

**TOWN OF EAST WINDSOR  
BOARD OF SELECTMEN**

***REGULAR MEETING***

***December 15, 2022***

***7:00 p.m.***

***THIS MEETING***

***IS BEING HELD IN-PERSON***

***In the John Daly, Jr. Meeting Room***

***Town Hall, 11 Rye Street, Broad Brook, CT 06016***

***AND***

***REMOTELY via ZOOM Teleconference***

***Meeting ID: 332 683 3563***

***Passcode: townhall***

***REVISED MEETING MINUTES***

***\*\*\*\*\*PLEASE SEE ADDITION OF ATTACHMENT B***

***SELECTMAN MUSKA'S REPORT***

***NOT PREVIOUSLY AVAILABLE\*\*\*\*\****

**Board of Selectmen**

Jason E. Bowsza, First Selectman

Marie DeSousa, Deputy First Selectman

Alan Baker, Selectman

Sarah Muska, Selectman

Charles Nordell, Selectman

**ATTENDANCE:** First Selectman Bowsza hosted the in-person meeting. Deputy First Selectman DeSousa, Selectman Baker, Selectman Muska, and Selectman Nordell were present in person as well.

**ABSENT:** As noted previously, all Selectmen were present in person this evening.

**GUESTS/SPEAKERS in-person:** First Selectman Bowsza hosted the in-person meeting. Other guests included: Martin Heft, Undersecretary with the Office of Policy and Management; Interim Chief of Police Roger Hart; Deputy Chief of Police Matt Carl; Amy O'Toole, Finance Director; Paul Anderson; James Barton; Tom Bulkeley; Tom Lansner; Ian Neill; Greg Pinto; Wayne Shary; Helen Totz, Assessor.

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**GUESTS/SPEAKERS signing in to meeting remotely:** Anne; Denise; Nicole DeSousa; Jaime Foster, Connecticut Representative 57<sup>th</sup> District; Albert Grant; Heather; Iphone; Jeff; Jennifer; Mm; Lynn Stanley; Tiffany/Greg Pinto; Keith Yagaloff; Peg Hoffman, Recording Secretary.

**1. TIME AND PLACE OF MEETING:**

First Selectman Bowsza called the December 15, 2022 Regular Meeting of the East Windsor Board of Selectmen to Order at 7:00 p.m. in the John Daly, Jr. Meeting Room, Town Hall, 11 Rye Street, Broad Brook, CT 06016.

**2. PLEDGE OF ALLEGIANCE:**

First Selectman Bowsza requested Selectman Muska to lead everyone in reciting the Pledge of Allegiance.

First Selectman Bowsza requested a motion to add as an **ADDED AGENDA ITEM** under **NEW BUSINESS**, Discussion of Item H. Dispensation of South Road properties, and send to Town Meeting.

**MOTION:** To ADD under **NEW BUSINESS**, Discussion of Item H. Dispensation of South Road properties, and send to Town Meeting.

**Baker moved/Muska seconded/DISCUSSION:** None

**VOTE:** In Favor: DeSousa/Baker/Muska/Nordell  
(No one opposed/No abstentions)

**3. ATTENDANCE:**

See Attendance noted at the beginning of the meeting.

**4. APPROVAL OF MEETING MINUTES:**

**A. December 1, 2022 Regular Meeting Minutes:**

First Selectman Bowsza noted the Minutes of the Board's Regular Meeting held on December 1, 2022 are available for approval, he called

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for comments or revisions from the Board. Hearing no requests for revisions, First Selectman Bowsza called for a motion of approval.

**MOTION: To APPROVE the December 1, 2022 Regular Meeting Minutes.**

**Muska moved/Nordell seconded/*DISCUSSION*: None**

**VOTE: In Favor: DeSousa/Baker/Muska/Nordell  
(No one opposed/No abstentions)**

**5. PUBLIC PARTICIPATION:**

First Selectman Bowsza announced the first opportunity for anyone present in person to speak on items not listed on the Agenda. He noted the Board is being joined tonight by Undersecretary Martin Heft of OPM, the Office of Policy and Management, to discuss specifically options regarding the revaluation process (Agenda Item 6 following this Public Participation); First Selectman Bowsza indicated he will entertain public participation regarding the revaluation at that time. First Selectman Bowsza reiterated his invitation for anyone in the in person audience to offer comments or ask questions regarding items not listed on the meeting Agenda; no one requested to speak. First Selectman Bowsza then offered the opportunity for anyone signed in remotely to offer comments or questions. No one signed in remotely requested to be acknowledged.

**6. DISCUSSION WITH OPM UNDERSECRETARY MARTIN HEFT REGARDING PROPERTY REVALUATION OPTIONS:**

First Selectman Bowsza noted again that the Board is joined this evening by Undersecretary Martin Heft, of the Office of Policy and Management (OPM) to discuss East Windsor's current revaluation assessment. First Selectman Bowsza introduced Undersecretary Heft, and noted he has also served as a Municipal Finance Officer and First Selectman/Selectman in Chester for 14 years. First Selectman Bowsza thanked Undersecretary Heft for attending this meeting.

*During the discussion First Selectman Bowsza augmented dialogue with a PowerPoint presentation which illustrates more clearly the points under consideration, please refer to Attachment A – Revaluation Options.*

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First Selectman Bowsza noted that he, Town Finance Director O'Toole, and Undersecretary Heft have put together a list of revaluation options available to the Board. A brief summarization follows.

Undersecretary Heft noted that Connecticut General Statute 12-62 outlines what a revaluation is. The intent is to establish the present actual and true value of all of the real estate in the town as of October 1<sup>st</sup>. The intent is to bring all property to its fair market value. State Statutes require a full revaluation is performed every 10 years, while a statistical revaluation is done every 5 years. The 2022 revaluation for East Windsor was a statistical revaluation based on market values and sales ratios.

Undersecretary Heft then reviewed the Connecticut revaluation schedules as proposed under PA 22-74.

Referencing his Powerpoint presentation First Selectman Bowsza then reviewed the following options for the Board to consider.

- ***Implement the revaluation just completed***
- ***Phase the recently completed revaluation in over a period of time***
- ***Not implement the current revaluation and conduct a new revaluation in a year***, which would give the market an opportunity to rebalance

First Selectman Bowsza noted his recommendation would be to delay implementation of the current revaluation for one year.

Undersecretary Heft noted that in 2020 and 2021 COVID impacted everything and 52 municipalities performed/implemented revaluations. In 2022, 38 municipalities implemented revaluations, 1 municipality requested a penalty waiver, and 2 municipalities phased in their revaluation. For 2023 only 1 municipality has requested a delay out of 46 scheduled for revaluations. Undersecretary Heft suggested the market is staying the same over the past 5 years.

