

**BOARD OF SELECTMEN
TOWN OF EAST WINDSOR
11 RYE STREET
BROAD BROOK, CT 06016**

Minutes of Regular Meeting

Tuesday, December 17, 2013 at 7:00 p.m.

These minutes are not official until approved at a subsequent meeting.

I. Call to Order

First Selectman Denise Menard called the Regular Meeting to Order at 7:01 p.m. in the Town Hall Conference Room.

II. Attendance

Present:

Denise Menard, First Selectman

Jason E. Bowsza, Deputy First Selectman

Dale A. Nelson, Selectman

James C. Richards, Selectman

Absent:

Steve Dearborn, Selectman

III. Added Agenda Items

Motion was made to suspend the Approval of Minutes and to take Item X Line A, Discussion of Broad Brook Elementary School Modular Classrooms, out of order. It was MOVED (Bowsza) and SECONDED (Richards). Motion PASSED. In favor – J. Bowsza, D. Nelson and J. Richards; Opposed – None.

X. New Business

A. Discussion of Broad Brook Elementary School Modular Classrooms

Richard LaBrie informed the Selectmen that he appeared before the Planning & Zoning Commission last week asking for a variance to be approved. Laurie Whitten, Town Planner, stated it required a CGS 8-24 referral to the Board of Selectmen for approval. Mr. LaBrie invited the architect to the meeting to answer any questions the Board of Selectmen may have.

There were eight conditions attached to the recommendation from Planning & Zoning to approve the variance and Mr. LaBrie said these conditions can be met. Selectman Nelson was at the Planning & Zoning meeting and she said trees will be removed and signage will be added to the parking area, which will be restricted to staff only parking to relieve congestion in the area during the day.

The Town Engineer sent a letter to the Board of Selectmen recommending approval and the Planning & Zoning Board approved the plan. Motion was made to approve the application

of TO Design LLC c/o Mark Fisher and owner Town of East Windsor for a Special Use Permit/Site plan review, and CGS 8-24 Referral to allow the construction of two new classroom buildings, including site amenities and parking at the Broad Brook Elementary School, 14 Rye Street, R-2 zone Map 77, BLK 38; and to approve the construction of two new classroom additions and associated parking and improvements at 14 Rye Street, Broad Brook Elementary School. It was MOVED (Nelson) and SECONDED (Richards). Motion PASSED. In favor – J. Bowsza, D. Nelson and J. Richards; Opposed – None.

Santa made an appearance at the meeting to wish everyone Happy Holidays!

IV. Approval of Minutes

Regular Meeting of December 3, 2013

It was MOVED (Richards) and SECONDED (Nelson) that the Board of Selectmen approve the Regular Meeting Minutes of December 3, 2013. Motion PASSED. In favor - J. Bowsza, D. Nelson and J. Richards; Opposed – None.

V. Communications

None

VI. Selectmen's Reports

A. Denise Menard

First Selectman Menard distributed her report, hereto attached as Exhibit A.

B. Jason E. Bowsza

Deputy First Selectman Bowsza reported on the meetings he attended as liaison. His report is hereto attached as Exhibit B.

C. Dale A. Nelson

Selectman Nelson went to the Inland Wetlands meeting on December 4, 2013. Mr. David Menard was sworn in as a member and they had an election of officers. The next meeting is scheduled for January 8, 2014 and will be a training meeting to discuss land use and terminology.

Selectman Nelson attended the Police Commission meeting on December 11, 2013. The 2014 schedule of meetings has been posted and the meetings will be held the second Wednesday of every month with the next meeting scheduled for January 8, 2014 at 6:15 p.m.

On December 14, 2013 Selectman Nelson attended the Wreaths Across America ceremony at the Windsorville Methodist Church. Ernie Teixeira and the Veterans Commission did a great job. Selectman Nelson was unable to attend the Broad Brook Fire Department Annual Dinner. She did attend the CIP meeting and the Housing Authority meeting both held on December 16, 2013.

D. James C. Richards

Selectman Richards distributed his report, hereto attached as Exhibit C.

