

The May 11, 2016, Special Meeting of the Woodbridge Board of Selectmen was convened at 5:00 p.m. in the Town Hall Central Meeting Room by First Selectman Ellen Scalettar.

Present: Ms. Heller, Ms. Jacobs, Ms. Kayne, Ms. Scalettar, Mr. Anastasio, and Mr. Dey

Present for staff: Mr. Genovese, Administrative Officer/Director of Finance; Mr. Weiner, Town Counsel; Ms. Yagla, Assistant Administrative Officer; and Mrs. Shaw, Clerk.

EXPLANATION OF MAY 11TH MEETING NOTICED AS A SPECIAL MEETING

Ms. Scalettar explained that this May 11, 2016, meeting has been noticed as a special meeting because the time of the meeting was changed from that posted with the Town Clerk at the beginning of the calendar year. Future meetings will have a regular starting time of 5:00 p.m., however, as the Town Clerk has been notified 30 days in advance of such meetings - they will not be considered special meetings.

WOODBIDGE BOARD OF EDUCATION – Superintendent Dr. Stella

Dr. Stella began his report by complimenting The Beth-Wood Baseball League and the many volunteers who have assisted the group in over forty years of successful programs for the Town's children. He then reported:

- At its graduation on May 20th, the Beecher School DARE Class will receive the FBI Internet Safety First Place Award.
- Students excelled in this year's Continental Math League for grades 3 – 6. Fourth graders won a regional first place. A Beecher 6th grade student was the only one in the state with a perfect score.
- He noted that Beecher Road School was one of only seven schools in the world to participate in the international science "Flame Challenge 2016, What is Sound?" where scientists' answers were judged by the Beecher fifth grade students.
- The solar arrays are in place and on May 31st there will be a ribbon cutting ceremony to officially recognize the renovations to the school and the turning over of the building to the Town.

PERMISSION TO POST SIGNS FOR COACHMAN SQUARE BUSINESS FAIR

Ms. Yagla said that Coachman Square will host a Business Fair/Expo on June 4th in conjunction with the Economic Development Commission to highlight Woodbridge businesses. Organizers are requesting permission to post signs on Town property announcing the event.

The Board of Selectmen **VOTED UNANIMOUSLY** (Anastasio – Heller) to grant permission to Coachman Square to post signs advertising its June 4th Business Fair/Expo.

NEIGHBORHOOD ASSISTANT ACT APPLICATIONS

The Board of Selectmen **ACKNOWLEDGED** receipt of the Neighborhood Assistant Act applications from the Amity Teen Center and **VOTED UNANIMOUSLY** (Heller – Jacobs) to hold a

Public Hearing at the June Board of Selectmen meeting to receive comments regarding the applications.

LIBRARY'S FARMERS' MARKET BANNER

The Board of Selectmen **VOTED UNANIMOUSLY** (Jacobs – Heller) to grant permission for the Library to hang a banner in front of The Old Firehouse announcing the Farmer's Market – 3:30 – 6:30 p.m. each Wednesday from June 29th – August 31st.

RESIGNATIONS

The Board of Selectmen **ACKNOWLEDGED** receipt of the following resignations:

Philip (Buddy) DeGennaro from The Town Plan and Zoning Commission
Sharon Bender as Woodbridge representative to the Greater New Haven Transit District Board of Directors.

The Clerk will send letters acknowledging the resignations and thanking each for their years of service to the Town.

APPOINTMENTS

West Rock Ridge Park Adv. Council - The Board of Selectmen **VOTED UNANIMOUSLY** (Scalettar – Heller) to appoint Donald Menzies as the Board of Selectmen Representative to the West Rock Ridge Park Advisory Council for a term ending June 30, 2019.

Greater New Haven Transit District – Pursuant to the recommendation of the Human Services Commission, the Board of Selectmen **VOTED UNANIMOUSLY** (Dey – Jacobs) to appoint Chris Lovejoy the Woodbridge representative on the Greater New Haven Transit District Board of Directors.

