

REGULAR MEETING OF THE LITCHFIELD BOARD OF SELECTMEN
TUESDAY, DECEMBER 3, 2013
LITCHFIELD FIREHOUSE, 258 WEST ST. ~ 5:30 P.M.

Call to Order: First Selectman Leo Paul, Jr. called the meeting to order at 5:30 p.m. All Selectmen were present: Diane Knox, Jeffrey Zullo, Paul Parsons and Jonathan Tarrant.

Approval of Minutes: **Motion:** J. Tarrant moved and D. Knox seconded a motion to approve the regular meeting minutes of November 19, 2013. All voted aye and the motion carried.

Public Requests/Comments

Mr. Paul welcomed comments on the Gagarin Place project. Attorney D'Andrea prefaced the Gagarin Place discussion by saying that the determination on whether the reversion clause is being complied with will be determined after necessary information is presented by the Housing Trust. First it must prove that the property is being used within a reasonable amount of time, otherwise ownership shall revert back to the Town. The second part of the reversion says that if Federal funding is required for the project and requisite environmental clearance cannot be obtained, then ownership shall revert back to the Town. Again, the Housing Trust presentation is necessary to determine compliance with the reversion clause. The Selectmen will then determine if the facts are sufficient to satisfy the two-reverter provision or whether the Town should proceed to reacquire title to the property. Any other comments not relevant to these two issues should be saved for the appropriate land use board.

Dennie Williams, 56 Brush Hill Road, said public comment is limited to the beginning of the Selectmen's meeting and is therefore not timely to what transpires later in the meeting. Public comment should be at the end of the meeting. He also urged the protection of a wetland area containing endangered plants.

Albert Saunders, Torrington Road, said that any members of the Board of Selectmen who are on the Housing Trust should recuse themselves from discussion, and the First Selectman should also recuse himself.

Bill Moorehead, 486 Torrington Road, delivered written comments from Betsy Glassman and read them aloud. He then commented himself by saying the property should revert back to the Town. He felt the delay was due to it being a hard property to develop along with environmental concerns.

Mr. Saunders said there are rare plants at that property.

Susanna Moorhead, Litchfield resident, said the property should revert back to the Town. She thought there is not sufficient time to allow the public to absorb or act upon this before the Selectmen vote. She urged them to postpone the hearing and deliberations until after mid-January.

Selectmen's Requests: **Motion:** J. Tarrant moved to reverse the order of Old Business and New Business below, and D. Knox seconded. All voted aye and the motion carried. **Motion:** J. Zullo

moved to strike Item c) “Award Bid for BOE Computers” from New Business. J. Tarrant seconded, all voted aye and the motion carried.

Resignations: Meredith Blake from Board of Ethics, effective 11/15/13: Received and noted.

Interviews, Appointments & Reappointments: None

Liaison Reports/Commission-Committee Minutes: 11/18/13 Board of Finance minutes; 10/22/13 Conservation Commission minutes; 11/13/13 Inland Wetlands minutes; 11/14/13 WPCA minutes; 10/21/13 P&Z minutes

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

Beautification Commission: 3 regular members 2/2015, 2/2014, 2/16; 2 alternates 2/2016
Conservation Commission: 1 member 12/2013; 2 alternate members 12/2015
Economic Development Commission: One regular member 6/2016; 1 alternate 6/2016
Inland Wetlands Commission: 1 alternate member 6/2014
Milton Historic District Commission: 3 alternate members 1/2015, 1/2015, 1/2014
Northwest Regional Mental Health Board, Catchment Area Council #22, at-large member 5/2015
Park & Recreation: 2 alternate members: 6/2017, 6/2014
Recycling Committee: 4 members, 2/2015, two 2/2016, 2/2014
Sandy Beach Commission: 1 regular member 12/2015
Social Services Board: 1 member, 2/2015
Town Hall Building Committee: 1 member, 3/2015
Veteran’s Advisory Committee: 2 regular members 8/2016, 8/2015; 2 alternate members 8/2015
Water Pollution Control Authority: 1 regular member 1/2018; 1 alternate member 1/2015

Tax Refunds: **Motion:** J. Zullo moved to approve two tax refunds in the amount of \$75.64, and J. Tarrant seconded. All voted aye and the motion carried.

Transfers

a) **Transfer #2- \$19,600 to Planning & Zoning Legal and Wetlands Legal from Contingency:** Mr. Paul explained this is necessary due to legal services needed for the Stop and Shop application. **Motion:** J. Zullo moved to approve Transfer #2 in the amount of \$19,600 and forward to the Board of Finance. D. Knox seconded, all voted aye and the motion carried.

New Business

a) **Award Bid for Chiller Unit at Oliver Wolcott Library:** J. Healy said two bids were received at \$6 apart. Trane, at \$41,980, is the manufacturer of the equipment and will do both the installation and maintenance and are therefore recommended. **Motion:** D. Knox moved to approve the bid from Trane for the Chiller Unit at the Oliver Wolcott Library. J. Tarrant seconded, all voted aye and the motion carried.

b) **Approve Road Closures for Joanne McCormick Family Run and Walk – 4/5/14:** Mr. Paul said this is the same course as is used for the Jingle Bell Run. **Motion:** J. Tarrant moved to approve closure of the roads for the Joanne McCormick Family Run and Walk on April 5, 2014. D. Knox seconded, all voted aye and the motion carried.

Old Business

a) **Continuation of Gagarin Place Presentation:** J. Zullo said that as a member of the Housing Trust, he will abstain from discussion and voting on this matter. Regarding the first reverter provision, Mr. D'Andrea pointed out supporting documents from the Housing Trust that would be in the Selectman's office for inspection. Robert Petricone of the Housing Trust introduced members of the Housing Trust present and explained the mission and goals of the Trust and its work. About 4.5% of the homes in Litchfield are affordable homes. He gave a historical account of all activity on this project in a timeline format. He felt they have been responsible, diligent and effective in carrying this project forward. P. Parsons asked what actions are anticipated for 2014 and Mr. Petricone said they will monitor the wells through the wet season in order to validate the Army Corp's original position. Then they will go on to Inland Wetlands, P&Z and then plan to start construction with three single-family homes. J. Tarrant asked about wells and sewer, and Mr. Petricone said they are on the sewer system and would do whatever the local and State officials recommend for wells.

Regarding the second reverter provision, Mr. Petricone said they have not applied for Federal funding.

L. Paul and P. Parsons asked questions, commented and complimented the Housing Trust on its diligent work. Mr. Petricone said Dr. Michael Klemens suggested they contact the Army Corps of Engineers, which they had already done. D. Knox thanked him for his report, saying it was extremely thorough. Mr. Paul said this item will again be on the agenda for the next meeting on December 17, 2013.

Correspondence: None

Motion: P. Parsons moved to adjourn at 6:39 p.m. and J. Tarrant seconded. All voted aye and the motion carried.

Leo Paul, Jr., First Selectman