

MEETING MINUTES OF THE BOARD OF SELECTMEN

JULY 2, 2020

A meeting of the North Haven Board of Selectmen was held on Thursday, July 2, 2020 at 7:00 p.m. in conference room #1 of the North Haven Memorial Town Hall, 18 Church Street, North Haven, CT.

Members Present:

Michael J. Freda, First Selectman
William J. Pieper, Second Selectman
Sally J. Buemi, Third Selectman

Staff:

Valerie Goodkin, Executive Assistant

Mr. Freda called the meeting to order at 7:00 pm, welcomed Selectmen Pieper and Buemi back to in person meetings and asked them to join in the recitation of the Pledge of Allegiance.

Miss Buemi motioned with a second from Mr. Pieper for the approval of the minutes of the Board of Selectmen's Meeting of June 4, 2020.

VOTE: Freda – yes; Pieper – yes; Buemi – yes

Mr. Freda remarked that he just had one item to discuss under his overview. He was very pleased to announce that having gone through a very rigorous review with the rating agencies, and during a time with many municipalities affected by anticipated State deficit budgets and an increase in cyber and ransom attacks on many municipalities, we were once again re-rated AAA Financial Status.

Mr. Pieper commented that although the Selectmen voted to provide an extension to the grace period for the due date of taxes to October 1st, for those able to pay in July, that would be helpful to the Town. Mr. Freda added that due to restrictions on the number of people able to be inside Town Hall at one time, it would also be recommended that our taxpayers use either the online payment options or mail their checks.

Mr. Freda invited Miss Buemi to open the discussion on her interest in clarification of the Town's recycling policy and bulk pickup. Miss Buemi commented that there seems to be some confusion regarding the recycling bins. Some folks have the standard green bins and others have purchased the larger blue bins. It seems that sometimes the blue bins are emptied and other times they are not. Mr. Freda explained that we have two "tipper" trucks that are able to accommodate picking up the blue bins, and one older truck in reserve that is not able to pick up the blue bins. Sometimes when one of the tipper trucks is being serviced and the older truck is utilized, it results in not being able

to empty the blue bins on that route. Miss Buemi inquired about any long-term plan to convert the residents to the blue bins. Mr. Freda stated that was explored and the cost of purchasing the blue recycle bins and green trash bins to use with the tipper trucks would cost approximately \$1,000,000 and the trucks would be estimated at about \$750,000. This would represent a significant capital investment. This is something that would have to be considered for a future budget. Miss Buemi also wished to address the bulk trash pick up in Town. She commented on the large number of items that were recently placed curbside for pickup. She thought that perhaps the Town could consider changing the policy to one week quarterly. That would represent the same amount of days, but spread out and may help to alleviate the large amounts of bulk that is put out twice a year. Miss Buemi also suggested that our residents research the acceptable items. All of the information is available on the Town's website. Mr. Freda noted that he would consider her suggestion. All of the selectmen commended our field operations staff on the excellent job they did managing the exorbitant amount of bulk trash.

Miss Buemi motioned with a second from Mr. Pieper for the approval of the meeting dates for 2021 Board of Selectmen's Meetings. The meetings will be held on the first Thursday of each month at 7:00 pm in the upstairs conference room #1 of Memorial Town Hall, 18 Church Street, North Haven, CT. Meeting Dates as follows:

January 7, 2021	April 1, 2021	July 1, 2021	October 7, 2021
February 4, 2021	May 6, 2021	August 5, 2021	November 4, 2021
March 4, 2021	June 3, 2021	September 2, 2021	December 2, 2021

VOTE: Freda – yes; Pieper – yes; Buemi – yes

Miss Buemi motioned with a second from Mr. Pieper to call for a Public Hearing concerning programs submitted for approval under the Connecticut Neighborhood Assistance Act.

RESOLVED: That a Public Hearing will be held electronically on Tuesday, July 14, 2020 at 5:00 pm concerning programs to be submitted for approval under the Connecticut Neighborhood Assistance Act. The Town has received the following application which is on file in the office of Michael J. Freda, First Selectman, Memorial Town Hall, 18 Church Street, North Haven Connecticut and available on the Town's website at <http://www.town.north-haven.ct.us> under Public Meetings – Town Hearing and Meetings.

- Continuing Energy Conservation Improvements for Moriarty Hall submitted by Lancraft Fife and Drum Corps.

