

REGULAR MEETING OF THE LITCHFIELD BOARD OF SELECTMEN
TUESDAY, SEPTEMBER 15, 2015
TOWN OFFICE BUILDING - 5:30 P.M.

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

Approval of Minutes: **Motion:** J. Zullo moved to approve the regular September 1, 2015 meeting minutes, and J. Tarrant seconded. All voted aye and the motion carried.

Public Requests/Comments: Peter Litwin, member of the Board of Directors of the Litchfield Land Trust, spoke about the Land Trust, which has been in existence for 48 years with 160 parcels in Litchfield. They are interested in the land at 66 Donahue Road Ext. the Town has taken by tax foreclosure, as it is contiguous to land they have on Prospect Mountain and is close to the trails. They own 350 acres contiguous to the Town's parcel and almost 1,000 in the Stillbrook Valley, and would like to incorporate it into the Prospect Mountain Reserve. There would be public benefits to them having the land. He would like to open the door for further discussion.

Selectmen's Requests: Mr. Paul explained that Item e under New Business needs to be put on hold for a while because the two bids came in too high for the budget. This capital project is for an ADA upgrade for the bathrooms at the Litchfield Firehouse. We will have to go to Board of Finance and Town Meeting to transfer money. **Motion:** J. Zullo moved to table Item e under New Business until a future meeting. J. Tarrant seconded, all voted aye and the motion carried.

J. Zullo mentioned the Town Facilities Committee meets for the first time tonight, and the Green Team has been working very well, has gathered all its data that will be reviewed to decide which building will be audited in October. This information will feed nicely to the Facilities Committee. He then asked for an update on the Finance Director. Mr. Paul said it is working well with Ameachi Obi as Interim for now.

Resignations: None

Interviews, Appointments & Reappointments: None

Liaison Reports/Commission-Committee Minutes: 8/12/15 & 8/20/15 Special Board of Education minutes (draft); 9/9/15 Inland Wetlands Commission minutes

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

Beautification Commission: 4 regular members: three 2/2016, one 2/2017; 2 alternates 2/2016
Cable TV Advisory Council: 1 member 6/2017
Conservation Commission: 1 regular member 12/2016; 2 alternate members 12/2015
Economic Development Commission: 2 alternate members 6/2016
Litchfield Prevention Council: 3 alternate members: one 6/17, two 6/2016
Milton Historic District Commission: 3 alternate members 1/2015, 1/2015, 1/2019
Northwest CT Convention & Visitors Bureau: 1 member 9/2018
Park & Recreation: 1 regular member; 2 alternate members: 6/2017, 6/2018
Recycling Committee: 5 members: two 2/2016, one 2/2017, two 2/2018
Town Hall Building Committee: 1 member, 3/2018; one alternate 3/2018
Veteran's Advisory Committee: 2 regular members 8/2016, 8/2015; 2 alternate members 8/2015
Water Pollution Control Authority: 1 alternate member 1/2015

Zoning Board of Appeals: 2 alternate member 3/2015

Tax Refunds: Motion: J. Torrant moved to approve one tax refund of \$231.18, as presented by Tax Collector Nancy Southard. D. Knox seconded, all voted aye and the motion carried.