First Selectman Bowsza then reviewed the pros and cons of each option; following is a brief summary:

- ***Implement the revaluation just completed***

**Pros:** captures the current market values, produces a drop in the current 34.38 mill rate, includes motor vehicles which aren't affected by revaluation

**Cons:** significant impact/rebalancing on value of smaller homes, statistical (current) revaluation didn't look at individual properties but considered trends/properties sold, and shifts the tax obligation from motor vehicles to homes.

➤ ***Phase the recent revaluation in over a period of time***

**Pros:** can be done over a 4 year period at varying percentages of the revaluation. Should the situation change the Town can choose, via Town Meeting, to discontinue the phase-in. This phases the change in the value of the Grand List over time and is less impactful on homeowners.

**Cons:** Affect on ECS (Education Cost Sharing)/School Grants, and State owned College and PILOT Grants. A phase-in minimizes the drop in the mill rate, minimizes the value of motor vehicles, and locks in lower commercial values for the next 5 years.

Undersecretary Heft suggested there is more administrative work associated with a phase-in.

➤ ***Not implement the current revaluation and conduct a new revaluation in a year***

**Pros:** Changes the shift in property values from residential to commercial, and doesn't impact other household/utility/inflationary increases being experienced by the homeowners, and allows the market value to stabilize.

**Cons:** Cost of conducting a new revaluation, grant penalties unless waived by OPM, requires a subsequent revaluation to be performed following the revaluation schedules discussed earlier, and the inability to predict if the market will change.

During his presentation, First Selectman Bowsza had explained the procedures required to initiate each option.

First Selectman Bowsza then opened discussion to the Board.

Selectman Muska questioned the cost of a revaluation? First Selectman Bowsza suggested \$100,000+/-.

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Deputy First Selectman DeSousa questioned the cost of the penalty? Undersecretary Heft indicated 100% of the LOCIP which is about \$79,000 for East Windsor and 50% of the Masquetucket which would be about \$7,700+/- . In 2020, OPM did waive 2 penalties and in 2021 OPM waived 1 penalty. Regarding those towns that applied for waivers, Selectman Muska asked were any of those towns denied? Undersecretary Heft indicated none were denied.

Deputy First Selectman DeSousa thanked First Selectman Bowsza for bringing the decision to the Board although he has the ability as the CEO to make the decision himself. Deputy First Selectman DeSousa then questioned if the Board decided to delay implementation for a year, and was able to acquire a waiver for the penalty, what liability would the Town incur for those properties which have significantly decreased in value? She cited several apartment complexes have reduced in value significantly, do they have the right to appeal the Board's decision? Undersecretary Heft indicated because you're not implementing the revaluation they don't have an assessment change so there's nothing to appeal. First Selectman Bowsza suggested if the Board chose to delay implementation of the current revaluation and began again in a year, and the market was the same or worse, would phase-in still be an option for the Town? Undersecretary Heft replied affirmatively. Deputy First Selectman DeSousa questioned if we could say if we didn't like the delayed values could we revert to this current revaluation? Undersecretary Heft replied no. Deputy First Selectman DeSousa questioned if we kept the current revaluation and over the next 3 ½ years, based on the assumption that property values would return to some degree of normalcy for those property owners who chose not to sell, would the mill rate go further down? First Selectman Bowsza replied no. Deputy First Selectman DeSousa suggested if we keep the first valuation taxes will be higher but moving forward the mill rate will be getting lower because the tax revenue will be getting higher over a longer period of time. First Selectman Bowsza suggested if we keep the current revaluation the mill rate would be 34.38 plus or minus. First Selectman Bowsza then reviewed the components which make up the Grand List, and how they affect the mill rate.

Selectman Muska indicated she's personally leaning towards "do not implement" because of everyone's concerns for their ability to handle other increases but she's not in favor of implementing the current revaluation.

Selectman Nordell noted Undersecretary Heft had mentioned the additional administrative work associated with a phase-in, he questioned how much that would impact the Board of Finance and volunteers? Undersecretary Heft cited

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that you would be working on a Grand List growth which means you have less tax revenue but he felt the additional work would occur in the Assessor's Office due to increased reporting of phasing in annually.

Selectman Baker asked what were some of the reasons some of the other towns chose not to implement the current revaluation? Undersecretary Heft noted that most towns experienced the shift from commercial to residential values, 2 of the towns chose to phase in over 2 years.

First Selectman Bowsza then offered members of the in-person audience an opportunity to ask questions of himself, or Undersecretary Heft.

**Wayne Shary, 119 Depot Street:** Mr. Shary suggested the current revaluation assessments are hard to swallow. He asked Undersecretary Heft if the assessments might go down 72% in the next year? Undersecretary Heft indicated no one could tell what new valuations would be. Mr. Shary referenced the options reviewed by First Selectman Bowsza and Undersecretary Heft, he is thinking maybe we should bite the bullet and do the revaluation again in 5 years. Mr. Shary questioned why the State doesn't look at this and say it's not reasonable. First Selectman Bowsza noted there are property tax reform proposals in the Legislature every year.

**Paul Anderson, 89 Main Street, Broad Brook:** Mr. Anderson recalled that just last year we were talking about the commercial/residential ratio getting better but that was because of the development that had occurred. Mr. Anderson noted the motor vehicle values are missing from the revaluation figures, Mr. Anderson suggested his understanding is motor vehicle is assessed at book value. Assessor Totz concurred. Mr. Anderson questioned if that would be a partial relief as the motor vehicle values for new or used cars, would be higher. Mr. Anderson suggested maybe the Town will just have to accept the revaluation and move on as there are many things out of the Board's; what else can we do?

**Unable to identify taxpayer's name or address:** The resident questioned if everyone's property went up 40%? He noted he owns 2 properties, 1 went up 80%. Assessor Totz clarified that the average value throughout town is a 40% increase for residential.

**Wayne Shary, 119 Depot Street:** Mr. Shary cited it hurts him; he lives on a fixed income. Mr. Shary noted he received a Social Security increase and Medicare took most of it away. Undersecretary Heft suggested he understood,

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noting his Mother lives in Connecticut. Mr. Heft suggested there will be a change in the way motor vehicles are valued coming through the Legislature next year.

**Tom Bulkeley, Kings Court:** Mr. Bulkeley questioned if the budget doesn't change but the valuations do will we still pay the same amount of taxes? First Selectman Bowsza indicated the burden of increased revaluation shifts from the commercial properties to the residential property owners. Mr. Bulkeley felt there wasn't a lot anyone could do about it, he suggested you can't say our taxes will stay the same if the budget stays the same; First Selectman Bowsza indicated he could not.

**Jim Barton, 158 South Water Street:** Mr. Barton referenced First Selectman Bowsza's comment about the values shifting, he questioned if the commercial properties have gone up as well? First Selectman Bowsza noted that the values of commercial properties have gone up 10% while the valuations of the residential properties have increased 40%.

