The March 9, 2016, Regular Meeting of the Woodbridge Board of Selectmen was convened at 6:00 p.m. by First Selectman Ellen Scalettar in the Town Hall Central Meeting Room.
Present: Ms. Heller, Ms. Jacobs, Ms. Kayne, Messrs. Anastasio and Dey.
Present for Staff: Mr. Genovese, Administrative Officer/Director of Finance; Mr. Weiner, Town Counsel; Ms. Yagla, Assistant Administrative Officer; and Mrs. Shaw, Clerk.

GIRL SCOUT 104 ANNIVERSARY

Ms. Scalettar invited the Girl Scouts and Leaders present to come to the front of the room to receive the Town's proclamation recognizing the 104 Anniversary of Girl Scouts of America.

PUBLIC COMMENTS

Amey Marrella, 184 Rimmon Road – addressed the environmental contamination on the "Woodbridge Country Club Golf Course" (aka Country Club of Woodbridge). She questioned the timing of the site following the 2009 filing of Form III with Department of Energy and Environmental Protection. She also questioned if all the requirements of filing had been followed and if the Town was in compliance. Ms. Marrella submitted to the Board a list of questions addressed to HRP Associates, the environmental consultant for the Town, who will make a presentation later in the meeting.

Adrien Micci-Smith, 17 Ansonia Road – said that she and her husband built their home across from the golf course and do not want the property developed as it would be a loss to the Town.

Roger Sherman, 5 Fairview Road – said that he has joined the pool; he is opposed to any development; that the Town should concentrate on making the club profitable; urged others to join the club. Mr. Sherman said that after the defeat of the Toll Brothers' first proposal it should be obvious to the Town that the residents do not want a Toll Brothers development. He referred to his face book page ("Woodbridge Alliance") where he posts articles and history about the club, for which he has received very positive response. He has also begun a website – "Say No to Toll"

Margaret Hamilton, 28 Park Lane – said that she attended The February 18th special meeting where facts about the Country Club of Woodbridge property, history and financial information were presented to several boards and commissions. Ms. Hamilton said that the meeting was an excellent idea, as there were several people present who did not know the history or understand the facts surrounding the property. She believes there is a plan to present the same information to the entire Town at the appropriate time; that there are as many opinions in town as there are people in town, and presentation of the facts is very productive. Ms. Hamilton reminded the audience that a similar meeting, scheduled for March 10th is open to all who wish to attend.

Elias Alexiades, 14 Seymour Road – said that he attended the joint boards' meeting. That with the Country Club issue facts matter rather than confusion and miss-information. Mr. Alexiades also thanked the Board of Selectmen and the Town leadership for soliciting

Attorney Grogin's legal opinion that is thorough, well founded and helps further the discussion about what the Town decides to do at the Country Club. He said it answered many of the questions raised and refuted many of the issues raised by Selectwoman Kayne in her letter to the editor.

Robert Hill, 68 Acorn Hill Road - thanked everyone for this season's new concept for the CCW pool. He also thanked the Board of Selectmen for its commitment during the budget process to support the Recreation Commission's recommendation to increase the compensation for the Recreation Director. Mr. Hill also thanked the Board for scheduling the joint board and commission special meetings to receive factual information re the country club.

David Lober, 35 Wepawaug Road – said that due to increased activity, 2016 is probably the last year the course will have to receive any financial help from the Town; the course has contributed over $1 million to the local economy and has made over $188,000 in either direct or facilitated charity contributions; Billy Casper Golf has spent several hundred thousand dollars improving and upgrading the property; a New Haven food service vendor is interested in opening a dining facility at the club; the Board of Selectmen should issue requests for proposals for interested parties to bid on food service operations and repairs of the club house – a potential source of revenue for the Town and an additional driver of revenue at the golf course. He understands that the structural integrity and safety of the club house is not in question but the building has been secured to prevent vandalism. He also proposes that the club house be made available for tours so that the Town's people can see just what an incredible structure it is.

