

The August 24, 2016, Special Meeting of the Woodbridge Board of Selectmen was convened at 5:00 p.m. by First Selectman Ellen Scalettar in the Town Hall Central Meeting Room.

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

Present for Staff: Mr. Genovese, Administrative Officer/Director of Finance; Mrs. Shaw, Clerk

PUBLIC COMMENTS

Larry Wartel, 9 Shady Lane – Mr. Wartel expressed his, and the concerns of the residents of Shady Lane that the Jewish Community Center's ("JCC") 5k race (Bagel Run, scheduled for September 18th) would shut down Shady Lane for two to three hours, impeding access for emergency vehicles. He also requested that the Town strictly enforce the condition of the permit for the JCC Camp that the emergency gate be opened only for emergency vehicle use. He said that if opening the gate is sanctioned for the 5k race, it could also be opened for the planned formation of a walking and triathlon club. A copy of Mr. Wartel's remarks was handed in for the record and is attached to these minutes.

Thomas Weil, 70 Woodfield Road – presented a summary of points that should be considered in any negotiations with Redan Reserve, LLC. Trails open to public; Conservation easement; purchase price to retire as much of debt as possible; Redan to cover cost of remediation; proposal to include details of access points, trails, structures, and any blasting plans; best environmental practices in operation of course; Redan to indemnify town/residents for any damages/expenses incurred; concession rates for Woodbridge residents and Amity golf team.

Lisa Connor, 54 Dillon Road – the JCC 5k "Bagel Run" is a valuable community event and she and her family enjoy participating.

Cathy Wick, 181 Rimmon Road – is concerned that the proposal to repeal the enabling ordinance regarding the Country Club of Woodbridge Commission is premature given there are 4 months left on the Billy Casper Golf contract and that the Town still owns the property.

Felicity Lober, 35 Wepawaug Road – Town should not sell the CCW property. If supported by the Town it would prosper and would be there for everyone to use.

Adrienne Micci-Smith, 17 Ansonia Road – supports the proposal from Redan Reserve and very anxious to hear how the proposal progresses.

David Lober, 35 Wepawaug Road – is dismayed to hear that the Ordinance Committee voted to disband the Country Club of Woodbridge Golf [sic] Commission. He urged the Board to continue the Country Club as described in the 2010 RFP seeking an entity to manage the golf, pool, tennis, banquet, and dining facility – this would make the CCW profitable, provide a home for the fitness center, senior center, and recreation department while providing revenue for other projects.

Elia Alexiades, Woodbridge Fire Commission Chair – Informed the Board that the Woodbridge Purple Fire Truck is being used to raise awareness of childhood cancer. The truck participated in

a Bethany, Orange, and Woodbridge fund raising event for the "Tommy Fund" on behalf of the daughter of a Woodbridge resident, whose grandfather is an Orange firefighter.

ROAD PAVING

Mr. Connors, Operations Manager, requested that the Town purchase certain road paving products and services off the State Contract.

a. Purchase Asphalt off State Contract – The Board of Selectmen **VOTED UNANIMOUSLY** (Anastasio – Jacobs) to authorize the Town to purchase asphalt for road paving off the State of Connecticut contract Award #15PSX0232 as recommended by Mr. Genovese and Mr. Connors in a memo dated August 11, 2016.

b. Purchase Pavement Reclamation Services – The Board of Selectmen **VOTED UNANIMOUSLY** (Heller – Jacobs) to authorize the Town to purchase pavement reclamation services off the State of Connecticut Contract Award #14SX0218 as recommended by Mr. Genovese and Mr. Connors in a memo dated August 11, 2016.

c. In-Place Bituminous Paving Award of Bid – Mr. Genovese explained that the RFP for the asphalt application was posted twice due to a miscommunication and the incorrect specifications being posted the first time. He said that after review the proposals received from three bidders he and Operations Manager Warren Connors have determined that Sal-War is the apparent low bidder. He also noted that the Town has been satisfied in the past with Sal-War's services and performance.

