

Disclaimer. Please note, these Minutes have yet to be approved. Check with the department or Town Clerk for updated versions.

**BOARD OF SELECTMEN MEETING
October 19, 2011
Meeting Room A**

Present: Philip J. Miller, First Selectman
Joel B. Marzi, Selectman
Norman M. Needleman, Selectman

Philip Miller called the meeting to order at 7:00 p.m.

Approval of Agenda:

Motion was made by Philip Miller to approve the Agenda with one addition to add under new Business Item E. Appointments and Resignations. Norman Needleman seconded the motion. All in favor.

Approval of Minutes:

Motion was made by Norman Needleman to approve the October 5, 2011 Regular Meeting Minutes. Philip Miller seconded the motion. Joel Marzi abstained because he did not attend the October 5th meeting.

COMMUNICATIONS AND CORRESPONDENCE:

Philip Miller reported that there is a problem with signage as it relates to public safety in the Harbor View section of town.

There is one sign, labeled Harbor View at the intersection of Cedar Grove Terrace and Harbor View Drive, with no further signage for Harbor View Drive, Harbor View Drive South, and Harbor View Drive North.

Mr. Nolin recommended that in order to avoid a delayed response for Fire, Ambulance or Police to these street addresses that the Town of Essex post 4 street signs to assist the first responder in locating specific addresses in a timely manner.

Motion was made by Joel Marzi to accept the recommendation and to instruct Public Works with placement of the recommended signage. Norman Needleman seconded the motion. All in favor.

PUBLIC COMMENT: None

INFORMATIONAL ITEMS:

Michael Holmes, Chairman of Park and Recreation and Rick Audet, Director of Park and Recreation wanted to express their gratitude to the Essex Garden Club for the fall cleanup with their parks. Mr. Holmes stated that Park & Recreation has a strong relationship with the garden club.

Disclaimer. Please note, these Minutes have yet to be approved. Check with the department or Town Clerk for updated versions.

Mr. Miller reported that Officer Russ Gingras is going to rappel down Mohegan Sun's 34-story hotel, all for Special Olympics Connecticut.

http://soct.convio.net/site/TR/Events/General?px=1102623&pg=personal&fr_id=2548

Officer Gingras stated that it is a group of law enforcement officers and he has raised over \$1500 and wanted to thank everyone for their support.

Officer Gingras reported that the annual Stuff a Cruiser was being planned and with the help of the Community Fund, they expect to do well.

OLD BUSINESS

Town Garage Building Repair

Philip Miller discussed the need for improvements at the Town Garage. The problem is that the gutters have been torn off a couple times due to the weight of the heavy snow. There could be a serious liability if someone were to be under these gutters when they fall. The repairs have to be made before winter. This is a safety issue.

Mr. Miller asked Mr. Gary Riggio about the public works roof and gutter problem. Mr. Riggio stated that the garage is not going to replace the gutters again due to the fact that the snow does not slide off and causes damage every year and is a danger to anyone walking under them.

The original request was made from David Caroline to the Selectmen for funds to repair the problem. The proposal is a 3 foot overhang which would include removing and reinstalling lights and electrical wiring. The estimate for this work and request for funds is \$12,947.

Mr. Needleman inquired about how much would be covered by insurance. Our insurance company would pay the town the value for replacement of the gutters at an estimate of \$1700, less the \$1000 deductible, with a balance of \$700 that can be used towards this repair.

Motion was made by Philip Miller to recommend to the Board of Finance to request funds not to exceed \$12,947.00 for the town garage building repair. Norman Needleman seconded the motion. All in favor.

Mr. Marzi inquired why this wasn't asked for during the budget process and he would prefer the Board of Finance take the funds from the current budget.

Mr. Marzi stated that he would go to the Board of Finance meeting at 7 p.m. on Thursday night.

Disclaimer. Please note, these Minutes have yet to be approved. Check with the department or Town Clerk for updated versions.

NEW BUSINESS

Job Description

Mr. Robert Dixon presented a job description, Director of Finance / Deputy Treasurer, for approval. Mr. Dixon stated that Kelly Sterner is the Deputy Treasurer. The Deputy Treasurer's job has changed and Ms. Sterner has assumed many additional job duties. Ms. Sterner assists with the FEMA grants and has taken on the role as the single point communicator for everyone who participates in the retirement plan. Ms. Sterner works longer hours because she has been taking on more responsibility. Mr. Dixon recommended this position to be moved from Level 5 to a Level 6. Mr. Dixon also recommended this job change be effective on December 1, 2011.

Motion was made by Norman Needleman to approve the Director of Finance / Deputy Treasurer job description. Philip Miller seconded the motion. All in favor.

Motion was made by Norman Needleman to recommend to the Board of Finance to request funds not to exceed \$2,300.00 for the compensation of this position for the balance of this fiscal year. Joel Marzi seconded the motion. All in favor.

Mr. Marzi stated he felt Ms. Sterner should be compensated for all her hard work.

Emergency Management Suggested Improvements

Mr. Miller presented a short list of items that he recommended be purchased this fall either from contingency or by an appropriation in order to set the town up in preparation of a severe storm this winter.

Motion was made by Philip Miller to recommend to the Board of Finance to request funds not to exceed \$32,528.00 for the Emergency Management Improvements. Norman Needleman seconded the motion. All in favor.

Mr. Marzi stated that this will need to go to a town meeting. Mr. Marzi suggested there be a thorough presentation as to how these funds are going to be used. Mr. Marzi stated that he supports these improvements, but recommended this be presented item by item.

Town Hall Water Damage

Mr. Miller reported on a meeting with CIRMA adjuster and Mold Specialist.

