purpose of the Town's proposed meetings. First Selectman Maynard also noted the State Historical Office is getting involved. Mr. Hamel also wants Town Planner Whitten's plan to be put into AECOM's remediation plan; he has said that Town Planner Whitten's sketch is helpful to UTAS to market the site for redevelopment.

Selectman Hoffman suggested the timeline indicates they are pursuing the remediation plan; the Town needs to set up a committee to interface with UTAS. He suggested the committee should include (Town Engineer) Norton, a Selectman, the Treasurer so the Board knows what's going on financially, and (Building Inspector) Rand Stanley. Selectman Hoffman felt the BOS can't handle this project, but we don't want UTAS to make a decision that's not good for the Town or UTAS. Selectman Hoffman indicated he doesn't want to destroy history, but understands the Town doesn't have the money to renovate the building. He suggested UTAS might be able to give the Town the demolition and remediation money to assist with the reuse. He reiterated the need to partner with UTAS.

Selectman Szymanski would like to see recommendations for the committee members for the next meeting. Selectman Szymanski felt there are other buildings in the country that are historical buildings that have had similar issues; part of that committee would be to see how others dealt with it; did they get money from the National Historical Society?

First Selectman Maynard reported he has talked to the State Historical Preservation Office, who is now involved. He noted also Kirk Monstream and Jessica Bottomley (East Windsor Historical Preservation Commission members) are starting to pull things together and are discussing grant opportunities. Selectman Hoffman suggested the waterfall chart First Selectman Maynard referenced should include milestones for both the Town and UTAS; once we form a partnership they will be more sympathetic to a timeline that's good for both of us.

NEW BUSINESS/G. Appointment of the Deputy First Selectman:

Selectman Bowsza nominated Selectman Hoffman for Deputy First Selectman; Selectman Hoffman declined, citing he hasn't served for a long enough period to be qualified but he thanked Selectman Bowsza for his confidence.

Selectman Hoffman nominated Selectman Dearborn for Deputy First Selectman, as he has served for some time and understands the problems associated with the Board; he's certainly interested in the Town and is eminently qualified to sit in for First Selectman Maynard when he isn't here; Selectman Szymanski seconded the nomination.

Selectman Dearborn accepted the nomination.

DISCUSSION: None.

VOTE: In Favor: Maynard/Dearborn/Hoffman/Szymanski

**TOWN OF EAST WINDSOR
BOARD OF SELECTMEN
Regular Meeting – December 5, 2017
MEETING MINUTES -**

**Opposed: Bowsza
Abstained: No one**

NEW BUSINESS/H. Approval of Tax Refunds:

MOTION: To APPROVE the Tax Refunds in the amount of \$382.85 reflected in the Refund Transaction Report dated November 30, 2017.

Szymanski moved/Hoffman seconded/DISCUSSION: None.

VOTE: In Favor: Unanimous (Maynard/Bowsza/Dearborn/Hoffman/Szymanski)

SELECTMEN COMMENTS AND REPORTS/A. Charles J. Szymanski:

Selectman Szymanski indicated he had no report as the Board of Finance has not met in December. He noted he had spoken earlier about getting the study done regarding the Casino Impact Fund.

SELECTMEN COMMENTS AND REPORTS/B. Steve Dearborn:

Selectman Dearborn reported the work on the Broad Brook Mill dam is proceeding; it will be nice when it's finished. He cited the extensive spillway under construction.