**Tom Lansner, 28 Laurel Court:** Mr. Lansner questioned how many revaluation companies do this work? Undersecretary Heft reported there are 19 certified revaluation companies in Connecticut; he noted the Connecticut General Statutes require that companies doing this work, as well as their employees, must be certified to work in Connecticut. When the revaluation is completed the Assessor, and the Town, must sign a certification document to show the firms and their employees have met State criteria regarding the revaluation. Undersecretary Heft suggested the State doesn't get involved in the contracts with the revaluation firms, he suggested the State's involvement is more on the audit side.

**Bill Syme, 117 Windsorville Road:** Mr. Syme questioned if 2017 was a depressed period that may have led to the larger increase being experienced currently? First Selectman Bowsza suggested the change in valuation from 2017 was relatively flat. Mr. Syme suggested his home was built in 2016, and 2017 was supposedly a physical evaluation where the revaluation firm actually looked at the properties, he felt the properties were under-valued in 2017, while the 2022 figure is more correct. First Selectman Bowsza reported that he went around town with the revaluation firm to view the various properties. First Selectman Bowsza felt that after the review he felt the valuations were on point. First Selectman Bowsza indicated he doesn't question the validity of the values, his question is if this is the time for the Town to make the change because of the other pressures everyone is facing.

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Selectman Nordell suggested that in considering the status of his own property, in 2017 the market was up according to Zillow for his home. The value then wasn't too far below what it's been valued at now, and it steadily drops into 2019 and then rebounded back up. First Selectman Bowsza noted that during the drive-around with the current revaluation firm they found two identical homes, one of which had increased significantly in value while the second home did not. The current revaluation representative noted that the prior company had noted the second story addition for one of the homes, while they missed the addition to the second home. The current firm is rebalancing with the the current value.

Seeing no one else in the in-person audience requesting to speak First Selectman Bowsza offered an opportunity to comment to the remote participants.

**Jennifer Abbe, 32 Rice Road:** Ms. Abbe questioned if the Town initiates option 3 – to not implement this revaluation – and then decides not to implement a valuation at that point? Undersecretary Heft indicated the OPM Secretary couldn't waive a penalty in consecutive years, unless the Town received Legislature approval via a bill to waive the second penalty. Undersecretary Heft indicated he has not seen that happen in the past.

**Greg Pinto, 14 Perri Lane (signed in remotely under Tiffany):** Mr. Pinto questioned if the Town will know the mill rate increase before making it's decision on which option to implement? First Selectman Bowsza replied negatively, noting the mill rate is derived from the approved budget against the Grand List, which is composed of 3 parts. Also, the timeframe to implement each option is limiting. First Selectman Bowsza suggested the Board would have to make a decision before they know what the mill rate would be.

**Jaime Foster, Connecticut Representative 57<sup>th</sup> District:** Representative Foster noted that First Selectman Bowsza has been meeting with the Legislature for months on this. The full delegation that represents East Windsor has been working as a team in the spirit of collaboration to determine what will be in the best interest for the people of East Windsor. Representative Foster cited she feels the Town's pain; she'll be there to help in any way that she can.

Speaking from the in-person audience, **Wayne Shary**, 119 Depot Street, questioned if there was a way to compare his home, which is a saltbox, with other homes of similar design? Assessor Totz explained the process to acquire that information online, but suggested Mr. Shary call her office for her assistance.

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First Selectman Bowsza noted while reviewing the options the most urgent to consider is not implementing the current revaluation because the Assessor needs time to develop the Grand List based on the previous revaluation – with a submission deadline of January 31<sup>st</sup>. First Selectman Bowsza suggested the Town could implement the phase-in option via Town Meeting in February or March, while the full implementation just requires the Town to continue with the current revaluation. Undersecretary Heft suggested that First Selectman Bowsza, as CEO, could send a letter to OPM extending the timeline to sign the Grand List by at least 30 days.

Selectman Muska reiterated she didn't feel this is the right time to implement the revalidation because of the other impacts on the taxpayers. She's also concerned with the impact of ECS funding with the phase-in option.

Selectman Nordell indicated he's undecided between implementation of the current revaluation or delaying the assessment; his decision will be based on the concerns/considerations of the rest of the Board.

Deputy First Selectman DeSousa suggested that taking into consideration the comments she's heard around town – both pro and con - she would vote to postpone the implementation of the revaluation for a year.

Selectman Baker suggested he feels the only options to consider are to delay the revaluation for a year, or do it now. He suggested he felt the valuations are valid for the current market but he felt the current market is extraordinary, and false. Selectman Baker suggested the market may be a little lower next year, and the other inflationary concerns for the people may be a little less to deal with. Selectman Baker suggested the Town would spend \$30 to \$40 per taxpayer to redo the revaluation, he suggested currently a lot of people are really going to be impacted by this revaluation; for some people it could mean the difference between keeping or losing their homes. Selectman Baker indicated he would vote for delaying implementation of the revaluation for a year. First Selectman Bowsza noted that in driving around with the representative from the present revaluation firm he asked his opinion on the values in a year, and he was told residential will be down and commercial will be up. First Selectman Bowsza suggested that was a compelling reason to consider delaying revaluation for a year.

First Selectman Bowsza questioned if the Board was ready to vote tonight, or would like to delay their decision to reconsider the options.

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**MOTION: DO NOT IMPLEMENT THE EVALUATION  
UNTIL NEXT YEAR.**

**Baker moved/Muska seconded/DISCUSSION:** First Selectman Bowsza requested authorization for him to request a waiver from OPM

**Baker AMENDED his motion, Muska AMENDED her second:**

**AMENDED MOTION:**

**DO NOT IMPLEMENT THE EVALUATION UNTIL NEXT YEAR, AND  
AUTHORIZE THE FIRST SELEECTMAN TO REQUEST A WAIVER  
FROM OPM.**

**Baker moved/Muska seconded/DISCUSSION:** Selectman Muska asked how the public will be made aware of this action? First Selectman Bowsza indicated he would put information on the Town's website, and post information in the North Central News and try to encourage an article in the Journal Inquirer. Selectman Muska questioned if the letter must be submitted within a certain timeframe? Undersecretary Heft indicated the Statutory requirement is the CEO must sign the letter not earlier than 30 business days after the Assessor signs the Grand List, the letter must request a penalty waiver. Undersecretary Heft also noted the letter should be submitted not later than 30 days preceding July 1<sup>st</sup>. Undersecretary Heft indicated OPM has 60 days after receiving the request from the CEO on their decision.

Deputy First Selectman DeSousa noted the current revaluation company has people waiting to meet with them, will the revaluation company continue to meet with the public? Assessor Totz indicated this was a first for her, she'll be contacting Undersecretary Heft for guidance. Undersecretary Heft suggested the Town review the contract with the current revaluation firm, Assessor Totz should sign the adjusted revaluation rather than what the revaluation company has provided to her and Assessor Totz won't submit the certification for that revaluation because the Town is not implementing it.

First Selectman Bowsza called for a vote on the amended motion.