VOTE: Freda – yes; Pieper – yes; Buemi – yes

The Board briefly discussed the Property Tax Agreement to be acted upon at a Special Town Meeting. Mr. Freda explained that property owned by the Arch Bishop/Catholic Cemeteries located adjacent to the All Saints Cemetery was leased out and a solar array was placed on the land. Although the land is not taxable because it is owned by the church, the solar panels/infrastructure is taxable to the Town. Miss Buemi had several questions before making a motion to call for the Special Town Meeting, as detailed below. Mr. Pieper seconded the motion.

VOTE: Freda – yes; Pieper – yes; Buemi – yes

RESOLVED, that a Special Town Meeting be held electronically on Tuesday, July 14, 2020 at 5:30 pm for the following purposes:

- a. To consider the approval of requested programs in accordance with the Connecticut Neighborhood Assistance Act. (A Public Hearing on these programs will be held at 5:00 pm on Tuesday, July 14, 2020 preceding the Special Town Meeting.)
- b. To consider and vote upon Town acceptance of the following roads associated with the Pine Hill Estates subdivision located at Beach Street and North Hill Road:
 - Summer Lane
 - Conhurst Drive
 - Santora Drive
 - Jersey Drive
- c. To consider and act upon a proposed Property Tax Agreement between the Town and CF North Haven LLC relative to the development of an electric generating facility on land located at 700 Middletown Avenue and 232 Rimmon Road.

Miss Buemi motioned with a second from Mr. Pieper to accept the resignation of William C. Kohlehepp from the Quinnipiack Valley Health District Board of Directors.

VOTE: Freda – yes; Pieper – yes; Buemi – yes

Mr. Pieper motioned with a second from Miss Buemi for the appointment of Peter S. Sandor, 10 Deer Run Lane from an alternate to a full seat on the Quinnipiack Valley Health District Board of Directors to fill the unexpired term of William C. Kohlhepp term to expire on June 30, 2022.

VOTE: Freda – yes; Pieper – yes; Buemi – yes

Miss Buemi motioned with a second from Mr. Pieper for the reappointment of James H. Iovieno (R), 600 Washington Avenue, Unit F4, to the Blight Prevention Appeals Board for a two (2) year term to expire June 30, 2022.

VOTE: Freda – yes; Pieper – yes; Buemi – yes

Mr. Pieper motioned with a second from Miss Buemi for the reappointment of James D. Nesdale (R), 22 Mansfield Road, to the Blight Prevention Appeals Board for a two (2) year term to expire June 30, 2022.

VOTE: Freda – yes; Pieper – yes; Buemi – yes

Miss Buemi motioned with a second from Mr. Pieper for the reappointment of Kathy Spinato-Grant (D), 28 Sheffield Road, to the Blight Prevention Appeals Board as an alternate for a two (2) year term to expire June 30, 2022.

VOTE: Freda – yes; Pieper – yes; Buemi – yes

Mr. Pieper motioned with a second from Miss Buemi for the reappointment of Lynn Fredricksen (R), 95 Pool Road, to the Cemetery Commission for a two (2) year term to expire on June 30, 2022.

VOTE: Freda – yes; Pieper – yes; Buemi – yes

Miss Buemi motioned with a second from Mr. Pieper for the reappointment of James Redman (D), 47 Pool Road, to the Cemetery Commission for a two (2) year term to expire on June 30, 2022.

VOTE: Freda – yes; Pieper – yes; Buemi – yes

Mr. Pieper motioned with a second from Miss Buemi for the reappointment of Jacquelyn O'Neill St. Peter, 58 Juniper Drive to the Quinipiack Valley Health District Board of Directors for a three (3) year term to expire June 30, 2023.

VOTE: Freda – yes; Pieper – yes; Buemi – yes

Miss Buemi motioned with a second from Mr. Pieper for the reappointment of Joseph M. Solimene, 37 Jennifer Drive to the Quinipiack Valley Health District Board of Director for a three (3) year term to expire June 30, 2023.

VOTE: Freda – yes; Pieper – yes; Buemi – yes

Mr. Pieper motioned with a second from Miss Buemi for the reappointment of Edward J. Swinkoski, Director of Community Services and Recreation, as the Town's Co-Municipal Agent to Provide Information to the Elderly for a four (4) year term to expire June 30, 2024.