Selectman Dearborn reported he's attending the Wetlands Commission tomorrow evening with regard to work he's doing as Newberry Road Enterprises. Selectman Dearborn recalled he had a piece of property which he cleared and stumped previously without a permit – the clearing was ok but he should have gotten a permit for the stumping. He now has another piece of property he wants to clear and stump; a field trip was held, which he felt went well; they decided on things he needed to do and correct, and he agreed to do those things. He/Newberry Road Enterprises is going before the Wetlands Commission tomorrow evening; the problem was the location of the stumping; he wanted to put the stumps in the lower area to keep any dirt or silt from leaving the property. The concern was that a little piece of the property where he might have put the stumps would be considered filling wetlands. He's having the stumps removed in the morning and everything will be the way it was supposed to be, just the way we agreed. Selectman Hoffman questioned why he hadn't ground the stumps up? Selectman Dearborn suggested he wanted to use them for a berm as he felt they would work better than the hay bales or the silt fence. He suggested the water filters better; we had 7 or 8 inches of rain and it worked perfectly. Everyone said that should stay there but the Wetlands Commission says they have to be removed so he hired a big excavator to come in and remove the stumps from a 15 foot area to make everybody happy.

SELECTMEN COMMENTS AND REPORTS/C Andy Hoffman:

**TOWN OF EAST WINDSOR
BOARD OF SELECTMEN
Regular Meeting – December 5, 2017
MEETING MINUTES -**

Selectman Hoffman indicated he had no report as the Economic Development Commission has not met. He has requested inclusion for agendas and meeting information.

SELECTMEN COMMENTS AND REPORTS/D. Jason E. Bowsza:

Selectman Bowsza reported Pension negotiations are ongoing; they are continuing to meet with the clerical bargaining unit and will meet tomorrow with the CESA – the non-certified employees of the school district. They are in the process of negotiating with all of the bargaining units in Town plus unaffiliated employees – all in the interest of saving the Town money in the long run. Selectman Bowsza suggested they are in the midst of many different negotiations simultaneously and are hoping to bring those negotiations to conclusion as soon as possible.

SELECTMEN COMMENTS AND REPORTS/E. Robert Maynard:

First Selectman Maynard reported the Middle School Roof is 80 to 90% completed. He also noted the repairs at the dam.

PUBLIC PARTICIPATION (Another opportunity for the public to make comments:

Paul Anderson, 89 Main Street: Mr. Anderson recalled that prior to the renovations which occurred at Town Hall there was a piece of the Charter Oak on the wall behind the table; he cited it's an historic item and it can't just disappear. Mr. Anderson suggested it should go back up. First Selectman Maynard indicated he'll contact Town Engineer Norton or Operations Manager Sauerhoefer.

Tom Talamini, 23 Rice Road: Mr. Talamini felt the Town should never own the Mill; if UTAS can get someone to own it that's fine. Mr. Talamini is also waiting for a meeting with DEEP and AECOME; he felt a little information for the Townspeople is better than none. Selectman Hoffman agreed the Town can't own the property as it's a big financial burden the Town can't take on. We need to hire an Economic Development Director who could focus on issues like the Mill; the Town needs to have someone to lead the charge; he suggested the Economic Development Commission isn't the organization to drive that train. Selectman Szymanski suggested the Town needs a marketing person.

Bill Loos, Melrose Road: Mr. Loos reported the Fire Department will be at the solar farm on Wapping Road on Thursday and Friday to install equipment to allow access.

Richard Shary, Depot Street: Mr. Shary questioned why the Town would want the Mill property, and why don't they want it? He felt the answers were self-explanatory. Selectman Hoffman cited the renovation of the Roosevelt Mills in Rockville which had been derelict for 30 or 40 years. A developer purchased that property and turned it into beautiful apartments. Selectman Hoffman felt once we tear down the Mill it's gone. Selectman Szymanski also noted something similar was done with the U. S. Envelope Mill in Rockville. Discussion continued regarding the level of contamination.

**TOWN OF EAST WINDSOR
BOARD OF SELECTMEN
Regular Meeting – December 5, 2017
MEETING MINUTES -**

Dale Nelson: Mrs. Nelson recalled that during the last Board Selectman Bowsza looked at the Mill and found it full of mold; she questioned why bring it up again? Now we're coming up with an historical value? Selectman Hoffman suggested the possibility of UTAS finding a private developer; he reiterated the need for the Committee to pursue options. Mrs. Nelson cited the taxpayers previously voted against Town ownership; she felt it's a moot point now. Selectman Hoffman suggested the taxpayers didn't vote not to own it. He questioned the Town's right not to save the Mill; he felt that might be up to UTAS. Mrs. Nelson felt the Town hasn't money to preserve it.