The Board of Selectmen **VOTED UNANIMOUSLY** (Anastasio – Heller) to award the bid for In-Place Bituminous Paving for the 2016 road paving project to the apparent low bidder, Sal-War, 21 Lawrence Street, Woodbridge CT 06525.

CRESTVIEW DRIVE DRAINAGE – George Giering

Mr. Giering is requesting that the Town help with the cost to remove silt that has impeded flow of water from the drainage ditch that empties into Crestview Pond. He said that the balance of the cost will be borne by the Crestview Pond Association. Mr. Giering said that the ditch provides a drainage pathway for run-off from Evergreen Drive, Elderslie Lane and surrounding land. He also said that he believes most of the silt was deposited when the retention pond on Elderslie Lane was breached several years ago and that the ditch, that was originally 5 – 6 ft. deep, has been reduced to a depth of only 2 feet. Mr. Giering said that he has a permit from Inland Wetlands.

Ms. Scalettar said that the Town retained Robert Criscuolo, P.E. to study the drainage ditch and he provided an engineering plan for the ditch.

The Board of Selectmen agreed that this matter has been before the Board for several years and that it was time to reach a settlement.

The Board of Selectmen **VOTED UNANIMOUSLY** (Scalettar – Dey) to contribute \$3,715.33, which amount is one-half (1/2) of the cost of drainage work to be done at 8 Crestview Drive, Woodbridge Ct as itemized on an estimate dated March 4, 2016, prepared by W. R. Grieger Excavation for George Giering, 8 Crestview Drive. This approval is subject to an agreement to be prepared by Town Counsel, Gerald Weiner, signed by George Giering, that this contribution of funds releases the Town from any further responsibility for the maintenance of the drainage ditch at 8 Crestview Drive.

SUBSIDENCE FINANCIAL ASSISTANCE

Ms. Scalettar explained that the State of Connecticut bonded \$500,000 to fix homes with subsidence issues in the West River area of Woodbridge. She said that Assistant Administrative Officer Betsy Yagla worked diligently to secure this funding for Woodbridge.

The State narrowly defined “West River area” as properties between 1667 and 1799 Litchfield Turnpike, one home on Bradley Road and a few homes on Miles Avenue and Warren Road. It was determined by the State that two homes are indeed suffering from subsidence. The State requires the Board to adopt the following resolution authorizing the First Selectman to sign the Financial Assistance Proposal. The Town solicited three proposals, is evaluating the options, and will oversee the actual work.

The Contract has been reviewed and approved by Gerald Weiner, Town Counsel. Once the paperwork is submitted to the State, the State will engage an attorney to finalize the contract and then the Town will contract with the chosen engineer and issue an RFP for construction work.

Kim Kelly Rubin, 6 Warren Road –said the subsidence occurred in 2011 and that neither property nor flood insurance covers the event as it is caused by the earth sinking beneath and/or pulling away from the home resulting in cracking of the foundation. She said that her home has been identified for assistance and thanked the Board for seeking to participate in the State’s program. She also agreed with Ms. Scalettar’s appreciation of the dedication and time spent on this matter by Betsy Yagla.

The Board of Selectmen **VOTED UNANIMOUSLY** (Heller – Anastasio) to adopt the following resolution:

WHEREAS, pursuant to Connecticut General Statute Section 4-66c – Urban Act, the Connecticut Department of Economic and Community Development is authorized to extend financial assistance for economic development projects; and

WHEREAS, it is desirable and in the public interest that the Town of Woodbridge make an application to the State for \$500,000 in order to undertake the “Town of Woodbridge Westville-Area Subsidence Project” and to execute an Assistance Agreement.

