Board of Selectmen
Municipal Office Complex
Meeting Rooms 1 & 2
December 1, 2021
Via YouTube Live
Regular Meeting Minutes

Selectmen Present: I. Haines; E. Dill; T. Govert (remotely)
Also Present: A. Blaschik; E. Blaschik; K. Blaschik; D. Dill; A. Shaltiel; P. Stuhlman; S. Wheeler (remotely); L. Zemienieski, and other members of the public

1. First Selectman Haines called the Board of Selectmen's meeting to order at 7:00 p.m. and the attendees said the Pledge of Allegiance.

2. Approval of Agenda

   Motion made by Mr. Dill, seconded by Ms. Govert, to approve the agenda as written. Unanimous aye.

3. Approval of Minutes: Regular of November 17, 2021

   Motion made by Mr. Dill, seconded by Ms. Govert, to approve the minutes of the Regular Meeting of November 17, 2021, as written. Unanimous aye.

4. Correspondence

   There was no correspondence discussed at the meeting.

5. First Selectmen's Report

   Ms. Haines reported that she has been meeting with Department Heads, including the Ambulance Association, the Fire Commissioners, and representatives from the volunteer and paid fire staff.

   A. Broadband Feasibility Study: Ms. Haines reported that she had had an initial discussion with representatives from a broadband company who attended yesterday's CCM Convention, and they advised that the next step in making a decision as to whether or not to move forward with implementing the recommendation of the Broadband Committee is to conduct a survey of Town residents to determine their interest. She noted that she plans to meet with the individuals again later this week to continue their discussion.

      Ms. Govert voiced her support of moving the broadband project forward. She advised that she had reached out to Mr. Sevigny, Chairman of the Broadband Evaluation Committee, who confirmed that he had asked Entry Point to submit their proposal to the Town.

      In response to a question raised by Mr. Dill regarding whether or not there would be any oversight by the CT Siting Council in establishing a fiber broadband network in Town, Ms. Govert advised that since the CT Supreme Court had ruled that there is sufficient space to install fiber networks on the existing utility infrastructure, she did not expect the Siting Council would be involved in the development of local broadband networks.

B. Blue Earth Compost Discussion: Ms. Haines advised that she had added this agenda item for on-going discussion of the pros and cons of establishing a composting program at the Transfer Station. She noted that Blue East Compost is working with Middletown and other CT towns to establish their composting programs. She added that they have advised that the next step is to survey Town residents for their interest in participating in such a program.

Ms. Govert expressed her strong support for establishing a composting program in East Haddam and noted several of the benefits of such a program.

6. Public Comment

Amalia Shaltiel supported the idea of instituting a composting program in Town and recommended establishing a Sustainability Committee. She also provided Ms. Haines with her written comments regarding the proposed plan to redevelop 1 and 7 Main Street. Ms. Haines read the following statement from Ms. Shaltiel:

"I listened to Monday's meeting of the Revitalization Committee at which Selectman Haines was present. Here are a few comments I would like to enter into the record.

"I was amazed to hear Committee member Will Brady malign residents of the town including myself in all but name in an official town meeting. As a new-comer and taxpayer in this town who has questioned the Centerbridge rendition of this development I have as much right as someone who has lived here for many years to voice my opinion. I plan to be here for many years to come and will be affected by this development as all citizens will be in the future. I think an apology to myself and other residents of the town would be appropriate.

"I have made it no secret that I am part of a group of townspeople coming together to have their opinion heard. Thjs sort of public defamation of views opposing this development is one of the reasons we want to postpone the vote till we see a real plan on the table. We were given only one vote. When the people in the town committees talk about townspeople in a deriding way, they do not gain their trust. As such we do not want to let the process go forward until we have the information that would help us make a cognizant decision. A Redevelopment Agency, if properly peopled will allow more citizen input to the plan and will have the capability to make decisions that are more in tune with the changing times and the needs of the village.

"Selectwoman Haines said it is up to the BOF to evaluate the financial information about the project. The BOF members do not have the financial background and capability to evaluate this plan and neither do the members of the Revitalization Committee. We should not be relying on the financial information of the buyer but get an independent assessment. That is one of the tasks of the Redevelopment Agency.

"The other task as I see it is to take a broader look at the village beyond the scope of the Revitalization Committee. That should have been done earlier in the process as Jef Wolter mentioned and as Jeff Riley also mentioned. That way the Revitalization Committee would not have overstepped itself in approving a plan that was beyond the scope of the municipal plots.

"As such I urge First Selectwoman Haines and the Board of Selectmen to wait with a vote on whether to sell the property until there is a real plan to vote on. Any earlier vote would

probably fail which would be a pity because we would then really be going back to step one.

"I suggest that what the town needs to vote on are a few different scenarios. On low density or high-density development or on the leasing of the buildings.