**VOTE: In Favor: DeSousa/Baker/Muska/Nordell  
(No one opposed/No abstentions)**

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First Selectman Bowsza thanked Undersecretary Heft for joining the Board and assisting them make a decision. Undersecretary Heft indicated he was glad to help.

First Selectman Bowsza requested a motion for a short RECESS.

**MOTION: To RECESS this meeting at 8:09 p.m.**

**Baker moved/Nordell seconded/DISCUSSION: None**

**VOTE: In Favor: DeSousa/Baker/Muska/Nordell  
(No one opposed/No abstentions)**

First Selectman Bowsza RECONVENED the meeting at 8:18 p.m.

**7. COMMUNICATIONS:**

**A. Trinity College Letter to Include Melissa LaBelle:**

First Selectman Bowsza referenced a letter from Trinity College regarding Melissa LaBelle's completion of work to become a Connecticut Certified Municipal Official. The letter has been written by Sonia Cardenas, Dean of the Faculty and Vice President for Academic Affairs/Professor of Political Science at Trinity College, and is an acknowledgement of Mrs. LaBelle's commitment to a significant body of work, including the completion of 12 classes, to achieve this designation. First Selectman Bowsza noted he is very proud of her achievement.

First Selectman Bowsza noted 5 East Windsor employees have participated in this program, including Melissa LaBelle, Executive Assistant in the Selectman's Office, Melissa Maltese, Director of Recreation and Community Services, Joe Sauerhoefer, Deputy Director of the Public Works Department, and Patti Kratochvil of the Tax Department, and himself. He noted everyone participated in this program as a personal career achievement, and their participation was self-motivated. First Selectman Bowsza indicated he is very proud of all these employees.

**B. Letter from Veteran's Commission regarding PA 22-34:**

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First Selectman Bowsza noted receipt of communication from D. James Barton, Chairman of the Veterans Commission, which advised the Board that legislation has recently been passed which provides tax relief on assessed values to eligible veterans. First Selectman Bowsza noted the legislation gives a 10% exemption to eligible veterans, who are anyone who received an honorable discharge or who were released under honorable conditions. Chairman Barton noted the Veterans Commission is requesting the Board of Selectmen consider the legislative change and provide a process for veterans to seek assistance.

First Selectman Bowsza noted the exemption was effective October, 2022, and provides relief for veterans with a maximum income level under \$50,100. He suggested the Board would need to adjust the existing ordinance.

Deputy First Selectman DeSousa suggested including this ordinance review in a future Selectmen's Agenda.

**8. BOARD AND COMMISSIONS RESIGNATIONS AND APPOINTMENTS:**

A. **Resignation:** None

B. **Reappointments:**

1. **Kurt Kebschull (D), Inland Wetland and Watercourse Agency, regular member for a term expiring December 19, 2026:**

**MOTION: To REAPPOINT Kurt Kebschull (D), Inland Wetland and Watercourse Agency, regular member for a term expiring December 19, 2026.**

**Nordell moved/Baker seconded/DISCUSSION: None**

**VOTE: In Favor: DeSousa/Baker/Muska/Nordell  
(No one opposed/No abstentions)**

2. **Ruth Anne Lansner (D), Elderly Commission, regular member for a term expiring December 31, 2024:**

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**MOTION:** To REAPPOINT Ruth Anne Lansner (D),  
Elderly Commission, regular member for a term  
expiring December 31, 2024.

Muska moved/DeSousa seconded/**DISCUSSION:** None

**VOTE:** In Favor: DeSousa/Baker/Muska/Nordell  
(No one opposed/No abstentions)

C. **New Appointments:** None

9. **UNFINISHED BUSINESS:**

\*A. **Discussion of Windbrook Homes Developers Agreement:**

Any starred (\*) items will not be discussed but will remain on the agenda pending receipt of additional information.

\*B. **Discussion of Permit Link Proposal for Development of Land Use Module:**

Any starred (\*) items will not be discussed but will remain on the agenda pending receipt of additional information.

\*C. **Discussion of Blight Ordinance:**

Any starred (\*) items will not be discussed but will remain on the agenda pending receipt of additional information.

10. **NEW BUSINESS:**

A. **Update on Dash Cam/Body Cam, DOT DUI Grant Application – To Include Chief Hart and Deputy Chief Carl:**

Interim Chief of Police Roger Hart and Deputy Chief of Police Matt Carl joined the Board for an update on the status of grant activity regarding the acquisition of body cameras, and other grants for the Police Department.

Interim Chief Hart recalled that he had appeared before the Board perhaps a month ago to discuss a grant opportunity for the acquisition of body cameras for the Police Department. Interim Chief Hart reported he's

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appearing before the Board tonight to ask the Board to authorize the First Selectman to sign the OPM Grant, which will reimburse the department for 30% of the cost of the body cameras, which is a savings to the department of \$16,489. Interim Chief Hart noted the total cost of the body worn cameras, and supporting equipment and software was \$54,965; that cost will be reduced by the 30% reimbursement from OPM. Interim Chief Hart noted there are 2 qualifications for the reimbursement, a 50% reimbursement for distressed communities, and 30% for other communities. Interim Chief Hart noted East Windsor isn't considered a distressed community but would be eligible for the 30% reimbursement. Interim Chief Hart then explained the process for applying for the grant and eventual receipt of the funding.

Interim Chief Hart also advised the Board the Police Department has also applied for a DOT Grant for DUI enforcement. The grant is for \$45,000, approximately \$37,000 of the funding will be used for overtime for officers implementing the DUI checkpoints and enforcement. First Selectman Bowsza questioned if this enforcement is part of a regional operation? Interim Chief Hart indicated that East Windsor officers will work the "roving" patrols in East Windsor but East Windsor is part of the Metro-Traffic Services which includes other towns, such as Enfield, South Windsor, and Manchester; the shared services amongst the communities reduces the cost for each. The checkpoints are more labor intensive and may require assistance from the other departments.

Interim Chief Hart indicated he has not heard any follow-up information on the auto theft grant.

First Selectman Bowsza thanked Interim Chief Hart and Deputy Chief Carl for the update.

**B. Discussion of Future Use Town Owned Property on Melrose Road:**

First Selectman Bowsza noted the Town had leased a property on Melrose Road to Glenn Reichle which involved a grant from the Department of Agricultural (DOA). The DOA didn't move forward with the grant; Mr. Reichle had countered that the property would make a good bird sanctuary. First Selectman Bowsza then reached out to the Land Trust to see if they would like to purchase the property; the Land Trust questioned if the parcel was impacted by a Conservation Easement. First Selectman

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Bowsza then contacted Planning Director Calabrese, who researched Town records, and found no evidence of a Conservation Easement on the Melrose parcel.

