

REGULAR MEETING OF THE LITCHFIELD BOARD OF SELECTMEN
TUESDAY, DECEMBER 5, 2017
TOWN OFFICE BUILDING - 5:30 P.M.

Call to Order: First Selectman Leo Paul, Jr. called the meeting to order at 5:32 p.m. with Selectmen Diane Knox and Jonathan Tarrant present. Jeffrey Zullo and Paul Parsons were away. Jeff Zullo will participate during the presentations via telephone conference. Also in attendance were Bantam Borough Warden Dick Sheldon and Burgesses Paul Devon, John Langer, and Kim Griffin. Jeff Duigou, VP of Environmental Sciences for Eagle Environmental, Inc. was present as well as David Berto from Housing Enterprises, Inc. and Bill Crosskey of Crosskey Architects, LLC. Housing Trust members present were Stacy Kavle, Bob Petricone, Joyce Briggs, Cleve Fuessenich, and Jill Musselman. Town Counsel Mike Rybak was also there.

Approval of Minutes: Motion: J. Tarrant moved to adopt the minutes of the regular 11/21/17 meeting, and D. Knox seconded. J. Tarrant and J. Paul voted aye, and D. Knox abstained because of absence; motion carried.

Public Requests/Comments: None

Selectmen's Requests: Mr. Paul announced that the Legislature is going into special session, and he hopes for minimal cuts to municipalities.

Interviews, Appointments & Reappointments

a) Interview Gianni Perugini for Park & Recreation Commission, regular member, term 6/2021: Mr. Perugini said he has served on various boards while living in Waterbury. He is a physical education health teacher in Waterbury and soccer coach. He would like to serve on the Park and Recreation Commission and share some of his knowledge and enthusiasm in furthering physical education. Motion: D. Knox moved to appoint Mr. Perugini as above, and J. Tarrant seconded. All voted aye and the motion carried.

b) Reappoint Andrew Parker to Sandy Beach Commission, term 12//2020: Motion: J. Tarrant moved to reappoint Mr. Parker as above and D. Knox seconded. All voted aye and the motion carried.

Motion: J. Tarrant moved to remove New Business Item a) from the agenda, as the action has already taken place. D. Knox seconded, all voted aye and the motion passed.

Liaison Reports/Commission-Committee Minutes: 10/24/17 Conservation Commission minutes; 11/6/17 P&Z minutes

Green Team Update: No report

Vacancies: The list of current appointed vacancies with term expirations is as follows:

Bantam Lake Authority: 1 member 12/2019
Beautification Commission: 1 regular member 2/2020; 2 alternates 2/2019
Board of Ethics: 2 alternate members 6/2019, 6/2020
Cable TV Advisory Council: 1 member 6/2017
Capital Improvements Committee: 1 citizen at large
Conservation Commission: 1 regular members 12/2016; 2 alternate members 12/2018
Inland Wetlands: 1 regular member 2017; 2 alternate members 6/2017
Litchfield 300th Anniversary Executive Committee: 1 regular member
Litchfield Prevention Council: 2 alternate members- 1-6/2019, 1-6/2020
Milton Historic District Commission: 3 alternate members 1/2018, 1/2018, 1/2019
Northwest CT Convention & Visitors Bureau: 1 member 9/2018

Northwest CT Transit District: 1 member 5/2018
Park & Recreation: 2 alternate members: 6/2017, 6/2018
Pension Commission: 1 alternate member 3/2019
Recycling Committee: 1 regular member 2/2018; two alternates 2/2017, 2/2018
Social Services Board: 1 member 2/2017
Veteran's Advisory Committee: 2 regular members 8/2016, 8/2018; 2 alternate members 8/2018
Water Pollution Control Authority: 1 regular member 1/2023; 1 alternate member 1/2021
Zoning Board of Appeals: 1 regular member 3/2021; 2 alternate members 3/2020

