

May 7, 2014

The Stonington Board of Selectmen held a special meeting on this date at the Stonington Town Hall at 10:00 a.m. Present were First Selectman Edward Haberek, Selectman George Crouse and Selectman Glee McAnanly. Also present were members of the public and press.

(1) Call to Order

Mr. Haberek called the meeting to order at 10:00 a.m.

(2) Approval of the Minutes

A motion was made by Mr. Crouse, seconded by Mrs. McAnanly and voted unanimously to approve the April 23, 2014 Board of Selectmen regular meeting minutes.

(3) Comments from the Public

None

(4) Correspondence

Mr. Haberek took in correspondence from Stuart Schwartzstein expressing his interest in serving on the Plan of Conservation and Development Implementation Committee.

(5) Appointments

Waterfront Commission

A motion was made by Mr. Crouse, seconded by Mrs. McAnanly and voted unanimously to appoint Alene Whipple to the Waterfront Commission.

Commission on Aging

A motion was made by Mr. Crouse, seconded by Mrs. McAnanly and voted unanimously to appoint Shaun Savoie to the Commission on Aging.

Shellfish Commission

- A motion was made by Mr. Crouse, seconded by Mrs. McAnanly and voted unanimously to reappoint Don Murphy to the Shellfish Commission.
- A motion was made by Mr. Crouse, seconded by Mrs. McAnanly and voted unanimously to reappoint John Swenarton to the Shellfish Commission.

(6) New Business

Masonicare Building Permit Fee Waiver

- Mr. Haberek explained the spreadsheet that he put together with regard to the fees. He stated that the third party review that the town requests was \$29,500.00. Mr. Haberek stated that we already waived \$19,000.00 so if you take the \$14,750.00 there would be \$4,250.00 left over from the \$19,000.00 that we waived and they would pay the other half of the third party review.
- Mrs. McAnanly stated that she wasn't following.
- Mr. Haberek stated that we waived \$19,000.00 at the last meeting.
- Mrs. McAnanly stated that it wasn't at the last meeting.
- Mr. Haberek stated that we waived \$19,000.00 if you take care of the 50% of the third party review which would be \$14,750.00 left of the \$19,000.00 is \$4,250.00 Mr. Haberek further stated that left of the building permit fee total is \$243,752.00. Fifty percent of that would be \$121,876.00. They would pay \$121,876.00 and we would waive \$121,876.00.

- Mrs. McAnanly stated that it is more than half because we already waived \$19,000.00 so it is actually more than fifty percent if you look at it that way.
- Mr. Haberek stated that it is \$4,000.00 more.
- Mr. Haberek made a motion to waive \$121,876.00 and Mr. Crouse seconded it.
Discussion: Mrs. McAnanly asked why Mr. Haberek wanted to waive the fees.
Mr. Haberek stated that customarily we waive fees for 501(c)3s. So technically as a 501(c)3 we've waived all fees for everybody. He thinks the value of it is to get them here because they have not built yet and they have not signed the contract so to get them here the 50% will help get them here. Mr. Haberek stated that the value is the 179 units, jobs, personal property taxes from the residents increased. They are going to have generators there so they are willing to serve as an on-site emergency place as they do in Wallingford. They are going to have an Adult Day Program which we now give \$7,500.00 to Westerly Adult Day Program. Mr. Haberek stated it is a considerable amount we are going to get in perpetuity.
- Mr. Crouse stated that personally we can't delay this for a few dollars. He stated it is a vital thing for the town and we should try to get it in as fast as we can so we can have this benefit coming into the town.
- Mrs. McAnanly stated that the Pawcatuck Neighborhood Center does some of that stuff too so we kind of already have that in town.
- Mrs. McAnanly stated we've never done this for new buildings. Mrs. McAnanly also stated that we have done this with additions that are already part of the town. She stated if we look at the fees waived, we've done nothing over \$2,500.00. Mrs. McAnanly further stated that we've had small fees that we've done for people who are part of the community. She stated that we've waived 50% of our third party fee but we have never waived 50% of building fees for any other organization that comes to town.
- Mr. Haberek stated that we have customarily waived building permit fees.
- Mrs. McAnanly stated for existing buildings and small additions.
- Mr. Haberek stated that the tennis and paddleball courts and warming huts are new.
- Mrs. McAnanly stated that it's part of the COMO. Mrs. McAnanly asked if Mr. Haberek talked to Economic Development.
- Mr. Haberek stated that we are in negotiations with an organization to come here. Mr. Haberek also stated that the community benefits are endless. For \$121,876.00, the benefit for the town is amazing. He stated if that's what gets them in the door to build a state of art building that in perpetuity is going to give us money that we don't even need to get, to me it's a no brainer.
- Mrs. McAnanly stated that another group, Spruce Meadows, has already been approved which is over behind Rutman's.
- Mr. Haberek stated that they are not a non-profit.
- Mrs. McAnanly stated that if they are a non-profit we are opening up the doors to waive these kinds of fees. She further stated that everybody has non-profits all over the State of Connecticut and they don't waive building fees.
- Mrs. McAnanly stated that the WPCA has been talking about this for 3 months. She stated that this has been an ongoing conversation at their last three meetings and we talked for 5 minutes at the last meeting and now you want to vote on it. Mrs. McAnanly stated that when we are setting precedent like this we should take our time and do our due

