

TOWN OF EAST WINDSOR BOARD OF SELECTMEN

REGULAR MEETING

Thursday, September 20, 2018

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

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

ABSENT: All Selectmen were present this evening.

SPEAKERS: Terri Hahn, V. P., LADA.

Members of Boards, Committees, Commissions, or Town Entities:
250th Anniversary Committee: Rebecca Talamini, Chairman; Board of Finance: Sarah Muska; Police Commission: Bob Leach, Chairman.

Public: Paul Anderson, Noreen Farmer, John King, Bill Loos, Dick Pippin, Donna Ribani, Keith Yagaloff.

Press: No one from the Press was present

TIME AND PLACE OF REGULAR MEETING:

First Selectman Maynard called the Meeting to Order at 7:00 p.m. in the Town Hall Meeting Room, 11 Rye Street, Broad Brook, CT.

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PLEDGE OF ALLEGIANCE:

Everyone present stood to recite the Pledge of Allegiance.

AGENDA APPROVAL:

MOTION: To APPROVE the Agenda as presented.

Szymanski moved/Hoffman seconded/DISCUSSION: None.

VOTE: In Favor: Unanimous (Maynard/Dearborn/Bowsza/Hoffman/Szymanski)
(No one opposed/No abstentions)

ATTENDANCE: See page 1.

PUBLIC PARTICIPATION:

First Selectman Maynard introduced Terri Hahn, Vice President of LADA, who will give a presentation on the Stormwater Management Plan and Redevelopment of the Warehouse Point Village.

First Selectman Maynard noted comments on the Warehouse Point Study and the Annex Parking will be taken during those discussions. He opened discussion to the Public.

Noreen Farmer, 247 South Water Street: Mrs. Farmer noted the Selectmen's minutes of September 6th discussed the Ordinance being proposed for a vote in November. Mrs. Farmer suggested the Ordinance isn't really an ordinance. She suggested the Ordinance proposed last year with three options may have been a little too much but she felt this is way too vague for a referendum. She questioned who would oversee the money after its receipt; would it be the Capital Improvement Committee, or a group of those entities impacted by the casino? Mrs. Farmer felt some serious thought needs to occur before this money is put into the General Fund where it becomes something that's no longer available to them.

First Selectman Maynard advised Mrs. Farmer discussion of the Casino Impact Fund Ordinance will occur under the general topic of the casino. Mrs. Farmer indicated she'll offer additional comments during that discussion.

No other members of the public requested to speak at this time.

APPROVAL OF MEETING MINUTES/Regular Meeting Minutes of September 6, 2018:

MOTION: To APPROVE the Regular Meeting Minutes of the Board of Selectmen Meeting dated September 6, 2018 as presented.

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Maynard moved/Szymanski seconded/DISCUSSION: None

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

COMMUNICATIONS: None.

BOARDS AND COMMISSIONS RESIGNATIONS AND APPOINTMENTS/A.

Resignations: None.

BOARDS AND COMMISSIONS RESIGNATIONS AND APPOINTMENTS/B

Reappointments:

- 1. Julia Pratt (D), American Heritage River Commission, for a term expiring November 1, 2022:**

MOTION: To REAPPOINT Julia Pratt (D), to the American Heritage River Commission, for a term expiring November 1, 2022:

Hoffman moved/Szymanski seconded/DISCUSSION: Selectman Bowsza questioned if the dates listed on the agenda for the reappointments of the commission members is the same for all members within each commission? First Selectman Maynard felt that they were.

**VOTE: In Favor: Unanimous
(Maynard/Dearborn/Bowsza/Hoffman/Szymanski)
(No one opposed/No abstentions)**

- 2. Blaine Simpkins, Sr. (R), Parks and Recreation Commission, for a term expiring October 1, 2023:**

MOTION: To REAPPOINT Blaine Simpkins, Sr. (R), to the Parks and Recreation Commission, for a term expiring October 1, 2023:

Hoffman moved/Szymanski seconded/DISCUSSION: None

**VOTE: In Favor: Unanimous
(Maynard/Dearborn/Bowsza/Hoffman/Szymanski)
(No one opposed/No abstentions)**

- 3. Richard Sullivan (U), American Heritage River Commission, for a term expiring November 1, 2022:**

MOTION: To REAPPOINT Richard Sullivan (U), to the American Heritage River Commission, for a term expiring November 1, 2022:

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Hoffman moved/Szymanski seconded/DISCUSSION: None

**VOTE: In Favor: Unanimous
(Maynard/Dearborn/Bowsza/Hoffman/Szymanski)
(No one opposed/No abstentions)**

- 4. Jim Thurz (D), Planning and Zoning Commission, for a term expiring October 1, 2022:**

MOTION: To REAPPOINT Jim Thurz (D), to the Planning and Zoning Commission, for a term expiring October 1, 2022:

Hoffman moved/Szymanski seconded/DISCUSSION: None.

**VOTE: In Favor: Unanimous
(Maynard/Dearborn/Bowsza/Hoffman/Szymanski)
(No one opposed/No abstentions)**

- 5. Scott Tripp (U), American Heritage River Commission, for a term expiring November 1, 2022:**

MOTION: To REAPPOINT Scott Tripp (U), to the American Heritage River Commission, for a term expiring November 1, 2022:

Hoffman moved/Szymanski seconded/DISCUSSION: None.

**VOTE: In Favor: Unanimous
(Maynard/Dearborn/Bowsza/Hoffman/Szymanski)
(No one opposed/No abstentions)**

BOARDS AND COMMISSIONS RESIGNATIONS AND APPOINTMENTS/C. New Appointments: None.

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

Rebecca Talamini, Chairman, 250th Anniversary Committee, joined the Board.

Ms. Talamini advised the Board she would like to be included as an Agenda topic for the Selectmen's first meeting in October. The Committee will be selling Anniversary merchandise through the end of the year; she would like to also appear early in 2019 to give a final report on the Committee's fund balance.