First Selectman Bowsza reported he was also contacted by a neighbor, Ian Neill, regarding leasing the parcel, which is adjacent to his home and pasture for his family's horses. First Selectman Bowsza noted the Town property contains 16.4 acres, with minimal frontage on Melrose Road; the parcel continues behind the O'Neill home and pastures. First Selectman Bowsza reported he's tried to walk the parcel, which is wet and overgrown; the parcel is most easily accessible via the Neill property.

Deputy First Selectman DeSousa felt the Town shouldn't give away a parcel; First Selectman Bowsza clarified that should the Land Trust consider the property of value the property would be deeded to the Land Trust at no cost, and would then be open to the public.

Selectman Baker suggested he had to think about these options.

Selectman Nordell questioned the Town's liability if someone was riding their horse on a trail and was injured? First Selectman Bowsza indicated proof of insurance coverage would be a condition of a lease.

Mr. Ian Neill requested to speak. He indicated there are about 2+/- acres on the Town parcel that are dry. The parcel is adjacent to his family's home and pasture for their own horses; leasing the Town parcel would give them the potential to create a riding trail. Selectman Nordell asked if Mr. Neill would be fencing in the property; Mr. Neill replied affirmatively. Selectman Nordell noted his family has owned horses in the past, once you fence in the area they'll eat the bark off the trees and undergrowth and essentially clear the land within a short time.

Selectman Baker questioned if he could walk the property? First Selectman Bowsza felt Mr. Neill would probably give Selectman Baker permission. First Selectman Bowsza noted the parcel is on the northside of Melrose Road and abuts the Enfield town line.

No decision was made this evening.

**C. Discussion of Draft Ordinance to Repeal and Replace Town Ordinance 15-04 (refer to Town Meeting):**

First Selectman Bowsza noted this Agenda item relates to attempts to provide tax relief for Seniors. He noted that in 2010 he wrote an ordinance which was intended to provide tax relief for low income and permanently disabled Seniors; that ordinance was based on liens on the property. In 2015 the ordinance was rewritten based on income criteria.

First Selectman Bowsza referenced a draft before the Board which would repeal the current ordinance #15-04; this draft is based on eligibility related to age and disability based on a credit method. First Selectman Bowsza summarized the following criteria:

- The proposed ordinance affects real property/real estate only (not cars or personal property)
- The home needs to be the principal residence of the applicant
- The applicants need to be 65 or older or the spouse of someone 65 or older
- The applicant needs to receive total and permanent disability benefits under Social Security
- The applicant needs to be a taxpayer in East Windsor for 1 year prior to application
- The applicant must be current on their current tax obligation
- The maximum income allowable is \$49,100 which is the State standard for the Circuit Breaker Program (as amended from time to time)
- Income verification is required every other year
- The tax credit per applicant would be \$250.00

First Selectman Bowsza asked for comments from the Board.

Selectman Baker suggested this ordinance is similar to the Veterans ordinance; First Selectman Bowsza replied affirmatively. Selectman Baker questioned if anything would prevent eligible people from applying for both exemptions? First Selectman Bowsza replied negatively, he suggested the ordinance referenced by the Veterans is based on a percentage reduction of the assessed property value, while this proposal is based on a straight credit. Selectman Baker felt it's a great opportunity.

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Deputy First Selectman DeSousa concurred, indicating she can support the ordinance. Selectman Muska felt it's a good thing to do for residents. Selectman Nordell concurred.

First Selectman Bowsza indicated he'll work on this and try to include it for vote at the Town Meeting to be held on December 28, 2022. He called for a motion to approve the new ordinance.

**MOTION: To ACCEPT draft "ORDINANCE CONCERNING LOCAL PROPERTY TAX RELIEF FOR CERTAIN HOMEOWNERS AGE SIXTY-FIVE OR OVER OR PERMANENTLY AND TOTALLY DISABLED" and recommend to forward to Town Meeting.**

**Muska moved/Nordell seconded/DISCUSSION:** Selectman Nordell questioned repealing the current ordinance?

**Muska AMENDED her motion, Nordell AMENDED his second.**

**AMENDED MOTION:**

**TO REPEAL Ordinance #15-04, and To ACCEPT draft "ORDINANCE CONCERNING LOCAL PROPERTY TAX RELIEF FOR CERTAIN HOMEOWNERS AGE SIXTY-FIVE OR OVER OR PERMANENTLY AND TOTALLY DISABLED" and recommend to forward to Town Meeting.**

**VOTE: DeSousa/Baker/Muska/Nordell/DISCUSSION:** Nothing further  
(No one opposed/No abstentions)

**D. PZC CGS Section 8-24 Referral – Stiles Bridge Project (refer to Town Meeting):**

First Selectman Bowsza noted that Stiles Bridge is being replaced, and part of that is DOT would like to acquire some Town-owned land at the bottom of Old Ellington Road on the southside of the road. The gentleman from DOT has appeared before the Board, and the 8-24 Referral has been submitted to the Planning and Zoning Commission (PZC). The PZC recommended a unanimous decision for the Town to

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move forward; the next step is for the Board to refer this decision to Town Meeting.

**MOTION: I'll make that motion.**

**DeSousa moved/Baker seconded/DISCUSSION:** Selectman Nordell asked if members of the Board were able to walk the property being considered for conveyance. First Selectman Bowsza replied affirmatively, noting both Fire Departments, the Police Department, Art Enderle of the Water Pollution Control Authority, Deputy First Selectman DeSousa and he walked the site. He suggested the discussion was related more to future discussions regarding public safety concerns which would occur in the Spring with all of the public safety agencies.

**Paul Anderson (89 Main Street, Broad Brook),** requested to speak, noting the open space was part of the Scantic Glen (Condominium) Complex. First Selectman Bowsza indicated DOT has done a title search on the property, which they have provided to the Town.

**VOTE: In Favor: DeSousa/Baker/Muska/Nordell  
(No one opposed/No abstentions)**

**E. East Windsor Park Outlet Authorizing Resolution:**

First Selectman Bowsza reported this Agenda item relates to State Bond Funds which Legislators were able to procure for East Windsor. In order to replace the stone spillway at East Windsor Park the Board needs to do an authorizing Resolution to receive the State funding. He noted the cost of this project is free to the Town as it will be paid for fully by the State.

First Selectman Bowsza requested someone read the Resolution, and the Board can then vote on the project.

Selectman Baker read the following:

**AUTHORIZING RESOLUTION OF THE BOARD OF  
SELECTMEN, TOWN OF EAST WINDSOR, CONNECTICUT –  
DECEMBER 15, 2022**

**CERTIFICATION:**

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I, Amy Lam, the Town Clerk of the Town of East Windsor, Connecticut, do hereby certify that the following is a true and correct copy of a resolution adopted by the Board of Selectmen at its duly called and held meeting on December 15, 2022, at which a quorum was present and acting throughout, and that the resolution has not been modified, rescinded, or revoked and is at present in full force and effect.

