

The August 5, 2009, Regular Meeting of the Woodbridge Board of Selectmen was convened at 6:00 p.m. in the meeting room at the new Woodbridge Fire Station.
Present: Ms. Ferrante Fernandes, Ms Heller, Ms. Stein, Dr. Sabshin, and Mr. Sheehy
Excused: Mr. Kenefick
Present for Staff: Mr. Genovese, Finance Director; Mr. Hellauer, Administrative Officer, Mr. Perito, Town Counsel; and Mrs. Shaw, Clerk

TOWN COUNSEL'S REPORT

Woodbridge Country Club - HRP Environmental Report - Mr. Perito introduced Mr. Alleman of HRP who gave the Board an overview of the firm's findings. He explained that the club property (50 Woodfield Street) is designated an "establishment" because the nature of work done on the club property, maintenance of equipment, etc., generated hazardous waste. In Connecticut a property is defined as an "establishment" if hazardous material equal to ½ of a 55 gallon drum is generated in any one month. Such property is subject to the Connecticut Transfer Act that involves certain investigations, filings, fees and reports to DEP.

Mr. Alleman said that the firm concentrated on four major areas along with the club itself: the halfway house, the site of the former club house, cell tower, and equipment maintenance/storage area. He said that the investigation methods included the following:

- Geophysical ground penetrating radar to confirm the location of the former club house;
- Soil gas survey to assess pesticide, volatile organic compounds, and petroleum hydrocarbon in the maintenance area
- 23 soil borings and 8 test pits to assess environmental quality of solid waste debris and soil in the debris field
- Ground water and surface water samples including an analysis of water samples from a water supply well.

Mr. Alleman discussed the results of the testing. The full report from HRP is on file in the Selectmen's Office and may be reviewed upon request.

Mr. Alleman said that based on the testing results his firm is recommending phase III testing to evaluate the possible need for, and approaches to, remediation in order to comply with CT RSR cleanup criteria. Areas listed: maintenance/storage, halfway house; existing clubhouse area (dumpster and boiler room); cell tower (solid waster piles); and irrigation pond surface water quality.

Other properties – 60, 17 and Parcel 3 Woodfield, and 805 Fountain – Mr. Alleman said that none of these properties are part of the "establishment" and would have another time frame for any necessary remediation. He explained the testing and results found on the other properties. Given the findings he is recommending additional testing to evaluate the impacts in the solid waste piles at Parcel 3 and 17 Woodfield Road. Chloroform

exceeding GWPC levels was found in the water supply well at 60 Woodfield Road and reported to DEP. Source of the contamination may be from the discharge of pool water.

Following the conclusion of the report Mr. Sheehy asked if, from an environmental standpoint, there was any reason to not proceed with the purchase of the property. Mr. Alleman said he saw no reason not to go forward.

Timeline: Mr. Sheehy said that the Town has two years to do the Phase III testing and that testing will determine the scope of what remediation has to be done on the “establishment site”.

It was agreed that HRP is to meet with Mr. Menchetti of MDM, LLC to suggest methods to be implemented to make sure the facility is in compliance with the best practices to prevent future contamination.

The Board thanked Mr. Alleman for his extensive report.

Debt: Mr. Genovese listed the Club’s debts totaling \$7.6m

Credits: Mr. Perito directed the Board’s attention to the Purchase and Sale Agreement and various paragraphs relating to credits to the Town and credits to the Club. He also explained that at the closing the Town would hold back \$50,000 in escrow to use towards the remediation if necessary.

Status of 60 Woodfield Road (vacant house) – The mortgage will be paid at the closing to the Bank holding said mortgage.

Bonding Schedule: Mr. Genovese – The bond sale, by electronic bidding, will be held at 11:30 a.m. on August 12, 2009, in Hartford. Funds will be wired into the Town account on August 27, 2009. The closing is scheduled to take place on August 28, 2009.

VOTE: The Board **VOTED UNANIMOUSLY** (Stein – Heller) to direct the First Selectman to move forward with the August 28, 2009, closing for the Town of Woodbridge purchase of the Woodbridge Country Club encompassing 50 Woodfield Road, 17 Woodfield Road, Parcel #3 Woodfield Road, 805 Fountain Street, and 60 Woodfield Road.

PUBLIC COMMENTS

There were no comments from the public.

WARREN CONNORS - \$94,000 Grant – Sidewalks on Lucy Street/Amity Road

\$94,000 Grant: Mr. Connors explained that the Town of Woodbridge has received

a \$94,000 Grant through the South Central Connecticut Regional Council of Governments to continue the sidewalks on the north side of Lucy Street and then up Amity Road to Bradley Road. There is also the thought to try and provide a bus shelter in the area.

The Board **VOTED UNANIMOUSLY** (Heller – Ferrante Fernandes) to send out an RFP for the design of sidewalks for the area identified in the Grant.