Ms. Talamini reported **Heritage Day is Saturday, September 22nd**. The Committee is getting everything in place for the parade and events at the Harrington property. Ms. Talamini reminded everyone that the parade will step off from Reservoir Park at 2:50 p.m.; it will then proceed to Windsorville Road and continue on to Main Street to the Harrington property on the corner of Main Street and Route 140. The event will include 20 vendor tables, five food trucks, yard

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games, a performance by the Stray Dogs, and fireworks in the evening. She noted they received their permit from the State yesterday for the parade.

Selectman Hoffman congratulated Ms. Talamini, and her committee, for doing a great job; all the Selectmen concurred. Ms. Talamini thanked everyone who has been involved in the planning for the events; it's been a two year commitment for everyone.

Ms. Talamini also reported that the **Time Capsule will be buried on Sunday, September 23rd** at the Town Hall. Residents can bring items for inclusion in the Time Capsule to Heritage Day for donation.

UNFINISHED BUSINESS/B. Casino:

First Selectman Maynard reported he attended the Board of Finance (BOF) Meeting last evening, and they had many of the same comments as Mrs. Farmer. First Selectman Maynard clarified that the purpose of this ordinance is to establish the Fund outside of the General Fund; specifics of the distribution of the money will be identified in a second ordinance. He indicated he reviewed the process for creating the ordinance with the auditors; they said that to establish a fund outside the General Fund you must say what the money will be used for, and that's what the current ordinance did.

First Selectman Maynard referenced the current ordinance, noting that point #1 is pretty clear and concise while point #2 is sprawling, as Mrs. Farmer suggested. He reported the BOF passed a revision to be reviewed by the BOS; they are proposing to add a sentence to point #2 saying that a second ordinance will be passed which will determine how the money will be distributed. Discussion will continue on the revisions shortly.

First Selectman Maynard also advised everyone that a vote on this first ordinance won't be on the referendum in November as previously intended. After discussions with the Registrars of Voters they felt it would be too confusing to promote the ordinance at the same time as the State election. The Registrars felt it would be difficult to identify those individuals who own property but are not registered voters in East Windsor. The referendum for approval of the ordinance is still under discussion; nothing is settled.

First Selectman Maynard opened discussion to comments regarding the current Casino Impact Fund Ordinance.

Sarah Muska, 25 Maple Avenue: Ms. Muska said she serves on the Board of Finance (BOF); Ms. Muska said this ordinance is too vague and not well defined. Ms. Muska said that she, personally, would rather see one ordinance that lays it all out. If this ordinance passes and the other ordinance doesn't you're back to the drawing board. Ms. Muska said if the purpose of this ordinance is to just set up the fund we did make some changes because there are some things that should be not included in there. If for example, the last paragraph, "Monies will be reviewed annually, and money deemed in excess shall be transferred to the General Fund for the purpose

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of stabilizing taxes” shouldn’t even be in there because what is considered excess? Selectman Bowsza questioned who decides? Ms. Muska said, right, who spends the money, who makes the decisions, what exactly it is spent on? So we did change #2 and we unanimously passed that at our Board last night. We did take out “its operation” because the Town of East Windsor has nothing to do with how the casino operates; that is solely on them.

Ms. Muska then read the BOF’s revisions: “#2. The CIF shall ensure that the issues associated with the casino are dealt with in a manner that supports the growth of East Windsor, quality of life, infrastructure and public services. The procedure and process will be determined at a later date through a separate ordinance.” Ms. Muska said that way this is just setting up the separate fund, and then there would be another ordinance that the Town would vote on as to who spends the money, and in what manner. Ms. Muska said we just felt it leaves too much room for interpretation because it was not well-defined.

Selectman Bowsza suggested if the purpose of the ordinance is now watered down to the point of just establishing the fund isn’t that the purview of the BOF outside of any legislative remedy here? He felt there was no need for an ordinance. Ms. Muska said she originally said in her motion that it would follow the State process that we have for the budget – going through the Selectmen (BOS) and the BOF but... Selectman Bowsza felt the BOF had already established the fund; Ms. Muska said they did, months ago. Selectman Bowsza questioned the objective of this ordinance? If the BOF has the authority, whether by Charter or Statutes, to establish funds, which he believed they did, and that’s already been done. Deputy First Selectman Dearborn didn’t want to see the money going into the hands of the BOF. First Selectman Maynard felt the objective was what Selectman Bowsza said, that’s the process to establish a fund – you say where it’s coming from and you say what it will be used for. First Selectman Maynard felt the fund had to be established by an ordinance. Selectman Bowsza questioned if Fund 8 (Capital Non-Recurring Fund) was established by ordinance? First Selectman Maynard indicated he would review that with the auditors. Selectman Szymanski suggested conferring with the Town Attorney.

Selectman Hoffman suggested this money is coming from a different place, and before you spend money you need a checking account. That’s what we’re doing with this ordinance, so that money can be allocated to the correct areas in Town affected by the casino and areas that will promote the Town and improve it as a result of the casino money. Ms. Muska said we should know the parameters of that account. Ms. Muska said if you go to Webster Bank and set up a Christmas Club you know you can’t take that money out until a certain date. Ms. Muska said there should be guidelines so everyone is on the same page; it shouldn’t be left to interpretation. Selectman Hoffman suggested he liked Ms. Muska’s wording as he felt it improves the ordinance. But he felt a simple ordinance that establishes a fund which outlines what it’s for is in the best interest of the Town. And it’s money that should rightfully not go into the General Fund, because it’s not money that is to be generally dispensed to the things that we think we need, it’s to be dispensed in a manner that will enhance our Town because of the presence of the casino and will mitigate the things the casino has imposed on us by being here. Ms. Muska agreed with Selectman Hoffman. Selectman Hoffman felt that’s the reason the Board made it

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simple; he suggested the words Ms. Muska included are good words. He thought we should try to stick to that philosophy. It's a complex issue as to how and who will make the decisions of where this money goes. Whether it's the BOF or another group Selectman Hoffman cited there is time to talk about that, but he felt we should have a place to put it. Ms. Muska agreed; we should definitely have a separate fund.