RESOLVED that the Town of East Windsor may enter into with and deliver to the State of Connecticut Department of Energy and Environmental Protection, any and all documents which it deems to be necessary or appropriate for a grant of \$560,000 for the East Windsor Park outlet removal and replacement project at 27 Reservoir Avenue, and be it

FURTHER RESOLVED that Jason E. Bowsza as First Selectman of the Town of East Windsor is authorized and directed to execute and deliver any and all documents on behalf of the Town of East Windsor and to do and perform all acts and things which he deems to be necessary or appropriate to carry out the terms of such documents.

The undersigned further certifies that Jason E. Bowsza now holds the office of the First Selectman and that he has held that office since November 19, 2019.

IN WITNESS WHEREOF: The undersigned has executed this certificate this ..... day of December 2022.

Amy Lam, Town Clerk, East Windsor, Connecticut

**MOTION: I make that motion.**

**Baker moved/DeSousa seconded/DISCUSSION: Nothing additional  
VOTE: In Favor: DeSousa/Baker/Muska/Nordell  
(No one opposed/No abstentions)**

**F. License Agreement between the Town and Newcity Builders, LLC.,  
Regarding Wolcott Landing:**

First Selectman Bowsza advised the Board that the Wolcott Landing Condominium Complex has issues with crumbling foundations in 3 of the

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13 buildings within the complex. The replacement of the foundations begins next month.

First Selectman Bowsza noted the Town owns land abutting Wolcott Landing; NewCity Builders, the company doing the remediation work, has requested the Town enter into a license agreement with them regarding storage of their equipment and supplies on the Town-owned property. First Selectman Bowsza noted this is the least impactful option for the affected residents; he suggested this a way for the Town to assist those residents.

**MOTION:** To AUTHORIZE the First Selectman to enter into a License Agreement with NewCity Builders LLC and the Town of East Windsor for the necessary use for what needs to be done at Wolcott Landing.

**DeSousa moved/Baker seconded/DISCUSSION:** Selectman Muska suggested the document before the Board says November; First Selectman Bowsza indicated he'll change that to December. Selectman Nordell questioned if NewCity Builders would be removing any trees to access the Town parcel, he noted trees are usually part of a buffer between residential and commercial properties. He cited if you've seen other projects done, it's elaborate the amount of earth that needs to be removed, jack the building up, put it on stilts, remove the old foundation and pour a new one, and the equipment movement. First Selectman Bowsza indicated he'd review the scope of the use with NewCity Builders, and get clarity on their work, he'll also include something regarding not removing any trees that buffer the property. The NewCity Builders representative had agreed it will be a mess but it's the quickest way to get the residents back in their homes.

**VOTE:** In Favor: DeSousa/Baker/Muska/Nordell  
(No one opposed/No abstentions)

**G. Tax Refunds:**

**MOTION:** To APPROVE Tax Refunds in the amount of \$727.60.

**Muska moved/Nordell seconded/DISCUSSION:** None.

**VOTE:** In Favor: DeSousa/Baker/Muska/Nordell  
(No one opposed/No abstentions)

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**H. Dispensation of South Road properties, and send to Town Meeting:**

First Selectman Bowsza noted that the Town has sent letters of intent to all of the homeowners at South Road indicating the Town is willing to convey the ground on which those homes sit to each homeowner. First Selectman Bowsza reviewed the various agencies involved in this conveyance; he noted the Town has done a lot-line reconfiguration and subdivided the property, and completed the 8-24 Referral. First Selectman Bowsza noted 17 letters were sent out in November, 10 responses have been received. First Selectman Bowsza suggested he would like to move forward for the 10 respondents, and convey the ground to each homeowner at \$1 per lot; the conveyance would then be sent to Town Meeting.

Selectman Muska questioned if any of the other homeowners had given reasons for their lack of response. First Selectman Bowsza cited various reasons from lack of time to respond to others wanting to negotiate their own deal.

**MOTION: To CONVEY 13 South Road, 10 South Road, 9 South Road, 12 South Road, 8 South Road, 4 South Road (both parcels), 6 South Road, 11 South Road, and 33 Phelps Road to the individuals who own the homes, and forward to Town Meeting on December 28, 2022.**

**DeSousa moved/Muska seconded/DISCUSSION:** Selectman Baker indicated he's glad to see this occurring as it seems like the Board has been working on this for some time. First Selectman Bowsza concurred, the Town will no longer be landlords and the people will own their homes and land outright. Deputy First Selectman DeSousa indicated it's been a long time for her dealing with this as well through the Housing Authority, she hopes the other people will see the opportunity for themselves.

**VOTE: In Favor: DeSousa/Baker/Muska/Nordell  
(No one opposed/No one abstained)**

**11. SELECTMEN COMMENTS AND REPORTS:**

**A. Jason Bowsza:**

**(See Attachment)**

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**B. Marie DeSousa:**

Deputy First Selectman DeSousa indicated she had no report to review this evening.

**C. Alan Baker**

Selectman Baker noted the **Wetlands Commission** was cancelled this month due to a lack of applications. That gave the Commission the opportunity to attend a Legal Procedures and Regulations training session in Windsor given by Land Use Attorney Ziska. It was a good training session; it was open ended as many of the people attending submitted questions in advance which became the agenda, and then comments and discussion went on from there. Selectman Baker suggested it was a good refresher of the procedures you're not faced with often, so you get rusty and forget.

Selectman Baker noted he attended the **Broad Brook Fire Department Annual Dinner** this year, which was nice. Selectman Baker suggested what he was struck by was there are a lot of people who have given their lives to the Fire Department. It was also good to see there was a pretty strong contingent of younger folks there, too. They have a really good mix of people, and it was a really good time. Selectman Baker indicated he appreciates what they do.

Selectman Baker noted he skipped the **Broad Brook Fire Department Commission Meeting**, although he reviewed it briefly with the Chief while he was at the Annual Dinner. Their budget this year is going to be \$1,800.00 more than last year, primarily for fuel costs; everything else is flat.

Selectman Baker reported he attended the **Democratic Town Committee** annual holiday gathering, which was also very nice.

Selectman Baker reported the **Planning and Zoning Meeting** was held this week on the East Windsor Historical Society request for an event hall, which was continued to December 27<sup>th</sup>. There was a lot of commentary, mainly by lawyers and the applicants, and the abutters/residents had some good comments. That application will continue to December 27<sup>th</sup>.

D. Sarah Muska:

*(See Attachment not previously available))*

E. Charlie Nordell:

Selectman Nordell reported he, also, attended the Warehouse Point Fire District Annual Dinner; it was nice to see the recognitions made at the dinner.

The BMX Meeting on December 12<sup>th</sup> was cancelled.

Selectman Nordell indicated he attended the Warehouse Point Fire District meeting on December 5<sup>th</sup>, they had a lighter number of calls for the month of November, and the Fire Marshal reported a good number of inspections performed. Most the inspections were on multi-family homes. Selectman Nordell suggested most of those are completed on the Warehouse Point side of town.