VOTE: Freda – yes; Pieper – yes; Buemi – yes

Miss Buemi motioned with a second from Mr. Pieper for the reappointment of Judy Amarone, Senior Center Director, as the Town's Co-Municipal Agent to Provide

Information to the Elderly for a four (4) year term to expire June 30, 2024.
VOTE: Freda – yes; Pieper – yes; Buemi – yes

Miss Buemi motioned with a second from Mr. Pieper to approve the following Property Tax Refunds:

- Calderon, Ramiro 1199 Hartford Turnpike in the amount of \$39.38.
- Executive Landscaping, Inc. PO Box 185790, Hamden, CT 06518 in the amount of \$682.35.
- VW Credit Leasing, LTD in the amount of \$141.71.

VOTE: Freda – yes; Pieper – yes; Buemi – yes

Mr. Pieper motioned with a second from Miss Buemi to release the following bond:

#P18-32 70 Blue Hills Road

Amount of original bond \$2,500.00. Release the entire bond balance in the amount of \$2,500.00 with the recommendation of the Planning and Zoning Commission.

VOTE: Freda – yes; Pieper – yes; Buemi – yes

Miss Buemi motioned with a second from Mr. Pieper to release the following bond:

#P06-25 Summer Wind Holdings, LLC – 828 Thompson Street

Amount of original bond \$243,463.00. Release a portion of the bond in the amount of \$143,463.00 with the recommendation of the Planning and Zoning Commission.

VOTE: Freda – yes; Pieper – yes; Buemi – yes

Mr. Pieper motioned with a second from Miss Buemi to release the following bond:

#P08-15 51 Middletown Avenue

Amount of original bond \$4,000.00. Release the entire bond balance in the amount of \$4,000.00 with the recommendation of the Planning and Zoning Commission.

VOTE: Freda – yes; Pieper – yes; Buemi – yes

Miss Buemi motioned with a second from Mr. Pieper to release the following bond:

#I18-13 70 Blue Hills Road

Amount of original bond \$2,500.00. Release the entire bond balance in the amount of \$2,500.00 with the recommendation of the Inland Wetlands Commission.

VOTE: Freda – yes; Pieper – yes; Buemi – yes

Mr. Freda stated that the next meeting of the Board of Selectmen is Thursday, August 6, 2020 in conference room 1 of the North Haven Memorial Town Hall. The Board wished everyone a safe and joyous 4th of July holiday.

With no further business before the Board, Miss Buemi motioned adjourn at 8:14 p.m., Mr. Pieper seconded.

VOTE: Freda – yes; Pieper – yes; Buemi – yes



TOWN OF NORTH HAVEN

MEMORIAL TOWN HALL / 18 CHURCH STREET

NORTH HAVEN, CONNECTICUT 06473



REPLY TO:

Tel. (203) 239-5321

Fax (203) 234-2130

LAND USE OFFICE

August 4, 2020

Board of Selectmen
Memorial Town Hall
18 Church Street
North Haven, CT 06473

Re: Bond Release & Reductions

Dear Selectmen:

Please be advised that the Planning & Zoning Commission, at its regularly scheduled meeting held on Monday, August 3, 2020, took action on the following:

BOND RELEASES:

1. #P13-04 Lexington Gardens
 500 Middletown Avenue
 Bond #P13-04
 Amount of original bonds \$372,300.00/\$40,000.00
 Current balance of bonds \$250,000.00/\$20,000.00

Released in their entirety.

Very truly yours,

Alan A. Fredricksen
Land Use Administrator

AAF/pm

**TOWN OF NORTH HAVEN
BOND RELEASE FORM**

DATE: May 15, 2020

OWNER: Lexington Gardens

PROJECT ADDRESS: 500 Middletown Avenue

APPLICATION # P 13-04


Original Bonds: \$372,300/\$40,000

Current Bonds: \$250,000/\$20,000

Conditions of approval have been met. Yes

The following items are still outstanding:

None



J. Andrew Bevilacqua, P.E.
Town Engineer

TOWN OF NORTH HAVEN
Bond Release Inspection Form

Bond No. Report # Request No. Date of Current Bond Release Request
P13-04

Project Name:

Commission: <u>P&Z</u>	Application No. <u>P13-04</u>
Project Name: <u>Lexington Gardens</u>	Eng. File No. <u>431</u>
Project Address: <u>500 Middeltwon Avenue</u>	Land Use File No. <u>P13-04</u>
Site Plan <u>x</u> Subdv. <u>I/</u>	Original Bond: <u>P&Z-\$40,000 + \$372,300</u>
Report prepared by: <u>A. Bevilacqua</u>	Current Bond: <u>P&Z-\$20,000 + \$250,000</u>