Selectman Bowsza agreed the vagueness is a problem, and that the ordinance he put forward a year ago was probably too far into the weeds for some people, but it specified the governance of the money rather than we'll get to it later. Selectman Bowsza didn't feel this is a complete work; this isn't ready for primetime yet. He felt it was a page of words that didn't say anything; it doesn't say what we'll do with it. The BOF can establish funds, and have. There needs to be some definition as to what does quality of life means? What does public service mean? Who and how are the funds going to be used? Who will review them on an annual basis? Should the money lapse into the General Fund and at what point does that happen? Selectman Bowsza agreed with the BOF; this is not finished.

Selectman Szymanski suggested getting an opinion from the Town Attorney and the auditors. He suggested we're no closer to knowing if the casino is going to be here; there's no timeframe for this.

Dick Pippin, 37 Woolam Road: Mr. Pippin agreed with Ms. Muska and the BOF; it's too vague. Selectman Hoffman hit the nail on the head; we're going to establish a checking account but we're not going to have any rules. Mr. Pippin didn't feel you need two or three ordinances; you need one ordinance that spells it all out A-Z, from receiving the money, where we keep it, and where it's going so the people know up front. This is a typical piece of legislation written by politicians; it has 10,000 words in it and doesn't say anything. This is extremely not well done. Mr. Pippin felt the ordinance should go to referendum.

Noreen Farmer, 247 South Water Street: Mrs. Farmer suggested that once the tribes get everything done with the Federal and State issues she felt they'll be in here with bulldozers blazing. It could be quicker than you think. Mrs. Farmer suggested her concern was that even if it's a long time you need to get the beginning steps in place early so it's not chase the tail.. Has anything been established as far as the people who need to understand what they need to do with this or what they need to expect from it? Have we done anything about the Police getting together with Education with some forethought – if it does come this is how we anticipate how it's going to affect us individually. And it's going to cost us; is that money coming from tax money or from this fund? Mrs. Farmer is concerned about putting off getting people together to consider how people need money. Mrs. Farmer is concerned that we don't have a plan in place as to what we anticipate what the money will be needed for. She felt that the odds are it will happen, and it will happen speedily once they get those approvals, and they will hand us \$3 million and we don't have a plan what it's needed for – what are you going to use it for? People don't know if the money will be paying for half of the police, or some of the police or all of the police. Mrs. Farmer suggested if we wait it will bite us; she hopes the Board will get all the people together – Police, Finance, Education - to come up with a plan.

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Selectman Hoffman indicated that when the Board set up the proposed ordinance they agreed to immediately come up with the next ordinance which is much more complex; it's all the things you mentioned. It's setting up a process and procedure for allocating that money. Selectman Hoffman felt the Board should promise the people the Board will go to work as soon as possible. It's important to have that second ordinance, but it's more important to have the checkbook first so we have a place to put that money. Then we can decide how we spend it, what the process is, and who decides how it should be spent in the best interest of the Town. Selectman Hoffman suggested we're not going away; we're going to work very hard to fix that.

First Selectman Maynard noted that when the Town made the agreement with the Tribal Nations and they agreed to the \$3 million casino impact agreement there was much discussion as to what it would be used for, so people have gone through that thought process.. The Police Department needs to send officers to the Police Academy, and the School system said they don't need anything until the casino opens. The Town will be getting the money 15 months ahead of opening. First Selectman Maynard suggested the Board has been working on the distribution of the funds. The Charter says it's the departments that request funds. First Selectman Maynard felt, personally, that it should follow the budget process, so if a department feels they will need money from the Casino Impact Fund they would make a request through the Selectmen's Office which would refer that request to the BOS who would make a recommendation to the BOF and eventually the funding request would be decided by a referendum. First Selectman Maynard reiterated that the Board would like to establish the fund and then begin on the next ordinance.

Selectman Bowsza recalled that when he put his ordinance together last year he invited the BOS, BOF, the Police, Public Works, the Board of Education so that all of those perspectives were considered and what was put forward was the consensus that came out of that group. If we go through the budgetary process that takes four months before going to a vote, which doesn't seem to be reactive enough. And going to referendum on services and expenses associated with a casino seems to adversely impact one side of the community vs. the other so there's a concern there, and a balance that needs to be drawn. Selectman Bowsza noted we all live in Broad Brook, except for First Selectman Maynard. The notion that a board who may not have as much skin in the game are being impacted by circumstances associated with a casino is troubling. Selectman Bowsza recalled that he had proposed hiring a professional management professional who would be paid for by the Casino Impact Fund to administer the impact of the casino - although that proposal wasn't very popular.

Selectman Szymanski felt that even if the Tribes get their approval tomorrow they need to apply for local permits. The Building Inspector would bring in a firm to assist with review of the permit proposal; he understood that would take 30 to 90 days to get approved before putting a shovel in the ground, so there is some wiggle room. Selectman Szymanski suggested they do want to set up the fund; his biggest fear is letting the money slide into the General Fund and it is eaten up with no accountability. He suggested we don't know today all the issues which will need funding and once we get some experience with it and once it starts being built we'll know more then.

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Dick Pippin: Mr. Pippin suggested the Board remember what they just said about following procedures; they're spelled out in the Charter. You've got it almost word for word what that ordinance needs, probably the only thing that's lacking is you said referendum; it should be Town Meeting or referendum as needed. You've got what you need right there; it's all in the Charter; why don't we use it? You can do it from a special fund. You don't need 10,000 pages, you need hard facts so it's established. You've got your outline in there; you've got what it needs; just what you said; you're right on.