As a reminder, Selectman Nordell noted the Torchlight Parade is this Saturday at 5:30 p.m.

12. PUBLIC PARTICIPATION:

First Selectman Bowsza noted this is the second opportunity for anyone at the in-person meeting to comment.

Paul Anderson, 89 Main Street, Broad Brook: Mr. Anderson wanted to remind people the Broad Brook Fire Department Torchlight Parade will occur on December 19<sup>th</sup>, and the Broad Brook Library will be open with refreshments. It's a great vantage point to view the parade.

Mr. Anderson also suggested that the Agenda that's put out for the Selectmen's Meeting is excellent, as it contains all the background material. Mr. Anderson felt other Town Commissions should have to submit the backup material for their meetings with their agendas as the Board of Selectmen do. He was interested in information related to the Planning and Zoning Commission (PZC) Meeting and ZBA (Zoning Board of Appeals) and he was directed to the computer/Town website where he was unable to find the information. Mr. Anderson suggested the Board of Selectmen's method of providing backup material with the Agenda

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is the best solution; it's annoying when you can't find what you want. Mr. Anderson suggested without the background material a person can't decide if he wants to attend the meeting, or he better attend the meeting. His recommendation would be to follow the Selectmen's example.

First Selectman Bowsza suggested the attachments aren't required by FOI but it is a good point; he'll make that recommendation to the other Commissions.

**Wayne Shary, 119 Depot Street:** Mr. Shary wanted to thank everyone on that side of the table regarding the revaluation information; the discussion was very professional.

First Selectman Bowsza called for additional comments from the in-person audience; no one requested to speak. He then asked if any of the remote participants would like to offer comments or raise questions; no one requested to be acknowledged.

13. **EXECUTIVE SESSION** – Pursuant to C.G.S. 1-200 (6)(b), strategy and negotiations with respect to pending claims or pending litigation, (6)(e) discussion of any matter which would result in the disclosure of public records, or the information contained therein described in subsection (b) of section 1/210. Discussion of Attorney-Client Privileged matters. Discussion of contract matter. Action possible:

**MOTION:** To GO INTO EXECUTIVE SESSION at 9:18 p.m. Pursuant to C.G.S. 1-200 (6)(b), strategy and negotiations with respect to pending claims or pending litigation, (6)(e) discussion of any matter which would result in the disclosure of public records, or the information contained therein described in subsection (b) of section 1/210. Discussion of Attorney-Client Privileged matters. Discussion of contract matter. Attending the EXECUTIVE SESSION will be First Selectman Bowsza, Deputy First Selectman DeSousa, Selectman Baker, Selectman Muska, and Selectman Nordell.

Muska moved/Baker seconded/**DISCUSSION:** None

**VOTE:** In Favor: DeSousa/Baker/Muska/Nordell  
(No one opposed/No abstentions)

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LET THE RECORD SHOW the Recording Secretary signed out of the Meeting at 9:18 p.m.

First Selectman Bowsza reported the Board had exited the Executive Session at 10:08 p.m. He noted no action was taken.

First Selectman Bowsza called for a motion to adjourn.

**14. ADJOURNMENT:**

**MOTION: To ADJOURN this Meeting at 10:08 p.m.**

**Muska moved/Nordell seconded/VOTE: In Favor: Unanimous**

Respectfully submitted, -----  
Peg Hoffman, Recording Secretary, East Windsor Board of Selectmen

**ATTACHMENTS:**

- A. Revaluation Options
- B. First Selectman Bowsza's Report
- C. Selectman Muska's Report which had not previously been available at the posting of the Meeting Minutes

Selectman Baker's Report and Selectman Nordell's Report are transcribed in the Meeting Minute; Deputy First Selectman DeSousa had no report for this evening.



# Property Revaluation

*Attachment A*

# Requirements

- CGS 12-62
- Revaluation is done two ways: statistical revaluation and physical revaluation
- Physical revaluation must be done every ten years, and statistical revaluation must be done every ten years, with five years between them
- East Windsor is required, by state law, to perform revaluations in years ending in “2” or “7”
- This year was a statistical revaluation, meaning it was based on a market assessment, not individual properties

# Trends and Findings

- Results in towns that did them two years ago
- Results in towns that did them last year
- What we are seeing
  - Any other towns this year that are known

# Options

- Full implementation
- Phase-in
- Delay (recommended)

# Pros and Cons: Full Implementation (NOT RECOMMENDED)

Pros
<ul style="list-style-type: none"><li>• Leads to a considerable drop in the mill rate (from 34.38 to approximately 27.25)</li><li>• Captures higher commercial values</li><li>• Reduced mill rate on Motor Vehicles</li></ul>

Cons
<ul style="list-style-type: none"><li>• Significant tax impact, most significantly on smaller homes</li><li>• Completely arbitrary impact on homes that have not sold in the last five years</li></ul>

Next Steps
<ul style="list-style-type: none"><li>• Big swings need to be reviewed and revisited by Vision</li><li>• If we decided to do this, the Grand List is simply filed with OPM on or about January 31, 2023</li></ul>

# Pros and Cons: Phase-in (NOT RECOMMENDED)

Pros
<ul style="list-style-type: none"><li>• Captures higher commercial valuations</li><li>• Can be done at varied percentages over several years</li><li>• Can be cancelled at any time</li></ul>

Cons
<ul style="list-style-type: none"><li>• Affects the ENGL, which is the basis for statutory grants (including ECS)</li><li>• Minimal drop in the mill rate, lessening relief on motor vehicles</li><li>• Locks in lower commercial values for the next five years</li></ul>

Next Steps
<ul style="list-style-type: none"><li>• Big swings need to be looked at by Vision</li><li>• Town Meeting needs to vote to phase in prior to April 1, 2023</li></ul>

# Pros and Cons: Delay (RECOMMENDED)

Pros	Cons	Next Steps
<ul style="list-style-type: none"><li>• Foregoes a big swing in values onto residential property owners</li><li>• Does not compound household pressures resulting from utility increases, inflation</li><li>• Allows the market to cool down</li></ul>	<ul style="list-style-type: none"><li>• Requires a waiver from OPM</li><li>• Requires another reval to be performed next year, and again in 2027</li><li>• Commercial to residential shift may be more pronounced</li></ul>	<ul style="list-style-type: none"><li>• First Selectmen sends letter to OPM</li><li>Secretary notifying them of our election to delay, on or about February 1, 2023</li></ul>

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**BOARD OF SELECTMEN 12/12/2023 ATTACHMENT B**

First Selectman's Report – December 15th

We have heard from many, many people in East Windsor in recent weeks who have expressed their concerns with the results of the recent property revaluation that was conducted in accordance with state law. We share the concerns that have been raised and have been working diligently to find the best resolution to the circumstances.