Ms. Scalettar's response to some of the public comments

Ms. Scalettar said that the fact of the contamination at the country club has been public information since 2009 and discussed many times by the Board of Selectmen as part of the costs related to the country club. She also said that though she believes it, she is surprised at Ms. Marrella's statements, that as a former Commissioner of the Department of Environmental Protection and First Selectman of Woodbridge, she was not aware of the matter. Ms. Scalettar said that her door is always open and it would have been very helpful to have Ms. Marrella's questions to discuss in advance. She also noted that these concerns were not brought to her or to Mr. Genovese previously. She said that the Town's environmental consultants are present and will address many of the questions put forth by Ms. Marrella. Ms. Scalettar said that she has not been contacted by any New Haven vendor about an interest in the property. She said that she would also like to be sure that people understand the numbers according to Billy Casper Golf about whether there is profit and continued costs to the Town, and that it would be made clear as we return to facts in our conversation.

WOODBRIDGE BOARD OF EDUCATION

Dr. Stella updated the Board of Selectmen on activities at Beecher Road School:

Activities included a "Be Kind" week for six graders and the Superintendent's Academy. The staff partnered with the Anti-defamation League and the PTO to present workshops to address bullying. Enrollment is currently at 800. Read Across America was very successful with participation by Selectmen and other staff members. On March 17 and 18 the Beecher Road School Drama Club (part of the extended day program) comprised of children from grades 1 – 6 will perform "Alice in Wonderland". Last December selected music students auditioned for spots in the Regional Musical Festival and performed with the best in the State under the batons of nationally recognized conductors. He said that the quality of the six grade students, both the instrumental and the choral group, performing alongside their middle school peers was just short of inspirational. The 6th grade students participating in the DARE program won first prize in the nation for the second year in a row in internet safety. Dr. Stella thanked the Town for providing Officer Lynch as Resource Officer. There have been multi-celebrations of the Chinese New Year, and several parents are working with the staff to promote a Chinese culture and language program after school. Several children prepared art work in conjunction with the Massaro Farm 100 year Anniversary celebration. The art work will be displayed for the Massaro Farm Annual Meeting to be held in the First Church parish house.

PERMISSION TO HOLD ROAD RACE IN MEMORY OF EVA BLOCK – JUNE 18, 2016

Jeff Block is seeking permission for a June 18th 5k road race held under the auspices of the 501c(3) organization, "One Innocent Life", established to raise funds to build the organization's efforts to provide fire safety legislation for all residential buildings and awareness of fire safety for college students. The race would follow the same course as the Recreation Department's road race; the race has the support of the Recreation and Fire Departments; and the Police Department has been contacted regarding permits. Mr. Block will provide a certificate of insurance for the event.

Ms. Scalettar reminded the Board that its role was to approve/disapprove the use of Town roads for the race. If approved, Mr. Block will go to the Police Department/Traffic Authority for a permit. The Police Department would handle logistics.

The Board of Selectmen **VOTED UNANIMOUSLY** (Heller – Jacobs) to approve Mr. Block's request to hold a 5k road race in memory of his daughter Eva Block on June 18, 2016, under the auspices of the non-profit organization "One Innocent Life".

HISTORIC DOCUMENTS PRESERVATION GRANT

Ms. Ciarleglio, Town Clerk, explained that the grant provides additional funding to preserve the Town's land records.

The Board of Selectmen **VOTED UNANIMOUSLY** (Kayne – Dey) to authorize Stephanie Ciarleglio, Town Clerk, to apply for the 2016 Historic Documents Preservation Grant in the amount of $4,000 to be used for the preservation of the Town's land records.

COUNTRY CLUB OF WOODBRIDGE UPDATE

Board and Commission Joint Meetings – Ms. Scalettar reported on the questions asked at the first joint meeting.

1. Growth of membership – 2014 – 238; 2015 – 251. Number of Woodbridge members: 27 or in 2015 slightly less than 10%
2. Number of rounds played 2014 – 26,500; 2015 - 31,800
3. Number of rounds played by Woodbridge residents – In 2015, of the 31,800 approximately 3,000 were played by Woodbridge residents.
4. How many residents used the golf course – 457 residents used the golf course at least once.