diligence. Mrs. McAnanly stated that the WPCA is not going to waive \$300,000.00 in fees. They will come up with a payment plan. She asked Mr. Haberek why wouldn't he, potentially with a large thing like this come up with a payment plan instead of waiving the fees.

- Mr. Haberek stated that they are asking for only 50% or \$121,000.00.
- Mrs. McAnanly stated that it sets a precedent for everything else that comes into town.
- Mr. Haberek stated, if he is lucky enough to get a number of companies like this that are going to bring quality jobs and quality people to the town and pay taxes, if he has to waive \$120,000.00 he'll do it.
- Mrs. McAnanly stated that these are real dollars. Mrs. McAnanly asked the Building Official, Wayne Greene, how much time it will take during this building process.
- Mr. Haberek stated that we have extra money already prepared.
- Mr. Greene stated that he would have to be there a couple of hours every day.
- Mrs. McAnanly asked Mr. Greene how long did he expect this building process to take.
- Mr. Greene stated a year probably.
- Mr. Haberek stated that Wayne could work more hours if he has to do and we have \$15,000.00 for another person to come in and do that. He stated that we already have that in our budget that already passed.
- Mr. Greene stated that whatever we're going to get for a fee we still have to pay the state for the education fee for the total cost. Mr. Greene stated that \$8,000.00 of whatever we're taking in we have to pay the state no matter what.
- Mrs. Stevens asked if the fee waived will be 121 and then they are going to pay that education fee or are we actually waiving 129.
- Mr. Haberek stated that we would be adding that to their fee.
- After more discussion regarding the education fee it was agreed that the fee to be waived was \$117,876.00.
- Mr. Greene stated this is sort of setting a precedent and anybody that wants to come buy they are going to want the same thing and that anybody in the past will be coming back. Mr. Greene stated that this should not be under the 501(c)3 because there is no language that this is a requirement to reduce the fee. He further stated that this is all being done by the Selectmen and not by state statute.

After further discussion a motion was made by Mr. Haberek and seconded by Mr. Crouse to waive \$117,876.00. Mrs. McAnanly voted against it. The vote was 2-1 in favor of waiving this amount.

Street Numbering – Map 154, Block 1, Lot 2 – 50 Latimer Point Road, Stonington

A motion was made by Mr. Crouse, seconded by Mrs. McAnanly and voted unanimously to assign the street number.

(7) Comments from the Public

None

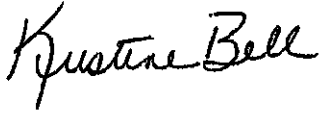
(8) Comments from the Selectmen

None

(9) Adjourn

There being no further business to come before this Board, the meeting was adjourned at 10:30 a.m.

Respectfully submitted,

A handwritten signature in cursive script that reads "Kristine Bell". The signature is written in dark ink and is positioned above the printed name and title.

Kristine Bell
Recording Secretary