Last night at the Board of Selectmen meeting, we were joined by OPM Undersecretary Martin Heft, who thoughtfully outlined the options available to the community. After evaluating the pros and cons of each option, the Board of Selectmen has unanimously voted to not implement the recent property revaluation that revealed significant increases imposed on residential homeowners. Those values were derived by conducting a statistical market analysis, and probably do reflect where the housing market is right now.

However, based on the many other factors affecting residents in our community, The Board as a group felt that it simply wasn't fair to compound issues resulting from inflation, interest rates, increases in heating and electric costs, gas prices, grocery costs, and more.

State law allows municipalities to forego property revaluations under extraordinary circumstances one time, and for one year. Because of those pressures I talked about, and to give an overvalued housing market an opportunity to price in a correction, we have elected to do tha

So, the revaluation notices that everyone has received can and should be discarded. Instead, we will be using last years (lower) valuations, inclusive of adjustments based on permits pulled. Previous property values will be reinstated, but that process may take a few weeks, so please be patient as that work is done. What this means for the average home is that there will not be a significant swing in property taxes this year, with the hope that the market will correct, and inflation may continue to ease, lessening the impact on all of us.

I want to thank the entire Board of Selectmen for their thoughtfulness and deliberation last night as we came to this decision unanimously, and in the best interests of our community

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At our last Board of Selectmen's meeting, graduate students from Westfield State University presented the findings of their field assessment on the Town of East Windsor's economic development strategies and the ways we communicate them. This is the second year that the Town has worked with students from Westfield. In both cases, students were able to recognize strengths and areas of improvement. One of their recommendations is make some improvements to the Town website, something we'll be looking into.

Following up on the work the Westfield students did, on December 2nd, Building Official Ken Rich and I met with the owners of Broad Brook Brewing Company to discuss their experience doing business in the Town of East Windsor. They were pleased to hear about the personnel changes and process improvements that have been made in the last few years, and noted that based on their experience, those improvements will go a very long way.

Later that night, I had the opportunity to celebrate the past year at the Warehouse Point Fire Department's annual dinner. On December 10th, I did the same with the Broad Brook Fire Department. It was a pleasure to join our volunteers and professional staff at both events to celebrate the successes that they each had over the last twelve months, wish them a happy holiday season, and a safe year ahead

On December 5th, I was happy to help out at the PTO's Holiday Store at Broad Brook Elementary School. The event provides students in the school the opportunity to do a little holiday shopping for their families.

On December 6th, our Police Union teamed up with our Community Services Department for the second time in two weeks to bring some holiday joy to families in our community. I counted fourteen sworn police officers helping disadvantaged children and families in our town shop for the holidays. A key takeaway for me was to see the selflessness of the kids as they walked by aisles of toys and shopped for their parents and siblings. Incidentally, those fourteen sworn officers represent more than half of our total police force – a really touching thing to see them do. It was very much appreciated.

The Town of Manchester is having success with some downtown revitalization efforts that have returned rundown or abandoned buildings back to economic use. On December 7th, Director of Planning and Community Development Ruth Calabrese and I met with Manchester's Town Manager, Assistant Town Manager, and Economic Development Director to better understand how they've been able to do it. We were also able to share our experience with the ARPA-funded ERASE Grant, as well as our new Planned Community Development tool. I appreciate the interlocal collaboration with the Town of

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Manchester, and look forward to swapping notes again soon.

On December 8 th, Senator Anwar, Representative Foster and I met with the leadership of the Connecticut Trolley Museum to discuss their success in 2022 and plans for 2023. Representative Hall was unable to join due to a prior commitment, but the four of us continue to be actively engaged with the museum and look forward to helping with their future successes. To that point, the museum was awarded a \$45,000 grant through the state's Neighborhood Assistance Act (NAA), with the Town serving as their local sponsor. The NAA provides participating corporations with a tax credit off of their state taxes equal to the value of their local charitable donation. Congratulations to the Trolley Museum for their funding award!

On December 9th, town officials and emergency management staff met with a property agent from the Department of Transportation to discuss the upcoming replacement of Stiles Bridge on Scantic Road. The utility work for that project is tentatively scheduled to begin in late Q2 of 2023, with the actual bridge replacement starting in either the late summer of 2023 or spring of 2024. This project has been badly needed for decades, and it's a welcomed improvement in town.

On December 10th , my family and I were back at the Trolley Museum, this time for Storytime with Santa, which included a trolley ride, story time, arts and crafts on the trolley, and lots of photos. That was the last weekend of the year for Storytime with Santa, but Winterfest will be going through the end of the year.

I make regular outreach with our senior citizens a priority, and over the last two weeks have had two opportunities to touch base with them. On December 7th, I held my monthly coffee hour at the Senior Center, and did the same at Park Hill on the 13th. The format for these visits is simple and fun – I show up, and we talk about whatever they want to talk about. I find that they always have questions or comments about local events or initiatives that are poignant, insightful, and often result in homework for me. Truly one of the most fun aspects of my job.

Respectfully submitted,

Jason E. Bowsza  
First Selectman

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**BOARD OF SELECTMEN 12/15/2022 ADDITIONAL ATTACHMENT**

**SELECTMAN MUSKA'S REPORT WAS NOT AVAILABLE AT THE TIME OF POSTING THE MINUTES**

Selectmen's Report - December 15, 2022

On December 2, 2022 I attended the Warehouse Point Fire Department's Annual Christmas Dinner. Congratulations to Assistant Chief Rich Austin on his retirement and thirty years of service. Also, congratulations to the other award recipients honored that night.

On December 8, 2022 I attended the Board of Assessment Appeals meeting. The Board unanimously re-elected Austin Holden as Chairman and set the dates for their meeting and hearing schedule for the upcoming year. The deadline to file an appeal for the Grand List of October 1st and Motor Vehicle Supplemental List is February 20, 2023 and the application must be received either in person or via fax in the Assessor's Office by 4:30PM on that day. The application and guidelines for filing an appeal can be found on the Town's website under the Board of Assessment Appeals tab. The hearing dates are scheduled for the following dates: March 13, 14, 15, 16, 18, 20, 21, 23 and 25. The hours will be 5:00-8:00PM on weekdays and 9:00AM-2:00PM on Saturdays. The September Motor Vehicle Hearing is scheduled for September 16, 2023 from 9:30AM-12:30PM.

Wreaths Across America will take place on Saturday at the United Methodist Church in Windsorville on Saturday at Noon.

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The Veterans Commission donated \$500.00 to East Windsor Social Services to assist with the ham and gift card distribution for families in Town for Christmas through Social Services.

The Veterans Commission elected the following officers to serve the next years: Jim Barton, Chairman, Rick Webster, Vice Chairman, Gil Hayes, Secretary and Peter Sanders, Treasurer.

Wishing you all a safe and healthy holiday and Happy New Year!

Submitted With Sincerity,

Sarah A. Muska, Selectman

[smuska@eastwindsorct.co](mailto:smuska@eastwindsorct.co)