Though there are occasional inquiries the only offer regarding the property is from Toll Brothers. Any credible offer will be brought to the Board of Selectmen. Ms. Scalettar reminded everyone that no sale of the property can occur without a vote by Town residents.

Traditions at Oak Lane Statement for the Record – To clarify questions regarding the possible impact of a municipal course on private courses and statements made at a previous meeting re Traditions at Oak Lane, Ms. Scalettar read a portion of a letter from Gina Barifadi, Manager of Traditions at Oak Lane who ask that it be made a part of the record of the meeting:

> *"A gentleman posed the question about a possible impact of continued investment and/or subsidies to CCW on Oak Lane functioning. Mr. Tyma volunteered information as the past president of the club. And I acknowledge he has substantial experience with Oak Lane, but it has been some time since he has been there – so what he said may have been dated. Unfortunately his response to the question was factually incomplete and inaccurate. He stated we run a quote "golfnow.com model". We do sell Tee-times on "GolfNow", but CCW does as well. He stated that we sell at a lower price and a lot of rounds. On any given day Oak Lane's rates are comparable to CCW. In most cases, CCW rates are lower. If the rounds stated at this meeting are correct, CCW sold more rounds last year than Oak Lane did. Most troubling was the statement that 'it takes a long time to play' at Oak Lane. Pace of play is a major factor when golfers choose where to play and the perception that a course has slow play can be damaging. GolfNow users' reviews of pace of play at both courses, is currently identical at three stars."*

Billy Casper Golf – Ms. Scalettar said that Billy Casper Golf has concerns that some of the numbers mentioned at the meetings with respect to the country club by Mr. Hotchkiss and Dr. Lober are not accurate. She said that she has invited representatives to attend the next meeting to answer detailed questions. Ms. Scalettar said that Mr. Phelps of Billy Casper said that the firm is probably willing to continue in the short term – one, two, maybe up to three years – they think that the cost to the Town could come down from what it is now, but it would still be at least in the $100,000 range. She said that they also feel very strongly that if the Town decides to continue operating a golf course it would require seven figures to effectively bring it up to speed (irrigation, tees, bunkers, cart paths, and other things). Ms. Scalettar said that it is important to keep in mind the facts from Billy Casper and that it is fine if people have other sources, but this is what Billy Casper is telling the Board.

Legal Opinions – Ms. Scalettar said that she takes strong exception to Ms. Kayne's allegation in the Woodbridge Town News that Ms. Scalettar sought a second opinion because she did not like the first one. The two opinions were about different topics and were by attorneys with expertise in their areas. She said that it is very important that people understand that she takes the zoning issue very very seriously, that it is a very important issue and she wants to be sure that the Board hears from people that have experience and background about what the exposure is for the Town because people are very concerned about it. The Board has had two opinions, one about spot zoning, one was about precedent setting effect of what is done with the country club.

Ms. Scalettar asked that in the future Mrs. Kayne contact her if she has any questions regarding an action.

Mr. Weiner addressed the two legal opinions with the following statements: 1) Ms. Kayne's article in the Woodbridge Town News in which she wrote, *"apparently since the first legal opinion did not do the trick, the administration has begun shopping for another outside lawyer to provide yet another opinion, all at Woodbridge taxpayers' expense"*, was not a true statement. 2) Seeking another opinion was in response to many of the legitimate questions that were raised about the legalities and precedential nature of what would happen in the Town if for example the Selectmen and the Town agreed that some development would be possible. 3) Ms. Scalettar wanted to be sure that everyone had facts rather than speculation and comments and wanted to present the best available evidence possible to the Town and to the residents. 4) The only way to substantiate legal facts is by getting experts in a particular area to verify what their opinion is. 5) The first opinion by Atty. Margery Shansky, dated July 3, 2014, dealt specifically with spot zoning and what effect a zoning board action has. 6) The Town Plan and Zoning Commission ("TPZC") is a legislative body and their approvals and denials in the legislative area are generally upheld. 7) Since that opinion, the TPZC revised the Plan of Conservation and Development ("POCD") effective May, 2015, to include specific language that dealt with housing at the Country Club of Woodbridge and Ms. Scalettar thought it was important for an expert to review the language. (8) Also there is a project in Ridgefield on Town owned property similar to the proposed development in Woodbridge. David Grogins is the Ridgefield Town Attorney and a recognized expert in zoning matters. Mr. Grogins was asked if a development was approved for the Ridgefield property what would be the precedential effect if P & Z turned down an application in another area. Also what restrictions/control would the Town have if the property was transferred to a third party, a very important element in the Ridgefield case, as here, because of the very valid comments from residents as to what happens if the property is sold and then flipped to another party. The Board wanted that question answered so people would have the real facts regarding what the law is. The Town can only go by what the law is and what a person, an expert in that field opines – and Atty. Grogins has provided that opinion. (9) There were valid reasons for obtaining that opinion, it was different, it covered a different aspect of the matter, and it was money well spent in continuing the process in letting people know what the facts are.