Kirk Monstream, speaking as Chairman of the Historical Preservation Committee: Mr. Monstream applauded Selectman Hoffman's interest in the Mill. He cited the renovations of the dam, which will restore it to a beautiful parcel in the center of Broad Brook. Mr. Monstream felt the Town should do something regarding the Mill. As the Historic Preservation Commission Chairman he reported it's a shame how we act as a Town. Mr. Monstream reported he went against everything he stood for when the Town moved the Barber Hill School ; it never should have been moved. Mr. Monstream felt that capping the Mill site is the worse thing that can happen to it.

Selectman Hoffman questioned the rules for removal of the Mill? Mr. Monstream cited the involvement of the State Historical Commission; he felt it wouldn't be easy to just knock down the building. Mr. Monstream suggested perhaps it could be reused as an office building, or a new building that should reflect the Mill in some shape or form. He cited everyone says we can't afford it but it's a disgrace in the center of town.

Tom Talamini: Mr. Talamini suggested he's attend 2 meetings with UTAS; they' don't want to own it. He agreed with Mr. Monstream regarding a new building that looked like the Mill. Mr. Talamini felt we need to hear from UTAS as to what they want to do.

Donna Grant: Mrs. Grant questioned who monitors the contamination going down stream? No one had an answer for Mrs. Grant.

SIGNATURES FOR APPROVAL OF CHECK RESIGTERS:

The Selectmen reviewed the registers presented and took appropriate action.

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

MOTION: To TAKE A FIVE MINUTE RECESS at 10:22 p.m. AND GO INTO EXECUTIVE SESSION Pursuant to C.G.S. Section 1-200 (6)(a) Employment, Negotiations immediately following the RECESS. Attending the Executive Session were First Selectman Maynard, Selectman Bowsza, Deputy First Selectman Dearborn, Selectman Hoffman, and Selectman Szymanski.

**TOWN OF EAST WINDSOR
BOARD OF SELECTMEN
Regular Meeting – December 5, 2017
MEETING MINUTES -**

Szymanski moved/Hoffman seconded/DISCUSSION: None.

VOTE: In Favor: Unanimous (Maynard/Bowsza/Dearborn/Hoffman/Szymanski)

The Board came out of Executive Session at 11:25 p.m.

MOTION: To APPROVE the proposed reorganization of the Human Services, Parks and Recreation and Senior Services dated 12/5/2017.

Bowsza moved/Hoffman seconded/

VOTE: In Favor: Unanimous (Maynard/Bowsza/Dearborn/Hoffman/Szymanski)

MOTION: To pay the new full-time Director of Community/Recreational Services an annual starting salary of \$85,000 plus benefits.

Bowsza moved/Dearborn seconded/

VOTE: In Favor: Unanimous (Maynard/Bowsza/Dearborn/Hoffman/Szymanski)

MOTION: To AUTHORIZE the First Selectman post the position.

Bowsza moved/Dearborn seconded/

VOTE: In Favor: Unanimous (Maynard/Bowsza/Dearborn/Hoffman/Szymanski)

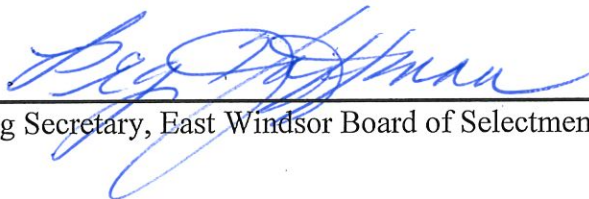
ADJOURNMENT:

MOTION: To ADJOURN this Meeting at 11:30 p.m.