Center Road Access to Fitzgerald Property/Trails – Mr. Connors said that a DOT permit is required to construct any form of sidewalk within the DOT right of way along Center Road. Mr. Connors further stated that DOT recommends that if only a few pedestrians use the north access to the trails, an opening can be established – without a sidewalk – and no permit would be required.

The Board **VOTED UNANIMOUSLY** (Sabshin – Ferrante Fernandes) to maintain a grass strip along Center Road from the cross walk terminus and to move boulders to create an entrance to the walking trails.

WILD LIFE IN RESIDENTIAL AREAS – Woodbridge Police Sgt. Frank Cappiello

Sgt. Cappiello was present to discuss the wild life in residential areas and the negative coyote encounters.

Sgt. Cappiello said that last year at this time the Police Dept. received numerous calls of coyote sightings from the residents in the Hampton Drive/Burnt Swamp Road area. The Police then contacted the DEP Wildlife Division to discuss the information received from the residents. He said that DEP views the activity as normal behavior for the animals. Since, in the view of the DEP, the animals were not aggressive, they recommend educating the public on coyote behavior. Sgt. Cappiello said that the DEP Wildlife Division maintains a 24 hour “hot line” for reporting animals behaving abnormally and or posing an immediate public threat.

Sgt. Cappiello said that in October of 2008, Mr. Hellauer organized an informational meeting of area officers from law enforcement, animal control and DEP. From this meeting the Police Department instituted a policy that when calls are received re a coyote problem, an officer would respond and inform the resident of the 24 hour wildlife hot line. They also hand out flyers describing behavior and tips for preventing and resolving coyote conflicts. There were no further incidents until July 6th of this year when a resident on the corner of Dogwood Circle and Newton called to report their dog being taken as prey by a coyote. Again, DEP explained that coyotes prey on small animals (usually under 25 lbs). He said that since that incident, none have been reported and attributes this to the education of the public.

PUBLIC WORKS COMPLEX

Mr. Bill Hardy of SEA presented a power point of the conceptual design for the new Public Works Complex. The design is for a 24,000 sq ft building with doors at either end to allow for the ingress, egress, and parking of trucks. The plan allows for a 900 sq. ft., secure area, for maintenance of the police vehicles. This building will be constructed on the existing plateau of the site.

Mr. Hardy said that it has been determined that it is best to demolish the existing facility and construct a 5,000 sq. ft. unheated prefab building to house various pieces of ancillary equipment. The smaller, prefab building would be tucked into the bank to minimize the appearance of a roof line and maintain the current tree line. At the end of the building would be an open, but roofed area, to store the sanders.

Mr. Sorensen said that the Committee plans to bid the project in February 2010.

Ms. Stein asked the Committee to review the possibility of storage space for the Recreation Department and storage of the antique fire truck. She said that as a community center, there should not be any storage in the former fire house.

Mr. Hardy said that the site is very tight and the plan must maintain truck turning radius and accommodations for fire trucks at the wash station. He said however, he will review the design and space to see if such storage is possible.

The Board **VOTED UNANIMOUSLY** (Sabshin – Heller) to direct the Public Works Building Committee to proceed to the next step of design in relation to the plan that was submitted this evening.

TOWN PLAYGROUND – Ms. Terry Schatz and Ms. Coleen Inclima

Ms. Schatz and Ms. Inclima said that they represent a group of parents that proposes a multi-age and multi-ability community playground for the Alegi Property on Pease Road. They pointed out the shortcomings of the various playgrounds in Town, and stressed that several parents go to Orange or Cheshire for suitable playgrounds for their children. A photo was distributed of a playground designed by Miracle Recreation Equipment Company. Such a complex would cost approximately \$200,000. Site preparation and the playground surface would be an additional expense.

When asked why they choose the Alegi property, Ms. Inclima said that the Recreation Commission gave them several areas to consider. After visiting all the properties, the Alegi property near the soccer fields appeared to be the best site.

Ms. Schatz said that the group plans to apply for Grants to help fund the project. Ms. Inclima added that the project may be eligible for a STEAP Grant because there is no ADA compliant playground within the Town. She also noted that there would be fund

raisers and businesses have expressed a desire to support a Town project.

The Board thanked Ms. Schatz and Ms. Inclima for the presentation and referred them to CUPOP, and the Land Trust for recommendations to the Board of Selectmen.

OLD FIRE HOUSE BUILDING COMMITTEE – Charge for Space Consultant

Mr. Sheehy referred the Board to the draft charge for “Space Needs Assessment and Feasibility and Reuse Study for the Former Woodbridge Fire Station”

Ms. Stein said that she would like the charge to include a statement, endorsed by the Board of Selectmen, that the primary concept is for the building to be a community center. Following discussion, the Board agreed that along with assessment of space needs for the Fire Department and Recreation Department the charge is to include a review the design of the Public Works facility for possible storage space for other departments. Mr. Sheehy instructed the Board to e-mail any other ideas regarding the Charge to Mr. Genovese within the next week or two.