Mr. Weiner told Ms. Kayne that both he and Atty. Grogins are available at any time to answer any of Ms. Kayne's concerns.

COUNTRY CLUB OF WOODBRIDGE ENVIRONMENTAL CONCERNS – HRP ASSOCIATES

HRP Licensed Environmental Professional, Brian Washburn and Tom Sicillia, Senior Hydrogeologist reported that the environmental investigation at the Country Club focused on the maintenance area. The contamination found is chlordane and predates 1988 when it was banned. The spillage impacts only shallow soil, stays in the area and rarely migrates. Wells within 500 ft. of the area of contamination were tested. These wells showed no contaminates above the standard to report to the Department of Energy and Environmental Protection ("DEEP"). The water is suitable for drinking. Mr. Washburn said that the DEEP Form III was filed in August 2009 and the Town had 3 years to begin the remediation process. Because the Form III was filed prior to the new regulation, there is no deadline to complete the process. He said that the remediation process began in November 2011 with testing to define the remediation area and develop the plan. Mr. Washburn said that the DEEP's concern is that progress is being made and responsibility is being taken to investigate. He said that the Town is meeting DEEP's requirement: three phases of investigation and the remedial action plan are completed and filed with DEEP. DEEP will send a letter to the certifying party (signer of Form III) if they are not satisfied with the plan and/or the progress on site. The Town has not received any such letter from DEEP.

Mr. Washburn said that the site is not expanding or threatening ground water. He said that in his opinion the time-line for remediation should be determined by working with the Town and developing the resources to undertake such a clean-up.

Mr. Washburn said that following the results of the November 2011, the estimate to address the chlordane and arsenic soils around the maintenance area $650,000.

60 Woodfield Road – this property was not purchased by the Town. Chloroform was detected when the well was tested - that showed that the well had "bleached" prior to the testing process. HRP notified DEEP of the impact discovered and no further action was required.

NEW TOWN WEBSITE

Ms. Scalettar said that the Website Committee, Betsy Yagla, Karen Crosby, and Cyndi Pecca are recommending Civic Plus to design the new Town website. Justin Forte, Civic Plus representative said that his firm has over 20 years of experience designing municipal websites and currently has 2,100 municipal clients, including several in Connecticut. He demonstrated the proposed new design that will include over 50 applications, is mobile friendly, and includes the ability for constant updates.

Pursuant to the recommendation from the Website Committee and a memo from Mr. Genovese, The Board of Selectmen **VOTED UNANIMOUSLY** (Anastasio – Heller) to award the contract to Civic Plus for content management and design of the Town of Woodbridge website.

ADMINISTRATIVE OFFICER/DIRECTOR OF FINANCE'S REPORT

Monthly Report – Mr. Genovese reported that as February 29th he is projecting a surplus of approximately $273,479 at the end of the fiscal year resulting in a projected fund balance of $4.46M or 9.70% of the annual projected expenses for FY2016.
Funding Request - The Board of Selectmen **VOTED** to recommend the following funding request to the Board of Finance:

1516-11- Allocation Amount: $4,700
To: Information Systems – Data Processing (1145-00/52210)
From: Board of Finance Contingency (1170-00/56800)
For: Additional IT Consultant hours due to server failure
(Scalettar – Heller) Unanimously Approved

STREET SWEEPING BID AWARD

Pursuant to the recommendation put forth in a memo dated March 4, 2016, by Operations Manager Warren Connors and Administrative Officer/Director of Finance Anthony Genovese the Board of Selectmen **VOTED UNANIMOUSLY** (Dey – Anastasio) to award bid #2016-07 for Street Sweeping Services to CRS landscape & Excavation, of Simsbury, CT for a bid of $226 per mile with a 5%/10 day discount.