Selectman Hoffman felt there are two fundamental building blocks to this process. 1) It must be something that's responsive; he didn't feel the normal budget process is responsive enough to deal with the issues that arise from the casino. And, 2) I really want to have a referendum that gives the voters a line item so they can vote yes or no on the issue that we're proposing to fund. It's their money and we should give them an opportunity to say yes or no on how that money is spent. We don't do that with the normal budget process. Here's a chance to give the voters what they want – their voice.

Deputy First Selectman Dearborn felt the ordinance was put together to keep the money out of the special interest groups. This money needs to be protected. If you don't have an ordinance you won't stabilize taxes. This money belongs to the people, not the unions, plain and simple. Deputy First Selectman Dearborn noted people were saying it's not in here, it says right here "for the impact of the Town", anything that the casino does to impact the Town we're going to use the money to correct that. It says here, "the infrastructure, public services" – that's the highway department, the Police Department, the Fire Department – that's what that means. That money will go there if it's needed. There are a lot of people that want that money to go to these places whether it's needed or not. We need to protect that money.

Deputy First Selectman Dearborn also felt the annual review of the money was to be done by the Board of Selectmen. If there was money building up in there we were going to throw it into the General Fund but keep some in the casino fund to take care of things.

And, the "quality of life", Deputy First Selectman Dearborn suggested he actually likes the sentence "for the betterment of the people better" but ... Maybe we could make some good parks, do things that the people can enjoy from this money. Deputy First Selectman Dearborn indicated he didn't want to see this money going for pay raises and benefits, like a thermostat hitting 200 degrees here. And I'm afraid that's where it's going to go. I don't see anything wrong with this ordinance. At 2% the taxes go up \$800,000 per year. We're getting \$3 million–do you know how long we wouldn't have to raise taxes with that kind of money coming in? Plus the other \$5 ½ million, that's \$8 ½ million a year we're going to get off that place. The Fire Tax we'll be getting from that is phenomenal; they won't have to charge any fire taxes down there for that money. Deputy First Selectman Dearborn suggested he didn't see anything wrong with this, and basically what Ms. Muska said, when you read your thing, it's basically the same thing. It's not much different than this right here, but this money can't hit the General Fund when we get the check. And I think the BOS should be the people who decide when it leaves that fund. And, like everything else, people are going to come in and say we need this and we're going to look at

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it and if we think it's legit – ok, we'll take care of it, for the betterment of the people. That's what that money should be used for; it can't hit the general fund.

Bob Leach, 39 Church Street, Chairman of the Police Commission: Mr. Leach took issue with the 15 months being enough time to train officers. He cited their current hiring status; that may not be enough time; just giving you a heads up. Mr. Leach indicated he agreed with the other Selectman regarding the BOF having the authority to establish the fund; he suggested if you check the General Statutes and the Charter you'll find that to be true. Mr. Leach felt the BOS should concentrate your efforts on how this fund is to be expended, where it's to be expended, and who is to make the decisions, and all that. As far as establishing the fund Mr. Leach felt the BOF has established the fund already so to do an ordinance is kind of moot at this point.

Deputy First Selectman Dearborn cited that it used to be six months to train these people, then it went to a year, now it's longer than that, and we have to pay those people. Deputy First Selectman Dearborn clarified that he wasn't against hiring Police officers if we need them. He reported he went to MGM to see their operation; it's running as smooth as a baby's you know what. He suggested he isn't for hiring anyone until we know we have a problem. Deputy First Selectman Dearborn also felt there are people out there that are qualified without all the training. He questioned how many Police Officers are currently on staff? Mr. Leach responded 23.

First Selectman Maynard reiterated there will *not* be a referendum on the proposed Casino Impact Fund Ordinance in November. He cited the BOF has reworded portions of the ordinance so the BOS will be reviewing their suggestions. First Selectman Maynard noted the comment from the audience to begin work on the second ordinance was well taken.

**NEW BUSINESS/A. Planning for Stormwater Management and Village Center
Redevelopment in Warehouse Point:**

Terri Hahn, of LADA, a Land Development Consulting firm, joined the Board for her presentation. Mrs. Hahn reported LADA got involved in East Windsor maybe five years ago as support for the POCD (Plan of Conservation and Development). The POCD included the plan for Warehouse Point, which was presented to the public through workshops. The plan which was developed became part of the POCD. In 2016 the Town Planner submitted a grant proposal; in 2017 or 2018 the Town was awarded the grant. The plan considered development in Warehouse Point, taking into consideration the casino and the project in Windsor Locks. There was also an issue which was acknowledged at the time of the POCD creation but couldn't be considered due to funding limitations; the issue was how to deal with stormwater in the Warehouse Point Village. This grant will allow them to study the stormwater and the effect of future development on that stormwater. The study will enable them to make recommendations for improvements to those stormwater conditions. Mrs. Hahn reported they are also using the Warehouse Point Study as a starting point and considering future development for Geissler's, the Annex, and additional development on Bridge Street and other roads.

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Mrs. Hahn reported that from now to the end of the year 2019 they will be looking at the watershed which goes from the river up to Route 5 at Prospect Hill Road. They'll be looking at what happens to the water from the old Walmart site. Mrs. Hahn indicated she'll be producing different scale maps for separate areas in Warehouse Point to determine the issues associated with the wetlands soils, considering pedestrian movements, what's to happen with South Water Street with regard to expansion of green space, and overall parking considerations within Warehouse Point.

Selectman Hoffman questioned if there will be any discussion of flood abatement regarding the areas near the river? Mrs. Hahn suggested we can't stop the flooding but we can consider its impact on how to develop South Water Street. First Selectman Maynard noted the Blue Ditch is located in this area and should be included in this study. Mrs. Hahn reported they have started looking at Blue Ditch, which begins its flow in Enfield and continues on to the Connecticut River. Mrs. Hahn referenced an aerial of the area to describe the route of the flow. Mrs. Hahn noted there was water flowing through the area on a recent day she inspected it. She noted there is also a backwash problem with the water from the river. Mrs. Hahn reported their study, which will run from now through December, 2019, will include two public workshops.