Mrs. Scalettar appointed the following Ad Hoc Committee:

**AD HOC COMMITTEE FOR REVIEW OF RADIO COMMUNICATIONS AND EQUIPMENT
FOR POLICE, FIRE AND PUBLIC WORKS**

1. Membership

Susan Jacobs (Chair) – Board of Selectmen
Joseph S. Dey, III – Board of Selectmen
David King – Board of Finance
Paul Kuriakose – Board of Finance

2. The Committee's responsibilities shall include:

- a. Review, evaluate and report on the status of existing radio communications and related equipment currently in use by the Town of Woodbridge; and
- b. Recommend replacements, enhancements, or upgrades to the system as necessary to provide for successful radio communications.

TOWN COUNSEL'S REPORT

Executive Session - pursuant to Section 1-200(6)(B) of the Connecticut General Statutes re settlement of the Newfield Construction

At 6:15 p.m. the Board of Selectmen **VOTED UNANIMOUSLY** (Jacobs – Heller) to move into executive session pursuant to Section 1-200(6)(B) of the Connecticut General Statutes re settlement of the Newfield Construction matter and to invite Mr. Genovese and Mr. Weiner to attend the meeting.

At 6:35 p.m. the Board returned to the regular meeting. No motions were made or votes taken in executive session.

Mr. Weiner explained that in May, 2015 the Town became aware of a possible leak in the oil water separator at the new fire house. The Town's LEP, Joseph Santovasi confirmed there was a leak and notified DEEP. The tanks were uncovered and it was determined that the pipe couplings were leaking. The area was immediately secured and soil remediation begun. Mr. Santovasi informed the Town that he believed it was a defective installation and the fault of the installer. The Town put the general contractor, Newfield Construction, and the subcontractor, Mid-State on notice. The installers did not take responsibility and the matter went to non-binding mediation overseen by a retired superior court judge. The settlement from the parties is a total sum of \$85,000 to be paid to the Town.

ACTION ON MATTER DISCUSSED IN EXECUTIVE SESSION

The Board of Selectmen **VOTED UNANIMOUSLY** (Anastasio – Jacobs) to accept a payment of \$85,000 from Newfield Construction in settlement of the Town's claim for damages.

COUNTRY CLUB OF WOODBRIDGE UPDATE – Scott Kuhn of HRP

Ms. Scalettar introduced Scott Kuhn, LEP and Regional Manager of HRP to present an update on water samples and recommendations for next steps.

Ms. Scalettar spoke of the April 28, 2016 public meeting with abutting homeowners concerning contamination on the Country Club of Woodbridge property. She reminded those in attendance that the April 28th meeting was attended by representatives of the Department of Energy and Environmental Protection, the Department of Health, and The Quinnipiack Valley Health District. Ms. Scalettar again thanked the representatives for attending the meeting and she noted that all of these entities reassured those attending the meeting that there is no

health concern for the residents or users of the golf course due to the contamination. She noted that though there is no time limit to complete the remediation it would be advisable to take steps to commence the remediation at this time.

Mr. Kuhn noted that the notice received by the abutting property owners is the standard letter required by the state. He said that these same property owners will receive a new letter with the results of additional testing of 8 monitoring wells and one surface water sample. The result of the testing indicates that all concentrations of the compounds on the property are below drinking water criteria. None of the results indicates any health risks in the ground water on the property. The new results are generally consistent with past results, everything below criteria.

He said that HRP also collected a second sample from 60 Woodfield Road. That sample contains, as in the past, traces of Trihalomethanes. The source is a chlorinated source and not from the Country Club. The homeowner has a system to treat the well water. Mr. Kuhn said that HRP installed a separate monitoring well between the CCW pool and the drinking water well at 60 Woodfield Road. He noted that the monitoring well is free of any concentration of contaminates.

Mr. Kuhn said that following the April 28th meeting, the voiced concerns of the residents, and discussion with DEEP, QVHD, and the Town, his firm is recommending going forward with the remediation of the area identified as an area of Significant Environmental Hazard. It is a small area near the maintenance shed and has been secured. The remediation plan consists of removing soil from a 10' x 10' x 2' excavation, placed in a lined dumpster and transported off site for testing and disposal.

As it was 6:00 p.m. the presentation by Scott Kuhn of HRP was suspended to receive Public Comments as noted on the published agenda.

PUBLIC COMMENT

Steve Miller, Realtor, owner of 1768 Litchfield Turnpike and former resident – Mr. Miller said that after speaking with appraisers, brokers, and investors, he offers the following re the CCW property. He noted that all scenarios include the caveat that the Town takes responsibility for remediating the contamination on the property.