Motion was made to take Item X Line B, South Road Update out of order. It was MOVED (Bowsza) and SECONDED (Richards). Motion PASSED. In favor – J. Bowsza, D. Nelson and J. Richards; Opposed – None.

X. New Business

B. South Road Update

First Selectman Menard distributed a Creative Housing timeline put together by Tax Collector Kim Lord which goes through where this started and where it stands as of December 9, 2013. The previous Board of Selectmen discussed looking for alternatives to bring to court to discuss with the judge. One suggestion was to have the taxes paid on the South Road property so the resident's feel secure that their properties would not be in jeopardy through any of this process.

The land is owned by an entity called Creative Housing and is on a 99 year ground lease that was established with HUD, the U.S. Army and Creative Housing. Creative Housing has become absent, they have not paid the taxes, water bill or utilities and have not maintained the property. One of the options the Selectmen thought of was the Housing Authority, which already manages a property in town, Park Hill, to become manager of the South Road property. They could collect the individual taxes on the homes, amount for the water bills, amount for maintenance of the grounds and upkeep of the roads.

This option was presented to the Housing Authority to see if it was something they wanted to have presented in court as an option. Another option was to subdivide the property totally into 16 different lots, one for each house. But there are only four acres so there would be all kinds of exceptions that would have to be made to the zoning regulations. A third option was for the homeowner's to create their own homeowner's association, similar to a condo association. All 16 property owners must buy in and maintain the roads, property, utilities, etc. There was some examination done as to cost for establishing the condo association type structure and the cost of upgrading the road to a town road.

All of these options have been tossed around, none of them are very firm. Certainly it is not just \$1000 per household. The Housing Authority, at the time, seemed to think it was a good idea to look at.

John Burnham, Chairman of the Housing Authority, spoke to the Board of Selectmen. Three members of the Housing Authority Commission members met on December 6, 2013 with some of the homeowner's of South Road and the group's lawyer, Richard Weinstein for an informational meeting. Mr. Burnham agreed with First Selectman Menard in the way the options were presented to the Housing Authority. The paperwork would need to be firmed up and be beneficial to both South Road and Park Hill. Selectman Menard said the Town wants to keep the property as affordable housing because it is needed.

First Selectman Menard discussed the December 6, 2013 Journal Inquirer article and wanted to clarify misinformation that was stated in the article. Selectman Menard was not invited to the South Road meeting, which was confirmed by Sandra Desrosiers at the December 16th Housing Authority meeting. The main goal is to get the homeowner's the best resolution Possible and the taxes paid.

Mr. Burnham said the meeting started off a little aggressive but things calmed down by the end of the meeting.

Selectman Richards wanted to know if anyone was able to find Creative Housing? Are they still in existence? Selectman Menard said the Executive Director of that group is Mischa Kreisberg and she has been in contact with the tax attorney. Ms. Menard does not know where that stands. Selectman Richards said it was his understanding that the resident's have paid the taxes but that money was never given to the Town.

Selectman Menard cautioned that this matter is in the hands of the court, it is a legal matter and she cannot give legal advice. She told the residence that if it were herself, she would want to be a party to the lawsuit and she would look at the alternatives given. She said there is nothing the Town is doing that would threaten their homeownership in any way.

Mr. Burnham asked if the judge could be looking for a 501C3 outfit to take over the South Road property? The Housing Authority is not 501C3. The next court date is scheduled for January 28, according to the resident's attorney.

Motion was made to go back in order. MOVED (Bowsza) and SECONDED (Richards). Motion PASSED. In favor – J. Bowsza, D. Nelson and J. Richards; Opposed – None.

VII. Public Participation

Mr. John Burnham, 178 Scantic Road, would like to meet with the Board of Selectmen to discuss Barber Hill Schoolhouse.

VIII. Board and Commissions Appointments

Resignations: None

Re-appointments: None

New Appointments:

Board of Finance

Gilbert Hayes (D), Alternate Member

It was MOVED (Richards) and SECONDED (Bowsza) to appoint Gilbert Hayes as an alternate member to the Board of Finance for a term expiring 11/21/2017. In favor – J. Bowsza and J. Richards; Opposed – D. Nelson.