Noreen Farmer, 247 South Water Street: Mrs. Farmer questioned how far south is considered Warehouse Point? Mrs. Hahn indicated parcels on the south side of I-91 – the village center.

Keith Yagaloff: Mr. Yagaloff questioned if the stormwater is directed to the river or to catch basins? Mrs. Hahn reported the conventional wisdom is to get the water into the river as fast as you can because you want all of your floodwater to have been gone before anything comes down the stream. In a place like Warehouse Point, because the Blue Ditch backs up, it gets more confusing. They will be working with the Highway Department to find the catch basins and stress points, the micro watersheds, and then they'll look at the individual areas. Future development, which typically means more impervious coverage, we'll know what needs to be done. Do we want to continue getting it out of there as quickly as possible, or do we want to look at other ways, like detention and infiltration and other elements?

Selectman Szymanski suggested that while you're doing the study you'll obviously be looking at some period of history when the river has been above the culvert that's dumping it in there and pushing it backwards; how much of that will impact what you'll be doing? Mrs. Hahn suggested there's not enough money in the grant to model the river but FEMA has information (datum) they can use. Mrs. Hahn noted, however, that the FEMA and the State datum for the topography don't match as FEMA remapped the flood areas in 2015 and in so doing they changed their datum regarding contours.

Selectman Hoffman questioned if we could make the Blue Ditch go away? Mrs. Hahn replied negatively, noting it's a topographic feature that enables the upper part of Warehouse Point to go elsewhere, but she suggested maybe we can monitor the flooding aspect that's occurring in the area upstream of Main Street and some of the other properties. Mrs. Hahn suggested the goal would be to see what we can do to protect the waste water treatment plant but she couldn't say

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at this point that would be the result. Selectman Hoffman suggested that in concert with the POCD it seems we would make an effort to make as much of that area less flood prone than it is today. Mrs. Hahn suggested that one of the recommendations of the initial discussions was to look at some of the properties on South Water Street and do like they're doing in some of the coastal areas. Do you lift everything up on stilts? The other issue is to look at the potential to create additional flood storage volume – bigger detention basins or things that would allow the water to hang out where it's ok to do that as opposed to letting it continue on up through. Selectman Hoffman suggested the riverfront here, compared to Enfield and Windsor Locks, has great potential; the area could be a nice recreational area and could be an adjunct to what they're doing in Windsor Locks with their transportation center. Mrs. Hahn indicated one of the considerations of the original study was to make a bike lane, and perhaps extend it to Bridge Street to get to Broad Brook and to South Water Street to get to the agricultural area in town. Mrs. Hahn suggested anything you do here can be easily done in other areas of town.

Deputy First Selectman Dearborn questioned what the final outcome of this study would be? Mrs. Hahn indicated the study would provide for future development in Warehouse Point. We know it will grow; there are a significant number of properties which are under-utilized or are vacant so additional development could come in which will create additional impervious surface and require additional stormwater treatment – which, given the size of the lots here, it's extremely difficult to do on these tiny lots. So the idea is to look at it as a whole rather than piecemeal by individual properties. The idea is to make it easier to take the limitations out before development; it's about future development; it's about community growth. Deputy First Selectman Dearborn suggested that usually any development includes retention ponds to hold water; as it fills up it goes into the overflow and slowly takes off. Mrs. Hahn concurred, but noted that because of the proximity to the river they handle it differently, either with infiltration or to get the stormwater out as quickly as possible so as not to impact areas downstream. Mrs. Hahn suggested the downstream impact is already there so they treat it differently. Deputy First Selectman Dearborn felt no one can stop the flooding. Mrs. Hahn didn't disagree. Deputy First Selectman Dearborn questioned who would pay for this, if you need bigger pipes? Mrs. Hahn indicated they will come up with recommendations; there are also funds available from the State in order to accommodate some of the recommendations that come out of the study. The next step will be to go out and get funding.

NEW BUSINESS/B. Town Hall Annex Parking:

First Selectman Maynard reported signs have been posted at the Town Hall Annex parking lot indicating no one should be parking in the lot other than employees or residents using the services of the departments located at the Annex. The signs indicate that cars will be towed. First Selectman Maynard assured audience members that no one's vehicles will be towed.

First Selectman Maynard indicated the issue has resulted in several Facebook postings regarding this policy. He cited that Public Works had raised the following concerns regarding public parking in the Annex parking lot:

- The Park and Recreation Department should be available to residents.

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- Residents parking shouldn't interfere with parking for Town events.
- Parking for elections should be available.
- Park and Recreation and Human Services Departments are located at the Annex; employees of those offices need places to park.
- Concerns for liability related to snow plowing while residents' vehicles are parked at the Annex.
- Some trailers are being stored at the Annex for long periods of time; some cars parked at the Annex parking lot have flat tires.

First Selectman Maynard indicated his office has received complaints regarding these signs and concerns related to the potential for vehicles being towed. He had invited residents to attend this meeting to discuss the issue. First Selectman Maynard opened discussion to the audience.

John King, 30 Dean Avenue: Mr. King described Dean Avenue as a small street. There are no parking signs up and down the street because if you park two cars on Dean Avenue you can't get a fire truck through, and if cars are parked on one side of the street the people on the other side can't back out of their driveways without hitting the cars parked on the street. Mr. King also noted the driveways for the houses on Dean Avenue are too small for two or three cars. As an example his wife doesn't like to drive his pick-up so he has to move it for her to get out. Mr. King indicated the residents thought they could put their vehicles in the school/Annex parking lot to alleviate that problem but with the signs regarding the towing – once you put that up it takes the authority out of the Town's hands and puts it in the hands of the Police Department and they can tow as many or whatever they want. As a solution Mr. King suggested dividing the parking lot and painting one side white for the people living on Dean Avenue and the other side yellow for the people using the school/Annex. Mr. King also cited concerns for residents' visitors parking in the lot being towed.