- Sell the entire parcel with buildings as is in the \$2 – \$3 Million range or \$2Million cash
- Sell club house separately for possible use a catering facility, office building, etc.
- Sell club house with parking lot, but keep the golf course
- Suggests Town hire a commercial broker to market

Deke Hotchkiss, Chair Country Club of Woodbridge Commission – read the Commission's April 25, 2016, motion: "It is our recommendation that negotiations with Billy Casper Golf be entered into immediately with the goal of entering into a new contract by June 30th."

Amey Marrella, 184 Rimmon Road – presented several documents obtained under the Freedom of Information Act regarding the contamination and remediation at the Country Club of

Woodbridge. She highlighted the passages pertaining to the timeline for remediation and urged the Town to act quickly on the remediation.

Ms. Scalettar responded that the Town is proceeding to commence remediation. She said that HRP has been in touch with DEEP and is coordinating with them. Ms. Scalettar said that although Amey has raised again the delay in the start of remediation she acknowledged at the public meeting that the delay is not a huge concern. Ms. Scalettar said that this is not about public health, this is about meeting technical requirements and the Town does want to meet technical requirements, she added that she wanted to be absolutely clear that it is not a public health issue.

Adrienne Micci Smith, 17 Ansonia Road – asked if the Board intended to negotiate with Billy Casper Golf for 2017. She also said that notwithstanding Atty. Grogin's letter re zoning precedents, attorneys that she has spoken with said that once a precedent is set it is very difficult to keep that type of zoning change from happening on other properties in Town.

David Lober, 35 Wepawaug Road – presented a copy of a signed on-line petition with 243 signatures urging the Selectmen to keep the golf course open as it is important to the Amity Golf Team, residents, and charity events. He also read from several Facebook posts about the relevance of the club.

Jeff Hughes, 88 Woodfield Road – said that the course is much improved and urged the Board to retain the course. He urged the Board to visit the 5th green at sunset to see if they thought that was the right place for cluster housing.

Sean Rowland, Woodbridge Fire Chief – showed the Board the latest Scott Air Pack mask that now has a thermal imager built into the mask. A thermal imaging camera is still necessary, but these new masks will give each firefighter an additional tool during a fire. The mask has Blue Tooth technology which will make for clearer communication between firefighters and the command post. The product is expected to be approved by the NFPA within the next sixty days.

Ms. Scalettar said that there was a rumor circulating that there was an improper cutting down of trees by the fire department. She said that the rumor was untrue and that the tree removal was an approved public works project.

Chief Rowland said that it was determined by the Public Works Operations Manager that several ash trees should be removed as they posed a risk to the fire house and to people using the walking trail. He said that the Fire Association purchased and are planting several trees to re-establish the buffer.

Margaret Hamilton, 28 Park Lane – said she is very pleased that William Rosario was awarded this month's "Person of the Month" award. She complimented him on his cheerfulness and work ethic. She also thanked the Volunteer Fire Department for its extraordinary service to Woodbridge.

Gina Barifardi, Manager of Traditions at Oak Lane – said that the rumor that Traditions was closing this summer is incorrect. She reported that Traditions is purchasing the rest of the property and expects to close by June 30th; that the business is here to stay in Woodbridge.

Cathy Wick, 181 Rimmon Road - urged the Board to have discussions with the public to learn where it stands on the future of the CCW property. She said that she is hearing more support to keep the property than in 2011.

Janet Barillari, 18 Emerald Lane – said that she had not supported purchasing the property for \$7M – it was not worth that amount then, nor is it today. However, she does enjoy the course and seeing so many of the Town's young people using the course. She recommended that the Town review the finances toward keeping at least a portion of the property for Town use.

Michael Broderick, 5 Old Still Road – the Town government should support the Village District age restricted development, not appear to be in competition with it. He also said the Town should manage the CCW remediation to assure it is done properly.

As there were no further public comments, the Board returned to item 8 on the agenda, the report by Scott Kuhn of HRP.