Transfers: None

Old Business

a) **Update on Zoning Regulations Revision:** Dennis Tobin, Land Use Administrator, reported that the final draft will go to public hearing on November 2nd. He did not have the draft but showed the zoning map. After the public hearing he will send the draft electronically and meet again. Mr. Paul asked for copies of the regulations before the hearing, and J. Zullo asked for an executive summary of the changes. Referring to the map, Dr. Tobin said they would like to focus on the Thomaston Road area that is a mixture of uses. Another focus was parking requirements in the B-202 zone. The recommendation was to change the industrial zones to commercial and designate the whole corridor from Litchfield to Bantam as C-202. J. Zullo questioned a future industrial use of the old BE Aerospace plant if the zoning has been changed to commercial. Dr. Tobin said a new buyer could choose industrial or commercial use if purchased from the current owner, but Mr. Zullo was concerned about a second sale once it has been used for commercial and not being able to get the industrial designation back. Mr. Paul also hesitated to change an industrial usage building if it is no longer being used as such. Mr. Rybak said they should change the map in accordance with the POCAD to avoid spot zoning. In reference to the top of Tollgate Hill, P&Z said they wanted to keep it residential. The Selectmen disagreed. Mr. Zullo asked if manufacturing could be added to the C-202 zone, and Dr. Tobin said yes, and they asked him to add it to his list. He then said they took Town Hall (MO zone) and incorporated it in the business historic district (HTC-202) by including it in the R-80 zone. Mr. Paul protested and was told to write a letter to P&Z for the public hearing. Dr. Tobin said they added public administrative to the high school and elementary schools so Town Hall could be housed in one of the schools. L. Paul then said R-80 is not appropriate near the Recycling Center, as there is a large area where wells cannot be drilled. The area of Thomaston Road was changed to RC (Riverview Commerce). Since there is light manufacturing listed, J. Zullo said it should also be added to C-202 commercial permitted uses. M. Rybak noted the setbacks should be preserved between Meadow Street and Woodruff Street. The First Selectmen will write a letter to P&Z listing all concerns.

New Business

a) **Sale of Property at 66 Donahue Road Ext:** Mr. Paul said they have estimates for what it would cost to clean up the property and driveway. Other numbers need to be put together before they will be ready for the sale. More details should be ready by next month. He hopes to sell it by bid, starting with a minimum bid. Hopefully they will have a Town Meeting in October or November. Tax Collector Nancy Southard said the taxes as of this month are \$168,188.42 and the legal fees are \$47,235.25. The total is \$215,423.74 so far. J. Healy said the estimate for the cleanup is \$6,300. There is also some debris at the end of the driveway that will cost \$100 to remove. L. Paul said there may have to be additional testing. Adding transaction costs, we now see an estimated total of \$240,000 the Town would need to recoup. N. Southard gave the current tax bill on the property and Assessor Kathy Brown gave figures of taxes in forest with house and without house and for open space with and without the house. When everything is done, the Selectman can authorize a Town Meeting to vote on the sale of the property.

b) **Discontinuance of Portion of Donahue Road:** L. Paul referred to the map that shows 1,979 ft. of Town road that is impassable and should be discontinued to avoid liability and a case where a bidder on the 66 Donahue Road Ext. property say they need a road to the property. Abutting property owner Charles Edelman has no objection to the discontinuance. Atty. Mike Rybak said that this must be done by October 1st, as the legislature has made the Statute much worse to comply with. Motion: J. Zullo

moved to call a Town Meeting to authorize the discontinuance of a section of Donahue Road. D. Knox seconded, all voted aye and the motion carried.

c) Sign Town Meeting Call for 9/24/15: Motion: J. Zullo moved to notice a special Town Meeting to be held on September 24, 2015 for the purpose of acting on the discontinuance of a public highway, a portion of Donahue Road, and to act upon various line item transfers to adjust departmental budgets for fiscal year 2014/15. J. Tarrant seconded, all voted aye and the motion carried.

d) Award Center School Sally Port Installation Bid and Waive Building Fees: J. Healy said they recommend awarding the bid to low bidder Plymouth Glass for \$16,430. He explained that they are going to divide the Center School main entrance so that there is another waiting area before the locked door into the school. This area is called a sally port. Motion: J. Tarrant moved to award the Center School sally port installation to low bidder Plymouth Glass in the amount of \$16,430.00. D. Knox seconded, all voted aye and the motion carried.

e) Award Bid for Litchfield Firehouse Remodel and Waive Building Fees: tabled

Correspondence: None

Adjournment: Motion: J. Zullo moved to adjourn at 6:37 p.m. and J. Tarrant seconded. All voted aye and the motion carried.



Leo Paul, Jr., First Selectman