AUTHORIZE THE FIRST SELECTMAN TO LOCK INTO ELECTRICTIY RATES

The Board of Selectmen **VOTED UNANIMOUSLY** (Dey – Jacobs) to authorize the First Selectman to lock into favorable electricity rates as determined by the purchasing consortium comprised of Woodbridge Board of Education, Amity Regional District #5 Board of Education, and the Town of Woodbridge.

CONSOLIDATED APPLICATION FOR ELDERLY AND DISABLED DEMAND RESPONSIVE MUNICIPAL GRANT PROGRAM – GREATER NEW HAVEN TRANSIT DISTRICT.

The Board of Selectmen **VOTED UNANIMOUSLY** (Heller – Anastasio) to authorize the First Selectmen to execute the documents for the Town to participate in State Matching Grant Program for Elderly and Disabled Demand Responsive Transportation.

ASSISTANT ADMINISTRATIVE OFFICER'S REPORT

Ms. Yagla reported that the Town e-mail newsletter has 972 subscribers. She requested that residents send in interesting photos of the Town or historic photos to be posted on the Town's face book page or for use in the Events Magazine.

TOWN COUNSEL'S REPORT

Authorize Abandonment of Town Property Known as 27 Laurel Road - Mr. Weiner reported that the Selectmen have received a request from Udo Schwarz and Liz Shemitz-Smith for

the Town to abandon the paper road known as 27 Laurel Road, deeding 1/3 to each of them. The other 1/3rd is to be abandoned to the Regional Water Authority.

The Board of Selectmen **VOTED UNANIMOUSLY** (Kayne – Dey) to refer the requested abandonment of 27 Laurel Road to the Town Plan and Zoning Commission for review under CGS 8-24 in consideration of placing the request on the Call of the May 16, 2016 Annual Town Meeting.

Request to abandon paper road known as Goodrich Terrace – Mr. Weiner said the Selectmen have received a request from Karen Lombardi, owner of 18 Hazel Terrace, to abandon the paper road known as Goodrich Terrace to the adjacent property owners.

The Board of Selectmen **VOTED UNANIMOUSLY** (Heller – Jacobs) to refer the requested abandonment of Goodrich Terrace to the Town Plan and Zoning Commission for review under CGS 8-24 in consideration of placing the request on the Call of the May 16, 2016 Annual Town Meeting.

MEDCOM Agreement – The Board of Selectmen reviewed the Memorandum of Agreement to Provide Emergency Medical Coordination Services (MEDCOM). The service, provided by American Medical Response ("AMR") is replacing the South Central Regional Communications Center ("CMED") which recently closed. Ms. Scalettar noted that this operation is separate from the Town's ambulance service with AMR. Mr. Weiner referred to an excerpt from the minutes of the Emergency Medical Systems Commission special meeting of December 14, 2015, at which the EMS Commission voted to recommend the agreement to the Selectmen.

The Board of Selectmen **VOTED UNANIMOUSLY** (Jacobs – Anastasio) to authorize the First Selectman to sign the Memorandum of Agreement between the American Medical Response of Connecticut, by and among the following towns identified as MEDCOM participants; the Town of East Haven, the Town of Hamden, the City of New Haven, the Town of North Branford, the Town of North Haven, the Town of Orange, the City of West Haven, and the Town of Woodbridge for a fiscal year cost of $6,800.50.

TOWN CLERK'S REPORT

The Board of Selectmen **VOTED UNANIMOUSLY** (Scalettar – Heller) to acknowledge receipt of the Town Clerk's Report for the month ending February 29, 2016.

MINUTES

The Board of **VOTED UNANIMOUSLY** (Scalettar – Jacobs) to approve the December 1, 2015, Special Joint Meeting of the Boards of Finance and Board of Selectmen.