CONTINUED – AGENDA ITEM #8 - COUNTRY CLUB OF WOODBRIDGE UPDATE

HRP – Scott Kuhn – addressed the issue of the reporting and clean-up schedule for the contamination on the CCW property. He said the delay in the issuance of the RAP is a technical issue, it is not related to the contamination of the property, it doesn't cause any issues with furthering the property toward remediation – it is a step in the process. That step in the process does need to be completed. Some of the schedules that were originally contemplated were idealistic. They were intended to bring the property very quickly and very rapidly into the program. Any entity subject to the Transfer Act has to tailor and control the costs with future use of the property, potential return of investment, it is a very expensive process and it is not something that anyone can enter into very quickly and easily. In a general sense, the original documents that have been mentioned lay out an idealized schedule. In this particular case initial investigations were conducted, no significant issues or risks to human health were identified that haven't been dealt with in some way. The future use of the property is still being contemplated and factors into the final remedial costs. Budgetary estimates have been provided. The final remedial approach on any of these areas will depend on how the property is used, what will be in place at that time, if buildings will be built or removed. In response to public concerns HRP is recommending going forward with the SEH remediation, which does initiate the remediation process, and conducting limited investigation in the area of the half-way house. By completing these two parts of the project, the remediation is initiated. There is no timeframe for completion of that remediation activity or the remediation of the property until such time as the Town is comfortable with financing that particular project and has a plan for the future of the property. There is nothing in the data now to warrant the Town moving forward with immediate remediation of the remainder of the property. Mr. Kuhn stated that

according to DEEP there is no jeopardy to the Town due to the delay in the start of the remediation.

Billy Casper Golf and a Future Contract – Ms. Scalettar said that the Board of Finance proposed budget for FY2017 does not fund the Country Club pool or golf beyond the end of this year because the Board of Selectmen has made no decisions regarding either and therefore there were no numbers to include in the budget. She said that at no time did the Board of Selectmen say that they would not be discussing the possible continuation with Billy Casper Golf. Such discussions would depend on a Town decision regarding the property. Ms. Scalettar assured anyone who is concerned, that the Town is in conversation with Billy Casper Golf, and that if we can work out something that works for the Town we will, subject to Board approval; unfortunately this is just another example of how mis-information and rumors are spread.

ADMINISTRATIVE OFFICER/DIRECTOR OF FINANCE REPORT

Monthly Report – the current report through April 30th projects a budgetary surplus for FY2016 of approximately \$385,970 resulting in a fund balance of \$4.58M or 9.96% of the annual projected expenses. Mr. Genovese said that this evening Dr. Stella reported that the Board of Education's deficit has been reduced from \$194,872 as of March 31 to \$150,000. This deficit reduction would increase the Town's year-end surplus to approximately \$425,000.

Funding Requests – The Board of Selectmen **VOTED** to recommend the following funding requests to the Board of Finance:

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| #1516-13 – Allocation | Amount: | \$5,370 |
| To: Fire Comm. Data Processing (1230-00/52210) | | |
| From: Board of Finance Contingency (1170-00/56800) | | |
| For: IT services at the Fire Department | | |
| (Heller – Scalettar) - Unanimously Approved | | |
| #1516-14 – Intradepartmental Transfer | Amount: | \$4,000 |
| To: Fire Comm. Communications – Cellular (1230-00/54222) | | |
| From: Fire Comm. Rentals – Eqpt (1230-00/53610) \$3,000 | | |
| Fire Comm. Gear Replcmt. (1230-00/55125) \$1,000 | | |
| For: Increase in cellular in service costs due to use of iPads in trucks | | |
| (Dey – Heller) – The Board Voted Unanimously to TABLE – requesting more information | | |
| #1516-15 – Allocation | Amount: | \$10,994 |
| To: Fire Comm. Capital – Machinery (1230-00/57410) | | |
| From: Board of Finance Contingency (1170-00/56800) | | |
| For: Replacement of UPS battery back-up at 125 Bradley radio site. | | |
| (Heller – Dey) – Unanimously Approved | | |
| #1516-16 – Interdepartmental Transfer | Amount: | \$17,500 |
| To: CNR – DPW Paving Improvements (302-3100/57202/TRCLM) | | |