NOW, THEREFORE, BE IT RESOLVED BY THE Woodbridge Board of Selectmen

1. That it is cognizant of the conditions and prerequisites for the state financial assistance imposed by the Connecticut General Statute Section 4-66c, Urban Act; and
2. That the filing of an application for State financial assistance by the Town of Woodbridge in an amount not to exceed \$500,000 is hereby approved and that;

First Selectman Ellen Scalettar is directed to execute and file such application with the Connecticut Department of Economic and Community Development, to provide such additional information, to execute such other documents as may be required, to execute an Assistance Agreement with the State of Connecticut for State financial assistance if such agreement is offered, to execute any amendments, decisions, and revisions thereto, and to act as the authorized representative of the Town of Woodbridge.

TAX REFUNDS

The Board of Selectmen **VOTED UNANIMOUSLY** (Jacobs – Kayne) to refund property taxes in the amount of \$11,597.49 pursuant to Section 12-24 – 129 of the Connecticut Statutes and the recommendation of the Tax Collector.

JEWISH COMMUNITY CENTER (“JCC”) PERMISSION FOR ROAD RACE – SCOTT COHEN

Scott Cohen, Executive Director and Scott Horowitz, JCC President, requested permission to hold the 2016 5k Bagel Run on Sunday September 18, 2016. The race would begin in the JCC parking lot at 9:30 a.m., progress through the emergency gate onto Shady Lane, Pease Road to Twinbrook Road, and then back to the JCC parking lot. The event including runners and walkers should take approximately 1 hour. As in past years, volunteers from the Fire Department will line the route to ensure the safety of the participants and the police will man the intersection of Shady Lane/Pease Road. Mr. Cohen said that to his knowledge there have been no problems with emergency vehicles during the race. Race Representatives are attending the Police Commission meeting on September 6th to finalize the plans for the race. The event raises funds for the JCC fitness programs and fosters memberships at JCC, which in turn enables them to provide events for the community.

Ms. Scalettar said that Sheila Wartel wrote to ask what the process was to approve something like a road race. Ms. Scalettar said that after researching, it appears that there is nothing official with respect to the role of the Board of Selectmen approving a road race, though use of a Town road requires approval from the Police Department. As a matter of custom however, she noted, it is good for the Board to know of proposed events and assure that public safety and insurance concerns are appropriately addressed. Ms. Scalettar said that although the JCC has not come to the Board since the first Bagel Run in 2011 she thought it a good idea to come to the Board, even though the process is not official. Ms. Scalettar said that she supports the Bagel Run; that the JCC is an important partner and contributor to life in Woodbridge and the Town’s policy is to encourage community events and partnerships. Ms. Scalettar said that Mr. Gilbertson, Zoning Enforcement Officer has opined that pedestrian use does not violate the

zoning regulations; any dissatisfaction with that opinion should be taken up through the zoning appeals process; and that the Board of Selectmen has no jurisdiction to make a change; individual opinions of the Selectmen are just that.

Ms. Kayne suggested changing the route of the race or location of the race. She suggested Amity Road or the Fitzgerald walking trail; Ms. Jacobs suggested the same route as the Recreation Department race. Messrs. Cohen and Horowitz stressed the need to start and end the race on JCC property.

Mr. Gilbertson said that the 1995 Town Plan & Zoning Commission decision regarding the application for the Day Camp is silent as to pedestrian use of the gate and if there is objection to the decision the proper route is an application to the Zoning Board of Appeals.

Ms. Scalettar moved and Mr. Dey seconded that the Board approve the race as planned subject to Police Department permit with the condition that JCC seek clarification regarding the 1995 TPZ decision re use of the gate and the use for any future events. Following discussion the motion was withdrawn.

Ms. Jacobs moved and Ms. Scalettar seconded that the Board approve the request as presented subject to Police or Traffic Authority approval. There was no vote and the motion was withdrawn.

Ms. Scalettar called a brief recess to allow JCC representatives to discuss the matter. On their return they said that they will not unlock the gate for the race, instead they would remove the fencing alongside the gate for the race.