Bowsza moved/Dearborn seconded/

VOTE: In Favor: Unanimous (Maynard/Bowsza/Dearborn/Hoffman/Szymanski)

Respectfully submitted



Peg Hoffman, Recording Secretary, East Windsor Board of Selectmen

BOS - 12/6/2017 - Attachment A

The East Windsor 250th Anniversary Committee presents...

OUR ANNIVERSARY KICK-OFF CELEBRATION!



GET YOUR
TICKETS NOW!
Limited Supply!

New Year's Eve
7pm - 1am

MASQUERADE
BALL

December 31, 2017

La Notte

17 Thompson Road, East Windsor

\$95 per person

Tables seat 10, if you would like to reserve a table for you and friends please let us know when you buy your tickets

5 Hour Open Bar

Hors D'Oeuvres

Carving & Pasta Station, Mashed Potato Bar, Buffet & Dessert

Midnight Munchies

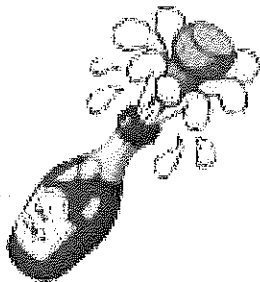
Champagne Toast at Midnight

DJ & Photo Booth

**All guests must be 21 or older*

Email Rebecca for info and tickets rtalimini15@gmail.com

or call La Notte at 860-627-7774



BROUGHT TO YOU BY GEISSLERS SUPERMARKET—Your Hometown Store!

Casino Impact Infrastructure Fact Finding

Outline

Introduction

MMCT has selected East Windsor as the site for a casino to be located at the intersection of Routes 140 and 5. The operation of the casino creates an impact on the town infrastructure and operations. East Windsor must be ready to support the casino so that its operation is seamless to the residents and MMCT. It is therefore necessary to develop strategies and fund those town functions affected by the casino. To accomplish this the Board of Selectman must act promptly to ensure that all needed staffing and changes are in place at an acceptable cost.

Task Description

The East Windsor Board of Selectmen will conduct internal fact finding/audit of funding requested by town organizations to ensure that the casino has the optimum positive affect on East Windsor. Additionally a consulting/auditing firm will be hired to assess the tasks required to deal with the casino and cost associated to support its operation. The results of each assessment will be compared and reviewed with affected town functions.

Action Required

Internal Assessment

An internal objective assessment of the East Windsor casino impact will be conducted. It should include:

- An assessment of issues created by the casino
- Compare East Windsor to other communities that have casinos
 - Startup issues
 - Recurring issues
- Review the statements of work (SOW) developed by departments and other organizations that scope the casino impact on their town function
- Talk to those requesting funding to understand their methodology
- Make a Board of Selectmen assessment of needs (cost and schedule)
- Develop a Board position on requested funding requirements (priority, cost and schedule)

Hire a Qualified Operations Assessment Firm

Major Milestones

- Develop a list of qualified companies
- Write an RFP
- Select consulting firm
- Conduct kick off meeting
- Develop monthly status format
- Final report format

Consulting Firm Task Outline

- Conduct a fact finding to best understand the casinos impact on East Windsor
- Review department/organization resource requirements
- Define issues

EW-12/5/2017-attachment B-page 2

- Review milestones and schedule for planned support activities by town functions
- Assess cost of planned support activities by town functions
- Supply monthly status of study
- Provide recommendations by function that compares requested funding and schedule vs. study findings
- Provide written report on findings

Funding: Estimate budget and source of assessment costs cost (internal and external review)

Schedule: Hire Consulting firm February 2018

Complete assessment by June 2018 (four months)

Summary: The Board internal review should be conducted in concert, but separately from the outside assessment. These assessments must lead to an acceptable negotiated budget for each town department and organization needed to support the East Windsor casino.