Zoning Board of Appeals

1. Robert Yosky (R), Alternate Member

It was MOVED (Richards) and SECONDED (Bowsza) to appoint Robert Yosky as an alternate member to the Zoning Board of Appeals for a term expiring 11/17/2015. In favor – J. Bowsza, D. Nelson and J. Richards; Opposed – None.

2. Joseph Sauerhoefer (D), Alternate Member

It was MOVED (Richards) and SECONDED (Bowsza) to appoint Joseph Sauerhoefer as an alternate member to the Zoning Board of Appeals for a term expiring 11/17/2015. In favor – J. Bowsza, D. Nelson and J. Richards; Opposed – None.

Deputy First Selectman Bowsza expressed concern over applications not being complete. If the application asks for three references, three references should be given.

IX. Unfinished Business

None

X. New Business

A. Discussion of Broad Brook Elementary School Modular Classrooms

Item was moved out of order

B. South Road Update

Item was moved out of order

C. Potable Water Update

Selectman Menard stated Channel 8 is doing a comprehensive report about potable water across the State and funding that has been eliminated for water filtration systems. East Windsor has the most homeowner's impacted so they wanted to know where we stood. Selectman Menard was told in August the elimination of funding was due to a budget cut made by the DEEP. She stated when the residents were made aware the filters would no longer be paid for, they had the choice to replace the systems or keep them in place. They were given two weeks to make their decision, not enough time to consider the options.

Senator Gary LeBeau suggested the residents keep the filtration systems in place because they are good systems. Senator LeBeau is working with the Governor, DEEP and CT Water. The cost to extend waterlines by CT Water would be One Million Dollars per mile and it would not promote business growth, therefore funding to extend water lines would be difficult.

Selectman Menard wanted to update the Board of Selectmen on this issue, but there is still no answer. DEEP is carefully looking at all of the information they have. Selectman Nelson asked if the resident's would be able to get a discount if the filters were purchased in mass volume? Selectman Menard said she was told at the August meeting that a company in Stafford would allow the residents to purchase filters at the State negotiated price.

XI. Budget Matters

A. Tax Refunds

Motion was made to approve tax refunds of December 12, 2013 in the amount of \$971.27. It was MOVED (Nelson) and SECONDED (Bowsza). Motion PASSED. In favor – J. Bowsza, D. Nelson and J. Richards; Opposed – None.

XII. Executive Session

None

XIII. Adjournment

Motion to adjourn, made by (Bowsza) and seconded by (Nelson). The meeting was adjourned at 8:06 p.m.

Respectfully Submitted,



Heidi Vane
Recording Secretary

December 17, 2013

My report to the Board of Selectmen

In the interest of time, I have a brief report.

It was previously reported that security cameras have been installed in Town Hall and at Public Works. They have already come in handy. One of the cameras in the Public Works yard recorded someone taking numerous buckets of straight salt. They will be receiving a letter giving notice that we are aware of this illegal activity and will take action if it happens again.

The Capital Improvement Planning Committee held its first meeting for the coming budget last night. They have scheduled meetings December 30, January 6 and 13 with more to follow.

The 2012-2013 Annual Report was delivered to the printers. Quite a few agencies didn't submit information by the deadline, reports were in fact accepted until last Friday. The Town Audit has also been completed. Both the Annual Report and the Audit will be proposed for acceptance at a Town Meeting tentatively scheduled for December 30.

We had our Annual General Meeting last week, focused on economic development. We have received a lot of positive feedback and will be doing some followup meetings.

I attended the Housing Authority meeting last night. I will report on that meeting under the South Road agenda item.

This Friday the employees are having a holiday brunch from 11-1. Some of you have already responded to an invitation to join us . . . don't hesitate to stop by.

Have a wonderful holiday everyone.

Denise

12/17/2013
Board of Selectmen Report
Jason E. Bowsza

I've taken time to call or talk in person with the chairperson of each of the boards or commissions that I've been assigned to as the Board of Selectmen liaison. I asked them to catch me up on pressing issues before their boards and offered my services to them in any way that I can be helpful.