From: CNR – Repairs & Bldg. Maint. (302-3700/53530/LIBRY) \$1,241.38
Repairs & Bldg. Maint. (302-3700/53530/PAINT) \$1,350.00
Buildings (302-3700/57200/NTGAS) \$407.72
Buildings (302-3700/57200/FLOOR) \$14,500.90

For: To fund Landin Street Traffic Calming Project
(Heller – Dey) – Unanimously Approved

#1516-17 – Intradepartmental Transfer Amount: \$2,500

To: Human Services Programs & Publicity (1410-00/54710)
From: Human Services Prof. Dev. Conferences (1410-00/54610) \$1,900
Prof. Dev. Dues (1410-00/54620) \$200
Repair & Maint. – Vehicle (1410-00/53520) \$400

For: Additional costs of bulk-mail and newsletter prep. for “Baby Boomers”
(Dey – Heller) – Unanimously Approved

#1516-18 – Interdepartmental Transfer Amount: \$24,800

To: CNR – CCW Non Buildings Remediation (302-1192-57300/REM)
From: CNR – Human Services – Vehicles (302-4100/57450/HSVAN)
For: Removal of contaminated soil in back of the maintenance area at the
Country Club of Woodbridge that has been identified as a significant
environmental hazard.

(Scalettar – Dey) – Unanimously Approved

#1516-19 – Interdepartmental Transfer Amount: \$15,000

To: CNR – CCW Non Buildings Remediation (302-1192/57300/REM)
From: CNR – Human Services Vehicles (302-4100/57460/HSVAN)
For: Additional testing of ground water and monitoring wells at the Country
Club of Woodbridge

(Heller – Anastasio) – Unanimously Approved

#1516-20 – Interdepartmental Transfer Amount: \$12,336

To: CNR – CCW Non Buildings/Remediation (302-1192-57300/REM)
From: CNR – Human Services Vehicle (302-4100/57450HSVAN) \$10,836
CNR – Building Maint. Buildings (302-3700/57200/FLOOR) \$1,500
For: Install and test additional ground water monitoring wells at the
Halfway House area at the Country Club of Woodbridge.

(Scalettar – Heller) – Unanimously Approved

#1516-21 – Allocation Amount: \$8,964

To: CNR – CCW Non Buildings/Remediation (302-1192/57300/REM)
From: Board of Finance Contingency (1170-00/56800)
For: Funding for the installation and testing of additional ground water
monitoring wells at the Halfway House area at the Country Club of
Woodbridge.

(Heller – Jacobs) – Unanimously Approved

Regional Telecommunications Service Credit – Mr. Genovese informed the Board that, in past years the Service Credit from the State was designated to C-MED. The credit in the amount of \$2,677.50 will be designated to MEDCOM.

CONTAINER HAULING SERVICES – Bid #2015-05 – REQUEST FOR APPROVAL OF SECOND YEAR OF SERVICE

The Board of Selectmen **VOTED UNANIMOUSLY** (Heller – Dey) to grant the second year of service on Bid #2015-05 to All American Waste new owner of Trash Master, the company awarded the bid in 2015, as requested in a memo dated May 5, 2016 from Cyndi Pecca, Facilities/Public Works Office Manager.

ASSISTANT ADMINISTRATIVE OFFICER

Ms. Yagla reported that the e-news has 996 subscribers. Also, she is working with Town departments to compile a list of upcoming events that will be added to the newsletter.

TOWN CLERK'S REPORT

The Board of Selectmen **VOTED UNANIMOUSLY** (Heller – Dey) to acknowledge receipt of the Town Clerk's Report for the month ending April 30, 2016.

FIRST SELECTMAN'S REPORT

Annual Town Meeting - Ms. Scalettar reminded everyone that the Annual Town Meeting is Monday, May 16th @ 7:30 p.m. in The Center gym.

Economic Development and Traffic Updates

- Met with Ginny Koslowski from the Regional Economical Dev. Dept. of SCRCOG regarding location opportunities for high-tech business in Woodbridge prior to Ms. Koslowski's attending a trade show in Germany. Attended EDC Breakfast at JCC that included an informative talk by Yaron Baitch and an associate re internet protection for small businesses
- Visited Servino Vineyard – local winery on Ford Road
- Attended a public meeting where representatives of the Connecticut Department of Transportation described and received public input on plans for an interim project to help alleviate congestion at Exit 59/RT15/RT69; met with DOT and New Haven representatives re DOT plans for renovating the tunnel through West Rock. Ms. Scalettar said that she has learned that there are three different groups working on the three different projects in the area of Exit 59/Route 15 and that they have not been communicating. She said that she will work to be sure the three groups are coordinating their efforts.