- A. Hoffman
- C. Szymanski

December 6, 2017

BN - 12/6/2017 - Attachment C

**BOARD OF SELECTMEN
2018 REGULAR MEETING DATES**

Meetings will be held the first and third Thursday of every month at East Windsor Town Hall Meeting Room, 11 Rye Street, Broad Brook at 7:00 PM.

January 4, 2018	July 5, 2018
January 18, 2018	July 19, 2018
February 1, 2018	August 2, 2018
February 15, 2018	August 16, 2018
March 1, 2018	September 6, 2018
March 15, 2018	September 20, 2018
April 5, 2018	October 4, 2018
April 19, 2018	October 18, 2018
May 3, 2018	November 1, 2018
May 17, 2018	November 15, 2018
June 7, 2018	December 6, 2018
June 21, 2018	December 20, 2018

East Windsor Conservation Commission

The Conservation Commission's charge is to advise other commissions and boards on issues concerning conservation of natural and public resources, as detailed in the Town's Plan of Conservation and Development. We feel that preserving rural character and natural resources and the long term ability to grow food locally are priorities for a majority of Town residents.

Agricultural Easements

Over the past few years, the Planning office has been perusing two grants to purchase agricultural easements on two properties in Town. One was for a joint effort with South Windsor to preserve a parcel that straddles the Town line. That offer, made by the State Agriculture Dept., was declined by the land owner.

The other proposal seems to be nearing fruition. It is for an Agricultural easement on a 100+ acre parcel that would also preserve significant Scantic River frontage that would be accessible for recreation via abutting Town property. This project will require a 25% match from the Town which would come from the Town's Open Space Fund and will significantly deplete it.

Need to replenish Open Space Fund

The Conservation Commission recommends that the Open Space Fund be replenished to be able to take advantage of the next opportunity that may arise.

The Open Space Fund has been accumulated from fees in lieu of set-aside property from subdivisions over many years. This is a slow process.

There are 3 State Programs that fund Conservation and Agricultural Easements

- 1. DEEP Open Space grants** can provide a 40 - 60% match for the purchase of qualifying properties. This program would be useful to purchase property that could benefit residents by insuring public access.
- 2. The Community Farms grant** program funds agricultural easements on properties under 30 acres that are engaged in food or fiber production. These usually require a 25% match by the Town of the value of the development rights established by the State Dept, of Ag.
- 3. The Dept. of Ag. Purchase of Development Rights** program funds agricultural easements on farm parcels over 30 acres. Prime soil type is one of the major criteria for these grants. This program works in conjunction with the Federal Ag. Dept. and also requires a 25% match by the Town. It may also require appraisal and other expenses

Easements vs Purchase

The Commission feels that easements are the best way to keep viable agricultural property available, productive and on the tax rolls. The cost of controlling development by easement is a fraction of the cost of purchasing property. If the development value is half the value of the property, then the Town's share would be 1/8 the cost of buying the property.

The Commission's opinion is that a commitment to bond for open space funding to take advantage of opportunities that may arise, and / or an annual allocation to build up the Open Space Fund, should be considered.

BOS - 12/5/2017 - Attachment E - page 1

Warehouse Point Fire District

P.O. Box 738
89 Bridge Street
East Windsor, CT 06088-2098
Incorporated by General Assembly 1911

RECEIVED BY

NOV 13 2017

FIRST SELECTMANS OFFICE

November 8, 2017

First Selectman Robert Maynard
East Windsor Board of Selectmen
11 Rye Street
Broad Brook CT, 06016

Subject: Budget Fiscal Year 2018 / 2019 Consideration

East Windsor Board of Selectmen,

As this board may or not be aware, in the fiscal year 2016/2017 the Warehouse Point Fire District began taxing the citizens of the Fire District for fire protection services. After several years of only being operationally funded from the Town of East Windsor it was necessary for the district to levy a fire tax in order to make long needed and overdue repaired to the Fire Districts two (2) fire stations.