First Selectman Maynard reported that for a car to be towed the signs must be approved by the local traffic authority; he questioned Bob Leach, Chairman of the Police Commission, if he knew who that would be?

Bob Leach, Chairman of the Police Commission: Mr. Leach indicated the local traffic authority would be the Police Commission. He cited his concern would be that we're discussing a parking lot, so if we were to put signs on the street the local traffic authority has jurisdiction but for a parking lot he's not quite sure they have jurisdiction. Although, being the Police Department, if we were notified of someone violating a posted parking sign that was put up by the Town he felt they would be obligated to act on it.

First Selectman Maynard reported he had discussed this with the Police Chief who had said the local traffic authority was the Police Board. So, for the signs to be legal they must be approved by the Police Board, and they haven't been approved. Mr. Leach agreed. First Selectman Maynard suggested the Police Department wouldn't be towing any cars.

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Donna Ribani , 28 Dean Avenue: Ms. Robani identified herself as the author of the Facebook posts, with 85 comments. She indicated she grew up in a town that was friendly, and she moved here five years ago due to her job. She feels someone had an agenda to put the signs up. Why should they put them there? It's mostly empty; maybe some people are using it as long-term parking but deal with them, not her. Ms. Ribani cited she has a rather small driveway; she sometimes needs to park her car in the Annex when her 70 year old mother visits. What is she supposed to do; what are her options? The line in the sand is "you will have to pay". Ms. Ribani doesn't trust Mr. Maynard's words; someone put those signs up. What's all the animosity? If you're threatening the residents that park there to pay for towing she doesn't feel it was necessary to do that. Ms. Ribani indicated you turned this quiet person into someone who posted 85 comments on Facebook.

Selectman Hoffman questioned if it was mostly a daytime problem? Ms. Ribani replied it was mostly nights and weekends; you're isolating the people who live there. Selectman Hoffman questioned if it would satisfy Ms. Ribani if the signs said "no parking between eight and five? Ms. Ribani questioned why does it have to be one or the other? She understands two additional offices have moved in there but that's only another six employees. She didn't feel it was so much a problem with the Town employees; there's so much parking there; they could park there and still have enough room for the residents. Use the money spent on the signs and clean up the parking lot; mark reserved spots for employees.

First Selectman Maynard questioned what happens when there's an election? Ms. Ribani agreed that was when the lot was full but they remove their vehicles for that. She cited what someone said on Facebook that this was agreed to when they gave up the sidewalks on one side so they could park there. First Selectman Maynard questioned what happens during the plowing? Ms. Ribani reported that Mr. King goes over there and plows his spot and others.

Selectman Bowsza questioned who put up the signs? First Selectman Maynard indicated a Town employee put them up thinking he was doing a good thing. Selectman Bowsza questioned the objective by posting the signs? First Selectman Maynard cited the concerns for plowing and damaging vehicles parked in the lot, but maybe if the lot was divided we could just plow the employees' lot. We also need space for events and the elections. Selectman Bowsza indicated he wasn't aware there was a problem the Selectmen needed to solve; if you're amenable to taking the signs down Selectman Bowsza said he felt it was a good solution. Selectman Szymanski felt this was silly; take them down. People should be respectful regarding the elections and the events. Deputy First Selectman Dearborn and Selectman Hoffman were in favor of taking down the signs.

MOTION: To REMOVE the signs at the Town Hall Annex prohibiting parking for Town Hall Annex employees only.

Bowsza moved/Szymanski moved/DISCUSSION: None

**VOTE: In Favor: Unanimous (Maynard/Dearborn/Bowsza/Hoffman/Szymanski)
(No one opposed/No abstentions)**

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Bill Loos: Mr. Loos felt the CIP Committee should look at this issue. He noted there are no lines in the parking lot; it's a mess; the whole parking lot should be repaved. Then the problem will go away.

NEW BUSINESS/C. Broad Brook Mill Site Remediation Discussion:

First Selectman Maynard noted the Town has been struggling with pollution at the Broad Brook Mill site for 20 years. The site is owned by UTAS, who are now moving quickly with their remediation plan which has been approved by DEEP. The soils contain heavy metals, arsenic, and lead and chromium. They want to move the contaminated soils to a consolidation area behind the Congregational Church and put an impervious cover over the material and leave it there. Recently someone from Governmental Marketing at UTC came in from Ohio and met with Selectman Hoffman, Building Official Stanley, and himself to discuss the remediation issue. *UTC has agreed to participate in a cooperative effort to redevelop the Mill Site.* First Selectman Maynard read excerpts from Selectman Hoffman's summarization of the meeting:

“This summarizes a meeting with Martin D'Eramo, Associate Director State Government Relations-UTC. Those in attendance from the Town of East Windsor were Bob Maynard, Rand Stanley, and Andy Hoffman.....

- It was agreed that there should be a cooperative effort to redevelop the mill site.
- UTC will assist in finding a private sector developer.
- Grants should be sought to aid in the redevelopment.
- The Town stated its strong desire to save and restore much of the remaining factory building.
- The Town wants the consolidation area removed from the mill site.
- UTC warned that a media campaign against the current plan may cause potential developers to be reluctant to participate in a redevelopment project.
- The Town stated that remediation should be suspended until a developer can be found and their input is considered in the remediation.
- UTC will consider suspension of remediation until a plan and schedule can be developed...”

First Selectman Maynard indicated the summary continues; (*see Attachment A*).

First Selectman Maynard felt there is now a better line of communication between the Town and UTC. He reported UTC has to put something in writing, which they did yesterday. He cited a positive e-mail received from Mr. D'Eramo indicating the following:

“I appreciate the opportunity to meet with you last week. I relayed your concerns to the people at Hamilton-Sunstrand and UTC. We continue to believe that the remedy at the site is not going to be an impediment to development but we acknowledge that the Town is concerned about this issue. The best way to evaluate and redevelop the potential for the site is to test the waters by marketing the site. We are in the process of seeking management approval to retain a broker and to go ahead and market and sell the site. At this time we will informally reach out to some local developers to see if they can offer guidance or best practices to find someone to redevelop the site. *In the short term we*

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also agree to defer public meetings that are planned as next steps for the remediation process as well as the Section 106 meeting with the consulting parties regarding the demolition of the mill.”