FINANCIAL DIRECTOR’S REPORT

Monthly Report – Mr. Genovese gave the following preliminary report for fiscal ending June 30, 2009.

Revenue Highlights: Taxes – due to the unanticipated collection of back taxes a surplus of \$66,000 is expected in this account. Department Charges – due to decline in activity a shortfall of approximately \$145,000 is expected. Interest Income – due to reduced interest rates a shortfall of \$375,000 is expected in this account.

Expenses: Employee Benefits – a surplus of approximately \$40,000 is anticipated. Waste Management – a surplus of \$15,000 ± is anticipated primarily due to surpluses in recycling and bulky waste because of reduced tonnage amounts. Recreation - a surplus of approximately \$94,000 is expected due mainly to the pool shutdown. Building Official - a surplus of approximately \$21,000 due to the delay of the Woodbridge Village project. Debt Service - a surplus of approximately \$134,194 is project due to the timing and payment of the first interest payment for the new fire station. WBOE - is reporting a surplus of \$240,000 as of June 30, 2009.

TOWN CLERK’S REPORT

The Town Clerk’s Report for the month ending July 2009, was not presented.

MINUTES

Minutes of May 13, 2009 Regular Meeting – (Stein – Heller) Approved with corrections. Ms. Heller Abstained.

Minutes of June 10, 2009, Public Hearing, Neighborhood Assistant Act Applications.
Approved (Heller – Stein)

PROCLAMATION – THE LEUKEMIA & LYMPHOMA SOCIETY

The Board **VOTED UNANIMOUSLY** (Stein – Ferrante Fernandes) to issue a proclamation/resolution designating September 2009 as LEUKEMIA, LYMPHOMA & MYELOMA AWARENESS MONTH.

FIRST SELECTMAN’S REPORT

Mr. Sheehy reported on his activities since the last meeting:

- July 23rd – met with the Economic Development Commission and David Head, Transportation Supervising Planner at DOT. Mr. Head explained the Route 15 interchange study that will affect the Wilbur Cross Parkway at Whalley Avenue/Amity Road/Litchfield Turnpike. The study will begin in August. There will be a number of outreach meetings with citizens, elected officials and other parties. It is proposed that the final design will handle traffic issues to the year 2030.
- July 28th and August 3rd – Met with Judge Hershman, Judge Yale of Bethany, Judge Volker of Cheshire and Matthew Hall of Cheshire to discuss the Probate Court redistricting. All plan to testify at the August 20th hearing before the Probate Court Redistricting Committee in support of an Amity District including Cheshire. Others planning to testify are Rep. Klarides, Sen. Crisco, and Mr. Sheehy along with the First Selectmen of Bethany, Orange. The Committee will make a recommendation to the General Assembly. The General Assembly has the final decision.
- Mr. Sheehy informed the Board that the Bayer Building on Research Drive will be occupied by Carestream, a molecular imaging manufacture with 60 employees.
- September 27th – the Regional Water Authority is sponsoring a “Walk for Diabetes” at Savin Rock Boardwalk
- October 3rd – there will be a walk at Lighthouse Point to support the Leukemia, Lymphoma & Myeloma Society
- September 9th Selectmen’s meeting will be held at the Country Club of Woodbridge

ADMINISTRATIVE OFFICER’S REPORT

Mr. Hellauer reported that the antenna for the Simulcast Radio System (Police and Public Works Departments) will be moving from the private building on Bradley Road to a new location by October 31, 2009. Northeastern Communications is testing proposed sites.

LIAISON REPORTS

Laura Ferrante Fernandes – No report.

Beth Heller – Library Commission has not met.

Amity Animal Rescue Fund - Ms. Heller informed the Board of the fund raiser for the Amity Animal Rescue Fund to be held at the Country Club of Woodbridge on September 24, 2009.

Sandra Stein – Woodbridge Board of Education: Ms. Stein reported that the Board of Education elected Sheila McCreven as Chair, Thomas Handler as Vice Chair, and Steve Fleischman as Secretary.

Human Services Commission: Ms. Stein reported that the Human Services Commission elected Mary Lee Barker as Chair, and James Rascati as Vice Chair.

Dr. Sabshin – Fire Commission: Dr. Sabshin reported that the Junior Firefighter's program is progressing well.

Dr. Sabshin also mentioned that he attended the 60th Wedding Anniversary of former Selectman and Mrs. Joseph Calistro held at the Country Club of Woodbridge.

ADJOURNMENT

The meeting adjourned at 9:00 p.m.

Respectfully submitted
Geraldine S. Shaw, Clerk