Mr. Miller stated that a decision needed to be made whether to keep the EOC (Emergency Operation Center) downstairs in the basement where it is or to move it up one floor into the former probate offices. The Selectmen discussed the options. The Selectmen decided the best option would be to move the EOC upstairs.

Disclaimer. Please note, these Minutes have yet to be approved. Check with the department or Town Clerk for updated versions.

CIRMA has recommended an asbestos removal company. Mr. Needleman inquired what the cost would be to dig up the outside of the town hall, curtain and drain it, and / or to install a sump pump.

Mr. Riggio stated that he would like to set up a meeting with the First Selectman, public works director and the building official to see what projects could be done with our own town equipment and personnel between now and the next Board of Selectmen meeting.

Mr. Needleman stated that the air quality in the EOC room is terrible. Mr. Needleman stated this is not a situation that needs to go out for bid. By the next meeting, we need to know the cost of asbestos removal and the cost of the exterior work that needs to be done since these two items are non-reimbursable by our insurance carrier. CIRMA is offering to move the EOC upstairs or to make the repairs in the room downstairs to remove the mold.

The selectmen unanimously agreed that moving the EOC room and all of the equipment to the upstairs former probate office was the best option. It was also agreed that a special meeting will take place before the next Selectmen's meeting to go over this project.

Brownfield Remediation & Revitalization Grant Project

Mr. Wayne Bugden, Director of Environmental Services from CME was here tonight to answer any questions that anyone had regarding the Mazda Dealership Property. Mr. Bugden did a sight assessment on the property and he looked over the reports from prior years. In his opinion, there is not a lot of contamination. It is an industrial use. It was at one time a machine shop, then a bicycle factory, and then an auto dealership.

There is currently a big building on the site and we do not know what is underneath it. Mr. Needleman stated that the property line goes into the water, and we don't know what has leached out into the river. Mr. Bugden stated that would not change what you would have to do in the transfer act. You would have to investigate sediment, but you need to prove cause and effect. Mr. Miller stated it is unclear to the cleanup costs.

The good news is there has been a drastic change, and people are more optimistic. The program issued by DEEP, there has been a push by Governor Malloy that they want to be a part of Economic Development and to evaluate what we have and how to fix it. The transfer act regulations and standards that you have to meet, he believes they have been overzealous. There was no disincentive to do nothing, so properties were staying the same. People who were doing land cleanup were getting slammed, but those doing nothing only got reminder letters. Also another problem was that when you started remediation there was no end date.

Mr. Marzi inquired about getting permission about the elevation survey. Mr. Needleman stated that we did get permission from the owner and the realtor.

Mr. Needleman inquired whether the property could be used for a firehouse. Mr. Bugden stated it could possibly meet some criteria. Mr. Needleman stated that the fire department

Disclaimer. Please note, these Minutes have yet to be approved. Check with the department or Town Clerk for updated versions.

has voiced an interest in that property as an Ivoryton Firehouse. There are a lot of good reasons to use that property.

Mr. Bugden stated there are other benefits to developing the property. The state's cleanup standards are based on use. If it becomes a park, it defaults to children running around. If it becomes a firehouse, there is no exposure to anyone.

Mr. Marzi inquired about phases. Mr. Bugden stated a series of investigations have been done over the years. VHP in 2005-6, in Phase 1, work was done on the underground storage tanks. They were supposed to do groundwater monitoring

Mr. Bugden said in Thompson there is a piece of blighted property, taxes are paid and the owner doesn't want to do anything, so the town wants to lease the property for a year for a dollar, and would come in and put in some fill and turn it into a passive recreation area, could that work.

Mr. Wolfgram inquired about the L. C. Doane Property right off the exit 3 ramp being an eyesore. There was discussion about doing some beautification measures on the property. Mr. Bugden stated they did that on a site in Norwalk, fill material and shrubs to help it look better. They put down orange plastic marker and top soil and anyone buying the property when they dig down would see the orange marker. Mr. Needleman suggested someone reach out to the property owner and try to work something out. In the end all you are doing is dressing up the surface. Mr. Needleman stated he does not want to use tax dollars to do beautification on private property, but if it is the desire of the town to reduce the blighted areas, then we could possibly do something to improve the visual appearance of some of the sorely blighted properties.

Appointments and Resignations Board and Commissions

Motion was made by Philip Miller to accept the resignation of Robert Nussbaum from Water Pollution Control Authority. Norman Needleman seconded the motion. All in favor.

Motion was made by Philip Miller to accept the resignation of Robert Nussbaum from Sanitary Waste Commission. Norman Needleman seconded the motion. All in favor.

Public Comment: None

SELECTMEN GENERAL DISCUSSION:

Mr. Needleman stated that we need to do some reappointments at the next Board of Selectmen's meeting.

Mr. Needleman inquired about all the trees that came down that are unsightly. Whose responsibility is it? Mr. Miller stated that trees outside of town property are the responsibility of the property owner.

Disclaimer. Please note, these Minutes have yet to be approved. Check with the department or Town Clerk for updated versions.

Mr. Needleman stated that the annual report from Tri-Town Youth Services is a good report, and they do a fine job.

Mr. Marzi inquired why not wait until the new Selectman comes on board to do new the appointments. Mr. Needleman stated that the Annual Town Meeting is the 3rd Monday of November which is the 21st at 7 p.m.

Mr. Miller's last day is Tuesday, November 15th. The first day for the new Selectman will be Wednesday, November 16th.

Motion was made by Norman Needleman to adjourn the regular meeting at 8:30 p.m. Philip Miller seconded the motion. All in favor.

Respectfully submitted,
Maria Lucarelli