First Selectman Maynard also referenced an e-mail from Jessica Bottomley, Chairman of the Broad Brook Mill Site Remediation Committee (BBMSRC), requesting the cost of removing the 1,300 cubic yards of material and moving it totally off site vs. the cost of moving the material to the consolidation area.

First Selectman Maynard suggested the Town is starting a dialogue with UTC; we’ll see where that goes. He felt the Town can start to work with this person who met with them regarding a solution. First Selectman Maynard felt we have the possibility of a new beginning.

Paul Anderson: Mr. Anderson reported he attended the Broad Brook Mill Meeting last night. Mr. Anderson cited a public meeting isn’t the same as a Public Hearing. A *public meeting* is where they give you information regarding what they propose to do, while a *Public Hearing* is where people can make public comments. Mr. Anderson cautioned everyone not to count on the ability for people to make their comments publicly when UTAS holds their public meeting.

Mr. Anderson also noted that Ms. Bottomley’s questions have a timeframe associated with them. The goal is to get those answers within a timeframe.

Selectman Hoffman felt the BBMSRC needs the name of a point person for the Committee to work out a plan with; the person they met with seemed cooperative. Selectman Hoffman felt in the big picture we need a cooperative plan they both buy into and be partners. If they don’t get along and it’s not working it goes back to the drawing board again. Mr. Anderson felt they already have that information. Discussion followed regarding the availability of the numbers requested.

NEW BUSINESS/D. East Windsor New Website:

First Selectman Maynard reported they are moving along to populate the Town website, and already have a prototype. He suggested if people would like to look at the prototype and offer comments they should contact him. Ms. Talamini requested the information. Mr. Anderson reported that currently someone needs to go through two pages of lists to get to Commission Minutes; he suggested the first page should be the link to improve efficiency.

Selectman Hoffman questioned the status of the EDC (Economic Development Commission) website link. He noted that originally the website designer had said it would be up and operational by August 15th but then said they were unable to meet that commitment because the Town website isn’t up yet. First Selectman Maynard felt they could hook the EDC website up to the prototype.

NEW BUSINESS/E. CCM Annual Convention, October 30 – 31, 2018:

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First Selectman Maynard reminded everyone the CCM workshop will be held on October 30th and 31st at Foxwoods. Members of commissions and boards can attend at a reduced rate. First Selectman Maynard referred those wishing to attend to contact Amanda in his office.

NEW BUSINESS/F. CIP Discussion:

First Selectman Maynard referenced the schedule (*See Attachment B*) for the CIP (Capital Improvement Planning Committee) meetings provided by Cathy Simonelli. The intent is for the CIP review to be completed by November 1st

Selectman Hoffman noted he attended the initial CIP Meeting as he didn't understand the process. He had asked if he could ask questions during the meetings and has been told by Mrs. Simonelli he can't ask questions but can submit his questions in writing. Selectman Hoffman indicated he'll be attending the meetings as the process is important but for him to say yes or no on something he needs more detail. First Selectman Maynard indicated the mission of the CIP is to make recommendations to the BOS; it's then up to the BOS to agree with those recommendations or not. He understands the need for more information and the Board needs to decide that before the departments come in. Selectman Hoffman suggested there will always be questions. Selectman Szymanski indicated his business experience is the same as Selectman Hoffman's; if his boss asked questions he needed to have that information available.

Bob Leach: Mr. Leach reported he's been on the CIP in the past. He felt the problem last year was when the CIP presented to the Board of Selectmen the questions you asked were a rehash of what they did at their committee meetings. Mr. Leach felt that attending these CIP Meetings will help to alleviate many of the problems. He also suggested having the CIP package will be helpful; he felt Selectmen Hoffman and Szymanski probably didn't have that information last year. Selectman Hoffman suggested that didn't mean there wouldn't be more questions; Mr. Leach felt that this year a lot of that information will be in front of you.

NEW BUSINESS/G. Discussion of WSG, LLC and Red Technologies, LLC:

First Selectman Maynard reported he attended a PZC (Planning and Zoning Commission) Meeting last Tuesday at which a Public Hearing was held on an Application for WSG. This is an application for a Special Use Permit for 140 Wapping Road, which contains 48 acres. The application is for excavation for a gravel pit and bringing in contaminated soils. **Dick Pippin**, speaking as a member of the Wetlands Commission, suggested the applicant wouldn't be able to bring in contaminated soils based on the conditions of the Wetlands Permit.

It was noted this application is an open Public Hearing before the Planning and Zoning Commission. The residents and Selectmen were invited to bring their questions and comments to the PZC Meeting being held on Tuesday, September 25th at 6:30 p.m.

NEW BUSINESS/H. Approval of Tax Refunds:

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MOTION: To APPROVE Tax Refunds in the amount of \$5,943.66 as identified under Tax Refund Report dated September 18, 2018.

Maynard moved/Szymanski seconded/**DISCUSSION:** None

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

MOTION: To APPROVE Tax Refunds in the amount of \$3,686.99 as identified under Tax Refund Report dated September 19, 2018.

Maynard moved/Szymanski seconded/**DISCUSSION:** Selectman Bowsza questioned if the refunds are credited to the taxpayer or if checks are issued? First Selectman Maynard believes the taxpayer is paid via check

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

MOTION: To APPROVE Tax Refunds in the amount of \$2,774.04 as identified under Tax Refund Report dated September 19, 2018.