ACTION BY THE COMMISSION

This bond inspection report was discussed by the Commission at the (date) 06/15/2020 meeting with the following decision/action determined to be taken:

x Release Remaining/Entire Bond: _____
 _____ Reduce Bond By: _____ From: _____ To: _____
 _____ Address outstanding items as listed in this report. _____

<input type="checkbox"/>	<input type="checkbox"/> N/A	<input type="checkbox"/> Not Applicable	<input checked="" type="checkbox"/> Unacceptable	<input type="checkbox"/> A	<input type="checkbox"/> Acceptable	<input type="checkbox"/>
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SITE INSPECTION

SURVEY:

Mon. Restored: _____
 New Mon. Installed: _____
 Bench Marks Maint.: _____

A **LAYOUT:**

Line Striping: _____
 Parking spaces (dimensions, number): _____
 H/C parking/access (dimensions, number): _____
 Curbing: _____
 Islands: _____
 Aisles: _____
 Drive radii: _____
 Walks (width, depth, cracks): _____
 Build. Footprints (dimensions, setbacks, entrances): _____
 Dumpster enclosure (pad, fence): _____
 Outside storage (dimensions, setbacks): _____
 Loading area: _____
 Disturbance limits/wetland location: _____

A **TRAFFIC:**

Directional pavement arrows: _____
 Stop signs/bars: _____
 Street signs: _____
 Sight line: _____
 Guide rail/Bollards: _____
 STC requirements: None
 Lights, signals, turn lanes: _____
 Crosswalks: _____

TOWN OF NORTH HAVEN
Bond Release Inspection Form

Bond No. Report # Request No. Date of Bond Release Request

 A **GRADINGS:**

Driveway (high points, 10% max.): _____
Pavement (1% min. ponding?): _____
Green areas (1% min. 2:1 max.): _____
Sidewalks/ramps (8% max., ¼" per ft.): _____
Retaining walls: _____
Pitch away from building: _____

 A **UTILITIES**

Sanitary sewer (existing lateral, oil/water separator, cleanouts, manholes, depth, pipe size/type): _____

Water service (meter vault, gate valves, hydrants, separation dist.): _____
Overhead wires (pole locations, clearances, conflicts with trees): _____
Lighting (location, shields, poles): _____

 A **DRAINAGE:**

Pipe (location, size, type, depth): _____
CB Inlets and Manholes (location, type, inverts): _____
Drywells (location, type, inverts): _____
Outlets(location, type, size, access to): _____
Water quality control facilities (location, size, type, hoods, inverts, bypass pipes, etc.): _____

Leak offs (location, size, slope, protection): _____
Rip rap (location, size, not placed over fill): _____
Siltation removal (pipes, structures, outlets): _____
Footing drains/roof leaders: _____

 A **LANDSCAPING:**

Street trees (location, staking, condition): _____
Island trees (location, staking, condition): _____
Landscaping plan (location, varieties, sizes, spacing): _____
Plantings/screening around dumpster: _____
Lawn areas: _____

 A **EROSION CONTROL:**

All areas stabilized: _____
Erosion control removed: _____
Sedimentation damage/remediation: _____

 OTHER:

Roadway and curb patch/repair: _____
Sidewalk and ROW patch/repair: _____
Lawn sprinkler system: _____

 A **ZONING:**

Use of building: _____
Building height: _____
Setbacks and buffers: _____
Debris removal: _____
Fencing: _____
Signs (wall, freestanding): _____

TOWN OF NORTH HAVEN
Bond Release Inspection Form

Bond # Report # Request No. Date of Current Bond Release Request

N/A **Open Space:**
Monumentation Provided _____
Deed: _____
Date _____ Current Rev. Date _____ Final Date _____
Recorded Documents _____ Volume: _____ Page: _____

A **Detention:**
Agreement for Maintenance _____
Certification that completed work complies with design _____

A **Storm Water Quality Control Measures:**
Certification that completed work complies with design _____

N/A **Inland Wetland Planting/Remediation:**

As-built Plan Title: _____
By: _____
Date _____ Current Re. Date _____ Final Date _____
Follow up Report (current date: _____ Final Date _____