In a legal opinion from the Town of East Windsor legal counsel Pullman & Comley LLC dated February 1, 2012 it was stated that the Fire District was legally obligated to make all repairs and maintain the property it owns. (see attachment B)

The fire district worked vigorously with the East Windsor Tax Office and the Selectmen's office to fairly divide the town taxes and the fire tax for the district residents. After this was reviewed by the Towns Legal Counsel Pullman & Comely dated April 4, 2016 it was determined that dividing the fire taxes out of the town taxes for the residents of Broad Brook section of town was not feasible. (see attachment A) The WHP Fire District Residents are currently paying taxes for the WHP Fire District and the Broad Brook Fire Department though the town taxes, whereas Broad Brook residents only pay for the Broad Brook Fire Department.

The town attorney listed three alternative approaches in which these concerns could lawfully be address. One option is to add an additional line item to its annual budget granting an appropriation to the Warehouse Point Fire District in the amount equal to the Town's appropriation to the Broad Brook Fire Department, which would directly offset the duplicative taxation of the District Residents. The WHP Fire district would only tax for the additional funds needed to fund the entire annual district budget.

In a continuing effort to fairly equalize the duplicative taxation for fire protection services, the WHP Fire District would like to be considered in the Towns Fiscal Year 2018 /2019 annual budget for an appropriation equal to the appropriating issued to the Broad Brook Fire Department. This should include all fire protection operation, inspection service, compensation, utilities, and insurance expenses related to the Broad Brook Fire Department.

Sincerely,



Victor DeCapua
Chairman Warehouse Point Fire District

305-12/5/2017 - Attachment E page 3

10/25/2016

To: Board of Selectmen

From: EW Fire Protection Committee Final Report

RE: Recommendation regarding tax issue between WHP and BB

This committee received information from our town attorney, Josh Hawks-Ladds regarding the six (6) options and the legality of the issues on August 19, 2016. We chose option four (4) Enlarge the Warehouse Point Fire District to cover the entire geography of the Town with fire services, appropriations and expenditures to be controlled by a Board of Fire Commissioners (we propose a team of 9).

WE RECOMMEND THE FOLLOWING:

This arrangement would expand the District to cover all of the Town of East Windsor with a Board of Fire Commissioners managing all fire services for the Town. The new Fire District would lay and collect taxes on all Town residents in order to fund the entire Town's fire service. The Town's Board of Selectmen would not submit a Budget appropriation for fire services; rather the expanded fire Districts Board of Fire Commissioners would lay and collect taxes to administer its fire services.

Back up plan would be to add WHPFD back into next year's budget and fund both departments equally. The District could place an additional tax to fund Capital Improvement Projects.

We recommend to the Board of Selectmen that the 2016-2017 tax treatment be fair and equitable to the whole town (Warehouse Point and Broad Brook).

We have completed the charge given to this board on June 29th 2016. We request the Board of Selectmen to dissolve this committee.

Respectfully submitted


John Burnham
Chair EW Fire Protection Committee

November 21st 2017

To Whom it May Concern:

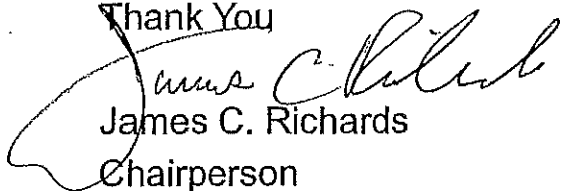
After 29 Years I am sadly reporting that The East Windsor Community Day has run its course.

The East Windsor Community Day Committee has decided to disperse The EWCD Monies as follows:

- Broad Brook Library \$300
- East Windsor Safe Grad \$300
- East Windsor Boy Scouts \$150
- East Windsor Girl Scouts \$150
- East Windsor 4-H Club \$150
- East Windsor PTO \$150
- East Windsor Education Foundation \$100

Leaving a balance of \$18

Thank You



James C. Richards

Chairperson

East Windsor Community Day Committee