"I suggest contacting the architectural firm MASS for ideas for redeveloping buildings that we have in a private public venture."

Ms. Haines thanked Ms. Shaltiel for her comments.

7. Unfinished Business

A. State of Connecticut – Proposed Property Acquisition – Bridge No. 01138 Replacement Project: Ms. Haines advised that the state had submitted their offer for the taking of 637 sq. ft. of Town owned property on Route 82 adjacent to its Bridge No. 01138 repair project.

BOARD OF SELECTMEN RESOLUTIONS REFERRING CONVEYANCE OF PARCELS TO CT DOT TO TOWN MEETING FOR ACTION

Motion made by Mr. Dill, seconded by Ms. Govert, that the Board of Selectmen endorse the following resolution and refer to the Town Meeting for consideration and approval:

WHEREAS, the Board of Selectmen has received correspondence from the State of Connecticut Department of Transportation ("CTDOT") indicating that CTDOT intends to acquire property rights affecting a parcel of real estate owned by the Town of East Haddam in conjunction with the rehabilitation of Bridge No. 01138 – Route 82 over the Connecticut River; and

WHEREAS, the parcel is identified as 1 Main Street and the property rights to be acquired are a taking of 637 square feet, a defined traffic easement area of 233 square feet, an easement to install and maintain traffic signalization devices and appurtenances thereto, an easement to slope in the area of 43 square feet, two construction easements in the aggregate amount of 666 square feet, and the right to install a sedimentation control system over 60+/- linear feet, (collectively referred to herein as the "Land and Rights")

WHEREAS, CTDOT has offered the sum of $5,000 as compensation for the Land and Rights;

WHEREAS, the Planning and Zoning Commission has reviewed and approved the proposed conveyance under CGS 8-24 at its July 27, 2021 meeting; and

WHEREAS, the Board of Selectmen has determined that the proposed conveyances are in the best interest of the Town and will facilitate the bridge rehabilitation project.

NOW, THEREFORE, BE IT:

RESOLVED: That the Board of Selectmen does hereby submit the foregoing to a special town meeting requesting approval of the proposed conveyance to CTDOT of the above-described property rights in the Land and Rights for the aggregate sum of $5,000 and to authorize the First Selectman to execute and deliver any deeds, easements, instruments or agreements necessary to carry out the intent of the foregoing resolution.

Unanimous aye.

B. New Library Study Committee Charge Discussion: Ms. Haines advised that the final two members of this committee have been identified and she is waiting to receive their applications.

8. New Business

A. Tax Relief for Elderly & Disabled Ordinance Discussion: Ms. Haines advised that the Board of Finance sets the terms of the tax relief ordinance, however, the Board of Selectmen can make a recommendation. She noted that the current ordinance regarding Tax Relief for the Elderly and Disabled has been in effect from 2015 through 2020 and will sunset with the Grand List of 2020. She stated that she would like the Board to recommend that the Board of Finance set a new 5-year term.

Motion made by Mr. Dill, seconded by Ms. Govert, to recommend to the Board of Finance that the Tax Relief for Elderly and Disabled ordinance be amended to be effective for the Grand List of 2021 through 2025, prior to sending the ordinance amendment to Town Meeting for approval. Unanimous aye.

B. Request for Beer & Wine Service – Grange Hall: Ms. Haines called the Selectmen's attention to a copy of an email in their meeting packets from Bonnie Buongiorne, dated November 30, 2021, requesting permission for attendees of the Ray of Light Farm's holiday party to bring their own wine or beer to the Grange Hall on December 19, 2021.

Motion made by Ms. Govert, seconded by Mr. Dill, to approve beer and wine service at the Grange Hall for the "Ray of Light Holiday Party" on December 19, 2021. Unanimous aye.

C. Call for Town Meeting: Motion made by Mr. Dill, seconded by Ms. Govert, to approve the following call for Town Meeting:

The Electors and citizens of the Town of East Haddam, Connecticut qualified to vote in Town Meeting are hereby warned and notified that the Annual Town Meeting will be held in the Municipal Office Complex, Meeting Room 1 & 2 located on 1 Plains Road in Moodus, Connecticut on Wednesday, December 15, 2021 at 8:00 p.m., for the following purposes, to wit:

Item 1: To consider and act upon the recommendation that the Board of Selectmen be authorized to enter into all necessary agreements with the Transportation Commissioner of the State of Connecticut for the receipt of State Aid for town highways in accordance with the General Statutes of Connecticut.

Item 2: To consider and accept the Annual Town Report for the fiscal year ended June 30, 2021.