Old Business: None

New Business

a) Dissolve Town Facilities Committee: removed from agenda

b) Award Bid for Community Field Backstop Project: Mr. Paul explained that a capital project for drainage and extending the baseball field fence has been completed, and there remains \$15,000 in funds left over. They would like to use this money for replacing the backstop. Bond Counsel said that because the Town has approved those funds for community field upgrades, it is acceptable to use some of the funds for the backstop. Raz Alexe, Public Works Director, explained that to meet regulations they should replace the backstop. He got quotes and is recommending Cape Cod Fence at \$14,961.00. **Motion:** J. Tarrant moved to award this bid to Cape Cod Fence for a new backstop in the amount of \$14,961.00. D. Knox seconded. Mr. Alexe said the job can be completed very soon.

c) Eagle Environmental, Inc. Presentation on Bantam School Phase II Environmental Site Investigation and Hazardous Building Materials Inspection: [Jeff Zullo joined the conversation here at 5:45 p.m. via telephone.] Jeff Duigou of Eagle Environmental said their investigations must follow necessary guidelines when applying for CHFA financing. They completed the two above assessments with results detailed in his reports. In the building the cost of hazardous materials abatement, asbestos being the most costly, is approximately \$203,000. This is not to say that all asbestos materials must be removed. Regarding the Phase II environmental site investigation, a release of chemicals was detected in soil and ground water, and a Phase III investigation was recommended. Mr. Duigou estimated \$50,000 to \$75,000 for disposal of petroleum impacted soil plus contractor cost of \$15,000 to \$20,000, which would all be part of the grant. Attorney Rybak disclosed that he has represented the Housing Trust in the past but does not now represent them in this matter or any other pending matters.

Motion: J. Tarrant moved that the Selectmen accept using Attorney Rybak to represent the Board of Selectmen in this matter. D. Knox seconded. J. Zullo asked when the last time was that he represented the Housing Trust, to which he responded about four years ago. Upon voting, all Selectmen, including J. Zullo, voted aye and the motion carried.

d) Housing Enterprises, Inc. Presentation on Bantam School Feasibility Evaluation: David Berto of Housing Enterprises, Inc. and Bill Crosskey of Crosskey Architects, LLC spoke about the feasibility study. Mr. Berto said this is an interim report that, when combined with feedback, will produce the final report. He and Mr. Crosskey explained the process with evaluation of eleven points, alternate layouts, recommended conceptual layout, and alternatives for the land adjacent to the school. Costs outlined by Eagle Environmental were good numbers per Mr. Berto, and he agreed with the total \$203,000. He said the applications are reviewed thoroughly, and he advised to list costs of everything. If the project finds a way to reduce some of the cost, that is beneficial and may allow funding for other things that come up. The process could take about two years for all the approvals before construction can begin. Bill Crosskey explained the site plans and schematic drawings including 14 units in the former Bantam School and 12 units of new housing. Comments and questions were entertained by the attendees.

Leo Paul said he would like to follow the same model they used for Gagarin Place. The details could be worked out by the Board of Selectmen and get its approval to turn the property over to the Housing Trust. He would like to assure the Post Office remains on the property and move forward to obtain funding grants. He felt this plan is exciting for the Borough of Bantam and appreciated the Borough's interaction and financial support.

Motion: J. Tarrant moved to have the Board of Selectmen continue forward to enable the transfer or sale of the property.

Second: D. Knox

Discussion: J. Zullo thought the review should include what the Board of Selectmen will do with the gymnasium. Mr. Paul added that the Town Hall Review Committee will be activated soon to find a location for the Town Annex offices so that part of the former Bantam School can be vacated.

Vote: All Selectmen voted aye and the motion carried.

Correspondence: None

Adjournment: **Motion:** J. Tarrant moved to adjourn at 6:52 p.m. and D. Knox seconded. All voted aye and the motion carried.

Leo Paul, Jr., First Selectman