Maynard moved/Szymanski seconded/**DISCUSSION:** None

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

SELECTMEN COMMENTS AND REPORTS/A. Jason Bowsza:

Selectman Bowsza reported that on September 5th the Pension Board met to review the responses to the Board's request for a 457 Plan Administrator (pension plan for government employees). Selectman Bowsza reported they received eight responses; the Board reduced that number to three who have been invited to live interviews. The Board will be holding open sessions for the interviews on Wednesday, September 26th. Selectman Bowsza noted the request for review of Administrators was made by the Town employees.

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

Selectman Szymanski had no comments this evening.

SELECTMEN COMMENTS AND REPORTS/C. Steve Dearborn:

Deputy First Selectman Dearborn had nothing to report this evening.

SELECTMEN COMMENTS AND REPORTS/D. Andy Hoffman:

Selectman Hoffman the Economic Development Commission didn't meet this month; he had nothing to report.

SELECTMEN COMMENTS AND REPORTS/E. Robert Maynard:

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First Selectman Maynard had nothing to report.

SIGNATURES FOR APPROVAL OF CHECK REGISTERS:

The Selectmen reviewed the registers presented and took appropriate action.

**EXECUTIVE SESSION/Pursuant to C.G.S. Sec. 1-200 (6-a), Sec. 1-210 (b-1) (b-4)
Employment, Litigation and Negotiations:**

MOTION: To GO INTO EXECUTIVE SESSION at 9:05 p.m. Attending the Executive Session were First Selectman Maynard, Deputy First Selectman Dearborn, Selectman Bowsza, Selectman Hoffman, and Selectman Szymanski.

Dearborn moved/Hoffman seconded

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

LET THE RECORD SHOW the Recording Secretary left the Meeting at 9:05 p.m.

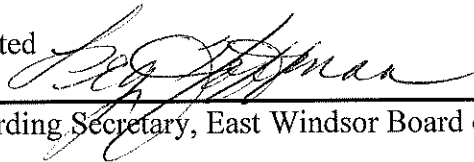
The Selectmen came out of Executive Session at 10:10 p.m.

ADJOURNMENT:

MOTION: To ADJOURN this Meeting at 10:10 p.m.

Dearborn moved/Hoffman seconded/VOTE: In Favor: Unanimous

Respectfully submitted



Peg Hoffman, Recording Secretary, East Windsor Board of Selectmen

Attachment A – Summarization of Broad Brook Mill Meeting, September 13, with Martin D'Eramo, UTC

Attachment B - Capital Improvement Planning Committee Meeting Schedule

305- 9/20/2015 - Attachment A

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September 13, 2018

Subject: Broad Brook Mill Meeting September 13 with Martin D'Eramo, UTC

This summarizes a meeting with Martin D'Eramo, Associate Director State Government Relations-UTC. Those in attendance from the Town of East Windsor were Bob Maynard, Rand Stanley and Andy Hoffman. The meeting was a good exchange of ideas. Mr. D'Eramo pointed out that UTC has created a sound plan for remediation that protects the health and wellbeing of the residents of the village of Broad Brook. Hoffman stated that the plan is not in the best interest of the town and that collaborative effort is required to reach an acceptable compromise. The current plan does not leave the site in a most developable condition. The discussion led to the following statements positions by each side:

- It was agreed that there should be a cooperative effort to redevelop mill site
- UTC will assist in finding a private sector developer
- Grants should be sought to aid in the redevelopment
- The town stated its strong desire to save and restore much of the remaining factory building
- The town wants the consolidation area removed from the mill site
- UTC warned that a media campaign against the current plan may cause potential developers to be reluctant to participate in a redevelopment project
- The town stated that remediation should be suspended until a developer can be found and their input is considered in the remediation
- UTC will consider suspension of remediation until a plan and schedule can be developed
- UTC will partner with East Windsor in executing the plan (no monetary commitment was made)
- UTC will consider participating in the next Board of Selectman's meeting to state their commitment to partner with the town
- The town insisted that that statement must include an agreement to suspend the remediation
- UTC agreed to present and discuss their remediation plan and the backup information that it is based on to the Mill Committee and its consulting firm
- The town pointed out that UTC has not been forthcoming with information
- The town has hired a consulting firm to create a meaningful technical dialog with UTC/DEEP
- The town pointed out that it is running out of options and will soon begin media campaign to inform the public and legislative representatives what it considers the current plan to be a social and economic disaster for the village of Broad Brook

The meeting was informative and useful. Mr. D'Eramo was open to discussing a cooperative effort going forward. It was agreed that the two parties should not waste time viewing things in the rear-view mirror, but should establish a plan and schedule that will move the process forward as rapidly as possible.

RN- 9/20/2018 - Attachment B

Robert Maynard

From: Simonelli, Catherine <csimonelli@ewct.org>
Sent: Thursday, September 13, 2018 9:06 PM
To: Reichle, Randi; rleach3rd@gmail.com; adammehan@cox.net; pippinandson@cox.net; wtowers@msn.com; tomtalamini1978@gmail.com; dogwoodhillfarm@cox.net
Cc: Amy O'Toole; Leonard Norton; Robert Maynard; Amanda Calve
Subject: CIP meeting schedule

To follow up on tonight's meeting, below are the meeting dates agreed upon. Please let me know if you won't be able to make a meeting as the dates get closer. 24 hour notice is much appreciated. All meetings are at 6:30 except Thursday, 10/4 which begins at 6:00.

Thursday, 9/27/2018, 6:30 PM, project presentations
Thursday, 10/4/2018, 6:00 PM, project presentations
Thursday, 10/11/2018, 6:30 PM, project ranking
Tuesday, 10/23/2018, 6:30 PM, project ranking
Thursday, 10/25/2018, 6:30 PM, project ranking
Monday, 10/29/2018, 6:30 PM, funding allocations
Thursday, 11/1/2018, 6:30 PM, funding allocations

I'm hopeful that we'll be able to accomplish our work in fewer meetings than we have scheduled but better to be safe than sorry.

Thanks for stepping forward to help in this important function!

Cathy