

The July 27, 2016, Special Meeting of the Woodbridge Board of Selectmen was convened at 5:30 p.m. by First Selectman Ellen Scalettar in The Center Gym.

Present: Ms. Heller, Ms. Jacobs, Ms. Kayne (5:35 p.m.), Ms. Scalettar, Mr. Anastasio and Mr. Dey.

Present for Staff: Mr. Weiner, Town Counsel; Ms. Yagla, Assistant Administrative Officer; and Mrs. Shaw, Clerk.

PERSONNEL COMMITTEE REPORT – Animal Control Officer Recommendation

The Board received the report from the Personnel Committee recommending that Ashley Marie Sakelarakis be hired as a full time Animal Control Officer.

The Board of Selectmen **VOTED UNANIMOUSLY** (Anastasio – Heller) to hire Ashley Marie Sakelarakis as a full time Animal Control Officer for the Woodbridge Animal Control at \$20.69 per hour, step one of the pay scale, pursuant to the Personnel Committee’s recommendation.

PUBLIC WORKS FACILITY – CHANGE ORDERS

Mr. Genovese explained the several Change Orders still open from the Public Works Garage project.

The Board of Selectmen **VOTED UNANIMOUSLY** (Heller – Dey) to approve the following Change Orders for the Public Works Facility as recommended by Public Works Facility Chairman Chris Sorensen and Administrative Officer/Finance Director Anthony Genovese:

- #23R - \$3,506.00
- #24R - \$4,519.64
- #25 - \$8,252.40
- #26R - \$4,287.94
- #28 - \$4,080.00
- #30R - \$2,050.00
- #31 - \$718.00

BILLY CASPER GOLF AGREEMENT

No action was taken by the Board of Selectmen regarding the Billy Casper Golf Agreement.

The meeting recessed at 5:40 p.m.

The meeting reconvened at 6:30 p.m. to receive presentations of proposals for the Country Club of Woodbridge from Toll Brothers and Redan Reserve LLC.

Ms. Scalettar welcomed the residents to the Board of Selectmen Special Meeting to hear about two private sector proposals for the Country Club of Woodbridge Property. She gave a brief recap of the history of the Town's purchase of the property. She noted that since the property was purchased in 2009 for \$7M, the Town has spent a net additional \$2M mostly for golf operations and club house expenses.

Ms. Scalettar said that she and the Board of Selectmen have listened carefully to the residents views on the appropriate uses of the property and that she has concluded that residents are looking for the following:

- A financially viable plan
- Open space preservation
- Opportunities for seniors to downsize and stay in Town
- Recreational opportunities
- Preserving the character of our Town

She noted that this meeting is an opportunity for the residents to express which of the five listed goals – or other goals - are most important to them. Ms. Scalettar also reminded the residents that it is the responsibility of the Selectmen to identify, if possible, a plan that maximizes the identified goals and to the greatest extent possible makes them complementary – not contradictory - to each other. Should the Selectmen identify a plan that they believe is in the best interest of the Town as a whole, a Special Town Meeting is convened, in all likelihood leading to a referendum, for Town residents to vote on the plan. If that plan involves the sale of all or part of the property, only the residents can make that decision by their vote.

Ms. Scalettar explained that the Town currently has two proposals from the private sector that the Board of Selectmen determined are worthy of residents' consideration. One is from Toll Brothers, Inc. and the other is from Redan Reserve, LLC. The Board heard both of these proposals at the regular Board of Selectmen meeting earlier in the month and was able to ask questions at that time. The Board heard a third proposal at the meeting but did not think it warranted further consideration.

Ms. Scalettar said that this evening those present will hear the two very different proposals for the property that had been vetted by the Board of Selectmen and will have an opportunity to question the presenters and to comment on the proposals. She asked that questions and/or comments be limited to two minutes and that all dialogue be respectful.

REDAN RESERVE, LLC.

Mr. Betts and Mr. Brockner represent Redan Reserve LLC, a Delaware limited liability company controlled by Roland W. Betts. Mr. Betts explained that his proposal grew out of a course he taught at the Yale School of Management. Redan's proposal is to purchase all 155 acres for

\$3.5M and transform the CCW course into a championship top 100-ranked golf course in connection with Yale Golf Course which will be restored. The plans include construction of an eighty-room lodge on the Yale Course. Golfers would be transported by shuttle to the Woodbridge course.

- Net Ongoing Revenues – Approximately \$70,000/year
- Debt Impact - \$1.4M in debt remaining at an average of \$125,000 in service costs for 14 years.
- Clubhouse – Developer will demolish at no cost to Town of Woodbridge
- Remediation – Town’s responsibility (approximately \$600,000)
- Cell Tower – Developer will move at no cost to Town of Woodbridge
- Special Permit Required
- Recreation Opportunities – Public course. Residents use of walking trails, cross country skiing in winter. No pool or tennis
- Conservation easement on entire property
- Not contingent on financing
- Other Contingencies – Commitments for all major components of proposal are realized

TOLL BROTHERS

Greg Kameldulski, New England Group President for Toll Brothers presented the July 11, 2016 revised proposal.

- Toll Brothers will pay \$5M for 42 +/- acres. Eighty (80) (65 single family homes and 15 carriage style) age restricted homes will be built on the 42 acres with the Town retaining 113 acres.
- Net Ongoing Revenues – Approximately \$600,000/year when fully built
- Debt Impact - Eliminates remaining Town debt on property
- Club House – Town options range from \$368,000 to \$4.3M
- Remediation – Town responsibility at approximately \$600,000
- Cell Tower – No impact to Toll Brother’s development
- Zone Modification/Special Permit – Zone Modification
- Recreational Opportunities – Town retains 113 acres which they can develop for recreational activities as decided
- Toll would require a conservation easement on a minimum of 42 acres surrounding its development to protect the homeowners
- Contingent on financing – no
- Other contingencies – a majority of the Board of Selectmen agrees to send proposal to referendum

PUBLIC COMMENT

Forty-six residents offered comments regarding the proposals. Some spoke of wanting to keep the property as open space or as a golf course. The consensus of the majority of the comments was to consider the Redan Reserve plan and to not consider the Toll Brother's plan.

ATTORNEY DAVID GROGIN

Atty. Grogin spoke briefly, stating that a zone modification was the purview of the Town Plan and Zoning Commission. Many factors are considered in the modification of a Residence Zone A, including the availability of sewers, utilities, highways – all could limit an application. He said the Board of Selectmen and the Town have his opinion of the precedent of a zone modification regarding other large parcels of property in town.

Ms. Scalettar thanked everyone for coming and for their comments.

The meeting adjourned at 9:15 p.m.

Respectfully submitted,
Geraldine S. Shaw, Clerk