Other

- Attended Human Services Volunteer Tea. Audrey Grotheer was the recipient of the First Selectman's Youth Award
- Attended Opening Day of Beth-Wood Baseball League
- Attended Yom HaShoah (Holocaust memorial service). Woodbridge resident, Dr. John Krystal, spoke of his father's experience as a survivor of the holocaust
- Following the Yom HaShoah observance, attended the Songs of Freedom concert at the First Church of Christ
- Attended the Woodbridge Volunteer Fire Association Installation Dinner at Oak Lane
- Attended the Centenarian Lunch at the JCC. There are 15 Woodbridge residents that are 100 years of age or older
- May Person of the Month is Maintenance Person Extraordinaire, William Rosario

Going Green Initiatives

- The cap on solar credits was an impediment to going forward with the solar array on the Town's capped landfill. Ms. Scalettar said that the Town worked closely with the State Delegation and thanked Senators Crisco, Slossberg, and Representative Klarides for their help in passing legislation to remove the energy credit cap.
- The Microgrid project is underway with bi-monthly progress meetings. The Town was invited to a White House conference on resiliency planning sponsored by the U.S. Department of Energy. The Woodbridge Microgrid was one of the featured projects. Representatives of U.I. and Amity Superintendent Chip Dumais attended conference.
- Continues to meet monthly with New Haven Mayor Harp to discuss economic development, traffic, and other areas of interest between the two towns.

LIAISON REPORTS

Ms. Scalettar: Amity Board of Education – not able to attend meeting

Mr. Dey: Country Club of Woodbridge; Conservation Commission – Mr. Dey was on vacation

Ms. Kayne: Recreation Commission – plan marketing strategy to increase pool membership; held a service day to spruce-up CCW pool area and other recreation venues.

Woodbridge Board of Education – Beecher Road School teachers are often invited to consult at other schools and teachers from other districts observe at Beecher. Beecher Students produce a weekly video newsletter.

Mr. Anastasio: Library Commission – Delivery Service for inter-library loans has been reduced due to State budget cuts; the Library will close on June 16th for Staff Development Day; The Friends of the Library book sale is scheduled for June 3, 4, 5.

Town Plan and Zoning Commission – The Jewish Community Center's application to extend the outdoor pool hours was continued to June 6th at the request of the JCC Attorney; the Woodbridge Village Associates for a change in permit for its development on Bradley Road from an over 55 years of age condos with some retail to 700 sq. ft. rental apartments with no age restriction.

Ms. Heller: Woodbridge Fire Commission – budget is very tight due to vehicle repair and maintenance; working with the Police Department on training regarding fire dispatch issues; the Fire Marshal made 36 inspections in April.

Inland Wetlands Agency – waived the application fee for Eagle Scout project on the Blue Trail; Ms. Sullivan reported on behalf of Mr. Gilbertson that the maintenance of the drainage basins on Elderslie Drive, Lois Drive, and Marion Lane has been done.

Human Services Commission – As the original posting was approved via e-mail due to inclement weather, the Commission reposted the Senior Center Director's position for another two weeks; Senior Center Director Lee Canning is retiring June 25th; a CPR class is being scheduled for employees – residents may attend for a fee of \$75.00.

Ms. Jacobs: Commission on the Use of Publicly Owned Properties did not meet.

Economic Development Commission – already reported by Ms. Yagla and Ms. Scalettar

Police Commission – voted to have “No Parking” signs installed in on Hazel Terrace.

Ms. Jacobs said that on behalf of Tennis Coach Chris Raffone she wanted to mention that the Amity coaches are scheduling a fund raiser entitled “Amity Coaches Against Cancer” - watch for information; also to be mindful of the Amity Track Team participants running on the roads.

ADJOURNMENT

On a non-debatable motion by Mr. Anastasio, seconded by Mr. Dey the meeting adjourned at 7:55 p.m.

Respectfully submitted
Geraldine S. Shaw, Clerk