I was unable to attend the **Inland Wetland Commission** meeting on the 4th, but Dale covered it and will be updating us on it during her report.

The **Elderly Commission** has a board vacancy that they'd like to get filled as quickly as possible. As it stands, with the vacancy, they sometimes struggle to establish a quorum to be able to conduct business.

On the 9th I attended the **annual town meeting**, which was a presentation by CERC about municipal economic development. It was a great presentation, well attended, and aimed at getting us thinking about smart and realistic ways of growing the town. One idea that I'd like to implement which came out of the annual meeting would be to organize a quarterly meeting of the chairs of each board or commission so that we can be sure that we are all on the same page and working to some common goals, as well as updating each other on the progress made towards those goals by our own boards.

On the 10th I attended the **Planning and Zoning Commission** meeting. The main focus of the meeting was the BBES modular installation project. After a lot of thoughtful discussion and so creative suggestions for the BOE to consider down the road, the PZC voted unanimously to approve the project and forward it along to the Board of Selectmen for consideration.

On the 11th, I covered the **Warehouse Point Fire Commission** special meeting for Dale, who had a conflict with the Police Commission meeting. The purpose of the commission's special meeting was to discuss the district's response to the town's proposal to create an East Windsor Fire Department during the last budget cycle and to continue to work towards a program or a plan to implement paid firefighters. There was wide agreement amongst the commission members that the system in place up to 3 years ago worked fine, and they expressed concerns about the chain of command of employees of the proposal from last year. There was a notion expressed that the creation of the EW Fire Department would have threatened the existence of the WHP Fire Commission. It was also suggested that a contract or memorandum of understanding between the district and the town may ease some of the tension. The commission asked that I extend an invitation to the BOS to attend the commission's meeting on January 6th at the WHPFD at 7pm as a means of restoring the relationship between the town and the district and to strengthen a constructive relationship moving forward. They are interested in working to rebuild trust on both sides.

Board of Selectman Liaison report Jim Richards 12/17/13

Board of Education -Reports from all 3 schools and system in regards to Goals Testing etc. - Things are improving and with the Core Curriculum they are able to identify and work on correcting.

Our high needs students seem to hover around 50% and great emphasis is being placed on fostering improvement.

Mike Soronski was voted Teacher of the Year fro the district (very involved with the students)

Nursing staff rec. a commendation from State Public Health for exceeding the immunization goal.

Board of Ed to become more involved in operation of "Family Resource Center".

Search & seizure program was discussed-The BOE wanted to remind anyone on School Property can have their car searched without a warrant if suspected of criminal acts etc.

Economic Development Commission-

The Annual EDC meet & Greet along with the Business Assistance Forum will be on Jan 30th at Merlot on the Water starting a 5pm- staff and EDC will start a marketing campaign to entice Our local businesses to attend.

CERC Listings were discussed/POCD was discussed there will be more forums next month for public input.

Discussion was had in regards to mission Statement, Outside Opportunities to gather data , The Metro Hartford Event held last week which was educational for other depts.. to understand the EDC's approach for Economic Development.

Motion was passed to have the Building Dept. report/create a list of all New Business Certificate of Occupancy once a month.

Motion was passed to have Planning & Development to develop a list of what Business Zoned properties are out there.

Discussion was had if Planning & Development could keep EDC more up to date of Business Inquiries.

Parks & Recreation-

Out of Town for that meeting. Will report next meeting with minutes of meeting

Historical Preservation Commission-

Work continuing on creating an Historic Driving Tour

Housing Authority-

Missed meeting due to resked. of EDC for Annual Town meeting

Veterans Commission-

Had Election of Officers- Discussion was had about Wreaths Across America ceremony on Dec 14th.

Report on Annual Road Race – Great Turnout (made some money) discussion was had in regards to how to increase runners 353 register runners this year-Want to hit 500 in next two years which brought parking , # of people, Venue discussion also How to get the Schools & the Students more involved in this annual event- next years tentative date Nov 8th 2014 -it is a work in progress.

Thanks to Towns Bucket Truck Flags were removed from Poles- Chairman Barton Thank the Town in the Meeting.

Flags seem to be in good shape.