N/A **Certificate of Occupancy:**
Conditions of C.O. _____

N/A **Waivers:** _____ Vol. _____ Page: _____
Variances: _____ Vol. _____ Page: _____

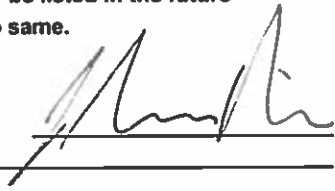
N/A **CT DOT Permit:** _____

N/A **Other Local Approvals:** _____

N/A **Special Permits:** _____
Recorded Documents _____ Volume: _____ Page: _____

Other:

Please note that although this report is meant to be inclusive, additional items may be listed in the future as a result of continued work and subsequent inspections/developments relative to same.

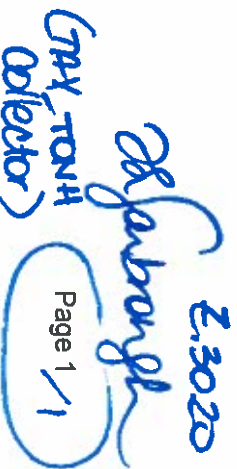
Inspected By 
Date _____

Abatement Listing--Board of Selectmen's Meeting: August 6, 2020 *

Name	Address	Bill Number	Due Date	Assessment Amount	Total Paid	Assessor Adjustment	Reason	(Refund)
Acar Leasing LTD	4001 Embarcadero Dr Arlington, TX 76014	2018-03-0050343	7/1/2019	302.45	302.45	201.73	Cancel Reg/ Sold	\$ (100.72)
Acar Leasing LTD	4001 Embarcadero Dr Arlington, TX 76014	2018-03-0050269	7/1/2019	542.84	542.84	497.79	Cancel Reg/ Sold	\$ (45.05)
Acar Leasing LTD	4001 Embarcadero Dr Arlington, TX 76014	2018-03-0050298	7/1/2019	278.44	278.44	185.71	Cancel Reg	\$ (92.73)
Karnauchov, Christian	4 Buttonwood Drive Branford, CT 06405	2016-03-0062217	7/1/2017	486.12	467.11	427.18	Cancel Reg/Sold 8/29/2017	\$ (39.93)
Longley, Peter Bernard & Katarzyna	2262 Ridge Rd	2015-01-0005108	7/1/2016	10,174.74	10,174.74	10,083.14	Add Basic Veterans Exemption	\$ (91.60)
Longley, Peter Bernard & Katarzyna	2262 Ridge Rd	2016-01-0005108	7/1/2017	10,174.74	10,174.74	10,083.14	Add Basic Veterans Exemption	\$ (91.60)
Longley, Peter Bernard & Katarzyna	2262 Ridge Rd	2017-01-0005108	7/1/2018	10,391.36	10,391.36	10,297.82	Add Basic Veterans Exemption	\$ (93.54)
Longley, Peter Bernard & Katarzyna	2262 Ridge Rd	2018-01-0005152	7/1/2019	10,391.36	10,391.36	10,297.82	Add Basic Veterans Exemption	\$ (93.54)
VW Credit Leasing LTD	1401 Franklin Blvd Libertyville, IL 60048	2018-03-0073856	7/1/2019	339.86	339.86	226.68	Cancel Reg/Sold	\$ (113.18)
VW Credit Leasing LTD	1401 Franklin Blvd Libertyville, IL 60048	2018-03-0073856	7/1/2019	386.32	386.32	161.11	Cancel Reg/Sold	\$ (225.21)
VW Credit Leasing LTD	1401 Franklin Blvd Libertyville, IL 60048	2018-03-0073829	7/1/2019	304.63	304.63	228.49	Cancel Reg/ Sold	\$ (76.14)
		# 11 Accounts						\$ (1,063.24)

* No Plates Listed due to Privacy Laws

7/30/2020



 Gary Tonn
 Collector
 E.3020
 Page 1/1

Valerie Goodkin

From: Alan Fontana <[REDACTED]>
Sent: Wednesday, July 15, 2020 8:12 AM
To: Valerie Goodkin
Cc: james giulietti; Judy Amarone; Kathy Graham
Subject: Resignation

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

It is with mixed emotions that I need to inform you all that I must resign from the Commission on Aging. Marianne and I will be moving to Elim Park in Cheshire on August 5th this year. It has been an honor to serve the town on the Commission for these several years and I wish the best for the town of North Haven in the future.

Alan Fontana