The Board of Selectmen **VOTED** (Scalettar – Dey) to approve the road race as it has been conducted in the past with the understanding that the emergency gate will not be unlocked, the participants will go around the gate on the Jewish Community Center property without going on anyone else's private property.

VOTE: Aye – Anastasio, Dey, Heller, Jacobs, Scalettar
Nay – Kayne

FUNDING REQUEST

The Board of Selectmen **VOTED** to recommend the following funding request to the Board of Finance:

#1617-01 Intradepartmental Transfer Amount: \$27,687.67
To: CNR-Fire Department – Tower Relocate/Radio (302-2300/57410/RADIO)
From: CNR Fund Balance (302-46900)
For: Purchase of equipment, materials, and labor necessary to relocate the emergency communication equipment from 125 Bradley Road to 21 Bradley Road

(Scalettar – Heller) Unanimously Approved

PURCHASE SERVICES FROM STATE CONTRACT

Tower Relocate/Radio – The Board of Selectmen **VOTED UNANIMOUSLY** (Scalettar – Heller) to authorize the Fire Department to purchase off the State of Connecticut Contract #14PSX0073 the equipment and services to relocate the emergency communication equipment from 125 Bradley Road to 21 Bradley. To award the contract to Northeastern Communications Inc. in the amount of \$27,687.67 per quotation dated April 18, 2016.

Police Mobile Radios – The Board of Selectmen **VOTED UNANIMOUSLY** (Scalettar Heller) to authorize the Police Department to purchase 15 replacement mobile radios from off the State of Connecticut Master Contract A-99-001 through Motorola Solutions for the total purchase price of \$50,523.90.

COUNTRY CLUB OF WOODBRIDGE UPDATE

Billy Casper Golf – Mr. Genovese said that when Billy Casper Golf advertises for the fall season, they will include the information that Billy Casper Golf is leaving the CCW and that the course is closing. It was the sense of the Board that the language of the advertisement is to be sent to Mr. Genovese to see if the language is other than described this evening.

Mr. Genovese said that with the close of the golf course, the Board will determine what to do with some of the assets such as machinery, mowers, tees, green flags, irrigation pumps, and items in the clubhouse.

Mr. Anastasio said that regarding the pool, the financials and pool stats are being reviewed and draft financials for next year are being prepared.

Toll Brothers – Ms. Scalettar read the August 8, 2016 letter from Toll Brothers acknowledging the Board's decision not to pursue the Toll Brothers proposal at this time. A copy of the letter is attached to these minutes as part of the permanent record.

Redan Reserve - Ms. Scalettar and Mr. Genovese met with Roland Betts and Ed Brockner and conveyed the negotiating issues that were discussed in Executive Session on April 1st. Ms. Scalettar facilitated a meeting between Mr. Betts and Mayor Harp so they could begin conversation regarding the City of New Haven's involvement and she hopes to get an update on the negotiations with Yale in the near future. Ms. Scalettar recommends that once all the information is received that the Board reconvene in executive session to discuss next steps.

Conversion to Open Space – Mr. Genovese is working on the Board's request that he explore the options and costs for conversion of the property to open space. Mr. Genovese said he is reviewing the pool, buildings near the pool, options for use, removal of other buildings, refurbishing of cart paths, maintenance costs – both short term and long term.

ORDINANCE COMMITTEE REPORT AND RECOMMENDATION

The Board of Selectmen received the following recommendation from the Ordinance Committee:

“The Ordinance Committee, a Sub-committee of the Board of Selectmen, met on August 23, 2016. At that meeting the Committee voted unanimously (Ms. Jacobs moved, seconded by Mr. Dey), to recommend to the Board of Selectmen the repeal of Article XVII, Sections 75-87 through 75-90, of the Code of Ordinances of the Town of Woodbridge entitled “Country Club of Woodbridge Commission,” for reasons including, but not limited to, the recent decision of the Board of Selectmen that the Town will no longer be operating a golf course; and further that the Clerk, Ms. Shaw, notify the members of the Country Club of Woodbridge Commission of the Ordinance Committee’s recommendation.”