APPOINTMENTS

Ms. Scalettar entertained nominations to fill a vacancy on the Conservation Commission for a term ending June 30, 2017.

Nominations: Traci A. Cipriano (Heller – Jacobs)
Martha German (Kayne – Dey)

Vote: Traci A. Cipriano – Aye – Heller, Jacobs, Scalettar
Nay – Anastasio, Dey, Kayne

In accordance with Article 5, Section 5-3(b) of the Woodbridge Charter, Ms. Scalettar cast a second vote to break the tie and Ms. Cipriano is appointed to fill the vacancy on the Conservation Commission for a term ending June 30, 2017.

FIRST SELECTMAN'S REPORT

Ms. Scalettar reported that she:

- Met with the consultant assisting in the search for the new WBOE Superintendent
- Participated in "Read Across America" along with other Selectmen and staff members
- Attended the Woodbridge Fire Association's Snowflake Dance
- Met with Betsy Yagla and Adam Parsons to begin discussions about the first steps to implement the recommendations from the Best Organic/Outdoor Management Practices Ad Hoc Committee
- On March 10th, the State Energy and Environment Committee will be hearing a bill that will expand the virtual net metering cap. This bill is very important to Woodbridge to proceed with the solar array at the landfill. Ms. Scalettar said that she has submitted testimony on behalf of the Town to encourage the legislature to expand the cap for Woodbridge
- The next "Wisdom of Woodbridge" is March 22nd at the Jewish Community Center Yaron Baitch, Co-founder of AuthAir will discuss internet security

LIAISON REPORTS

Ms. Jacobs: The Economic Development Commission is sponsoring an "After Hours Networking" at the New England Brewery on March 29th.
The Police Commission/Traffic Authority asked the Fire Chief to study safety issues regarding resident's concerns about parking on Hazel Terrace when the dance studio is open; approved the Cancer fund raiser "Closer to Free" bike ride on September 10th; upgrade to traffic light at Rimmon and Johnson Roads; Police Commission meeting discussed the search for a new Chief; discussed fire/dispatch protocol. Ms. Scalettar informed the Board that the Fire Commission and Police Commission Chairs and the respective Chief are working on a policy.

Ms. Heller: Inland Wetlands Agency – Brief meeting to receive three applications.
The Fire Commission meeting did not achieve a quorum – rescheduled to March 21st.
The Human Services Commission – has hired Richard Enzaro as Kitchen Supervisor and Karen Charnow, a Woodbridge resident, as Kitchen Assistant; reviewed and revised the Senior Center Director's job description; Lee Canning is retiring in June; nominations are

being sought for the First Selectman's Youth Award; Volunteer Tea is scheduled for April 28th; HeartWalk is May 7th at Savin Rock in West Haven. The home energy audit program generated a $3,100 donation for the Food and Fuel Fund.

Mr. Anastasio: The Library Commission hired Faith Miller for the position of Young Adult Librarian. The Town Plan & Zoning Commission – heard an application from the Dance Studio for a permit to expand its hours of operation; met with Leslie Creane, Town Planner; denied excavation permit for 110 Luciani Street and cited developer for leaving the property flawed.

Ms. Kayne: The Woodbridge Board of Education met the same night as the Recreation Commission. She chose to attend the Recreation Commission meeting. The Recreation Commission discussed proposed changes to the 2017 budget; the concept of free pool membership for Woodbridge residents; accepted recommendation of staff to recommend to the Board of Selectmen a reduced membership rate instead.

Mr. Dey: The Country Club of Woodbridge Commission – Golf revenues increased by $50,000 over 2015; total rounds up over 4.2 thousand; $50,000 returned to the Town; outings generated over $150,000 to charities; hosted Amity Golf and donated at $1,000 scholarship to Amity High School; 26,000 complimentary rounds for charity; 3,000 resident rounds for 11% of the total rounds with 800 residents playing.
The Conservation Commission – not able to attend

ADJOURNMENT

On a non-debatable motion by Mr. Anastasio, seconded by Mr. Dey the meeting adjourned at 9:00 p.m.

Respectfully submitted,
Geraldine S. Shaw, Clerk