Item 3: To consider and act upon the recommendation of the Board of Selectmen to approve the following resolutions:

RESOLVED, The East Haddam Schools Capital Improvements Building Committee is hereby assigned the Indoor Air Quality and HVAC Systems at East Haddam Elementary School, Nathan Hale Ray Middle School and Nathan Hale Ray High School; and

BE IT FURTHER RESOLVED, that the Town of East Haddam hereby authorizes the East Haddam Schools Capital Improvement Building Committee to develop schematic drawings and

outline specifications for the Indoor Air Quality and HVAC Systems at East Haddam Elementary School, Nathan Hale Ray Middle School and Nathan Hale Ray High School.

Item 4: To consider and act upon the recommendation of the Board of Selectmen to approve the following resolution to amend the charge of the East Haddam Schools Capital Improvements Building Committee as follows:

RESOLVED: That an East Haddam Schools Capital Improvements Building Committee was established at Town Meeting on February 29, 2000 for the purpose of oversight and completion of Capital Improvements for the East Haddam Schools.

The East Haddam Schools Capital Improvements Building Committee will be assigned projects for the East Haddam Schools by the Board of Selectmen when necessary.

Section 5. Approved/Assigned Committee Projects:

- Electrical upgrade at the East Haddam Elementary and Former Nathan Hale-Ray Middle Schools (Completed)
- Roof replacement at the Former Nathan Hale-Ray Middle School (Completed)
- Asbestos tile removal/tile replacement in the East Haddam Elementary School (Completed)
- Asbestos tile removal/tile replacement in the Former Nathan Hale-Ray Middle School (Completed)
- Boiler Replacement/Asbestos Removal at the Former Nathan Hale-Ray Middle School (Completed)
- Window Replacement at the Former Nathan Hale-Ray Middle School (Completed)
- Roof replacement at the East Haddam Elementary School (Completed)
- Fire Alarm System at the East Haddam Elementary School (Completed)
- Chimney Replacement at the Nathan Hale-Ray High School (Completed)
- Roof Replacement at the Nathan Hale-Ray High School (Completed)
- Water Supply System Replacement at the East Haddam Elementary School (Completed)
- Underground oil storage tank replacement at the East Haddam Elementary School (Completed)
- Exterior Restoration and Window Replacement at East Haddam Elementary School
- Athletic Complex at the Nathan Hale-Ray High School
- Indoor Air Quality and HVAC Systems at East Haddam Elementary School, Nathan Hale Ray Middle School and Nathan Hale Ray High School

A copy of the entire charge, as amended, is on file in the Town Clerk's Office.

Item 5: To consider and act upon the recommendation of the Planning and Zoning Commission and Board of Selectmen to accept the following resolutions:

RESOLVED, that the Town of East Haddam hereby agrees to grant to the State of Connecticut Department of Transportation property rights affecting a parcel of real estate owned by the Town of East Haddam in conjunction with the rehabilitation of Bridge No. 01138 – Route 82 over the Connecticut River. The parcel is identified as 1 Main Street and the property rights to be acquired are a taking of 637 square feet, a defined traffic easement area of 233 square feet, an easement to install and maintain traffic signalization devices and appurtenances thereto, an easement to slope in the area of 43 square feet, two construction easements in the aggregate amount of 666 square

feet, and the right to install a sedimentation control system over 60+/- linear feet, (collectively referred to herein as the "Land and Rights");

BE IT FURTHER RESOLVED: That the Board of Selectmen does hereby submit the foregoing to a special town meeting requesting approval of the proposed conveyance to CTDOT of the above-described property rights in the Land and Rights for the aggregate sum of $5,000 and to authorize the First Selectman, Irene M. Haines, to execute and deliver any deeds, easements, instruments or agreements necessary to carry out the intent of the foregoing resolution.

Unanimous aye.

D. Board/Commission/Committee Changes (GATEWAY, ETHICS)

Connecticut River Gateway Commission

Ms. Haines noted that discussion of the membership of the Gateway will be postponed to a future meeting as no formal application has yet been presented.

Ethics Commission

Ms. Haines called the Board's attention to a letter of resignation from an Ethics Commission member in their meeting packets.

Motion made by Mr. Dill, seconded by Ms. Govert, to accept, with regret and thanks, the resignation of John Crovo as a member of the Ethics Commission. Unanimous aye.

E. Tax Refunds: Ms. Haines called the Board's attention to one tax refunds.

Motion made by Ms. Govert, seconded by Ms. Dill, to award a tax refund in the amount presented.

- $ 142.91 to ACAR Leasing LTD.

Unanimous aye.

9. Public Comment: The were no additional public comments discussed at the meeting.

10. Selectmen's Discussion

A. Liaison Reports: There were no liaison reports provided at the meeting.

B. Other: There was no additional Selectmen discussion at the meeting.

11. Adjournment: There being no additional business to discuss, a motion was made by Mr. Dill, seconded by Ms. Govert, to adjourn the meeting at 7:30 p.m. Unanimous aye.

Recorded

Respectfully submitted,
Erik Dill
Secretary