Ms. Scalettar asked if there were any comments from the Board.

Ms. Kayne asked why the Ordinance was being repealed when Billy Casper Golf’s contract did not expire until December 31st. She thought the CCWC should continue to oversee the property.

Mr. Dey explained that the charge of the Commission is to act as an agent of the Selectmen in matters related to the operation, maintenance, and management of the golf operation; without any golf operation there is really no reason for the Board to have an agent. Furthermore, Mr. Genovese is managing the closing of the course.

Ms. Scalettar said that another reason it is appropriate to repeal the enabling ordinance now is that the Chairman of the Country Club of Woodbridge Commission owns a realty company and has been writing to area golf courses telling them to make proposals to the Town re the county club. She said that as a private individual he is entitled to do that, but that it would eliminate any confusion that he is speaking as the Town’s agent, which is a very dangerous precedent.

The Board of Selectmen **VOTED UNANIMOUSLY** (Dey – Jacobs) to accept the recommendation of the Ordinance Committee to repeal Article XVII, Sections 75-87 through 75-90, of the Code of Ordinances of the Town of Woodbridge entitled “Country Club of Woodbridge Commission,” for reasons including, but not limited to, the recent decision of the Board of Selectmen that the Town will no longer be operating a golf course and to hold a Public Hearing on September 14, 2016 at 6:00 p.m. in the Town Hall Central Meeting Room.

TOWN CLERK’S REPORT

The Board of Selectmen **VOTED UNANIMOUSLY** (Scalettar – Heller) to acknowledge receipt of the Town Clerk’s Report for Fiscal Year 2016 and July 2016 of Fiscal Year 2017.

APPOINTMENT

The Board of Selectmen **VOTED** (Scalettar – Jacobs) to reappoint Terry Gilbertson to the position of Inland Wetlands Enforcement Officer, Zoning Enforcement Officer, and Anti-Blight Enforcement Officer for a term ending June 30, 2018.

Comments – Both Ms. Heller and Ms. Kayne said that though personally they never had an unpleasant experiences with Mr. Gilbertson, they have received numerous complaints from residents.

Ms. Heller stated she had encouraged residents with complaints to speak with the First Selectman or Town Administrative Officer.

Vote: Aye – Anastasio, Dey, Jacobs, Scalettar
Nay – Heller, Kayne

The motion passed and Mr. Gilbertson was reappointed.

ADJOURNMENT

The meeting adjourned at 7:45 p.m.

Respectfully submitted
Geraldine S. Shaw, Clerk

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RECEIVED
AUG 10 2016

August 8, 2016

Mr. Anthony Genovese, Director of Finance
Woodbridge Town Hall
11 Meetinghouse Lane
Woodbridge, CT 06525

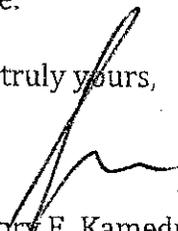
RE: Revised Proposal Dated July 11, 2015 for purchase of a portion of the Country Club of Woodbridge

Dear Mr. Genovese,

After attending the July 27th Special Meeting of the Board of Selectman, it is clear that there is a passionate interest amongst some of the Woodbridge townspeople in considering a proposal that maintains golf on the Country Club of Woodbridge property. Furthermore, it is my understanding that the Board of Selectman voted at their August 1st meeting to suspend negotiations with Toll for the time being and further pursue the Redan Reserve golf proposal.

While we believe that our revised proposal dated July 11, 2015 to purchase a portion of the Country Club of Woodbridge remains the best choice for the Town of Woodbridge, we understand and respect the wishes of the townspeople and the Board of Selectmen. If, for whatever reason, the Redan Reserve proposal does not come to fruition, we would be happy to reopen discussions with the Town of Woodbridge at any point in time in the future.

Very truly yours,


Gregory E. Kamedulski
Group President
Toll Brothers, Inc.