

The January 17, 2017, Regular Meeting of the Commission on the Use of Publically Owned Property was convened at 6:33 p.m. in the Town Hall Central Meeting Room by Vice Chairman Lor Ferrante Fernandes

Members present: Lor Ferrante Fernandes, Marc Keslow, and Teri Schatz (arrived at 6:49PM): absent were Michael Maoz, and Martin Halprin.

I: No one was present for public comment and the Commission moved to the other items on the agenda. People arrived for public comments later and Public Comments were moved to the end of the agenda.

II: Betsy Quist, the Town Assessor, was present to make the presentation on Real Estate Sales in Woodbridge and to discuss if the building of a 55 + Community would impact sales of single family homes. Homes between the \$300,000 and \$400, 000 range seem to be the ones that are selling currently. The bigger, more expense homes are not selling as well.

III: Dwight Rowland, John Adamovich and Bob Hill, members of the Recreation Commission addressed the needs of the Recreation Department. They referred to the goals of the Town Plan of Conservation and Development Plan <http://www.woodbridgect.org/DocumentCenter/View/214>. According to State Statute the Board may comment on the plan, but the TPZ does not have to accept the comments. The plan has been approved by the BOS but, the Town is not held accountable to it. They also referred to the May 11, 2011 Regular First Selectman Meeting where the Designation of Bays 2 and 3 of the Old Fire House was voted and designated for the Fitness Center. Bay 1 was designated for the Antique Fire Truck. The commission members made it clear that they would agree to either moving the Fitness Center to the Old Firehouse or to the CCW Clubhouse. All of this would have a domino affect to all the other Town Projects.

IV: Sean Rowland, Fire Chief, reported on the needs of the Fire Department. He also discussed the history of the Bay 1 and that how they have been waiting for the Storage Shed to be built in order to move all the equipment currently stored in this Bay along with the Fire Truck. The cost to build the shed is about \$220,000 to \$300,000. The shed will need to be air conditioned since the haz mat materials will decompose in high temperatures. Once the shed is built, Bay one will still be needed for storage of the Fire Truck.

Also, Chief Rowland commented on the use of one of the bays as a café. He mentioned that studies in the past have shown that the cost can be prohibitive since the slab will need to be cut up for plumbing, and a grease trap will need to be installed and that a new septic system will also need to be installed. Also, there was discussion of how the lack of business traffic would not make such a project profitable. Also the Town Zoning would have to be changed.

V: Public Comments:

1: Martha German, 1170 Johnson Road: See attached letter. She is concerned about the zoning change that would be needed for the Country Club of Woodbridge and she would like to see the Use of the Pool to continue.

2. David Lober, 35 Wepawaug Road: Gave us a history of the CCW and talked about how the first Golfing Group to work with the Town worked it into the Town and how Billy Casper Golf was turning a profit. He also mentioned the benefits for the town in keeping the golf course.

3. Roger Sherman, 5 Fairview Road: mentioned that he lives close to the club and that the Club House is not un-repairable.

VI. The members discussed items for the next agenda. The Commission thanked the presenters and the residents who presented their public comments and it was agreed the next meeting agenda should be a discussion on the information and facts that we received in order to move forward.

VII: The minutes to the regular meeting of CUPOP scheduled for Monday, December 19, 2016 submitted by Marty Halprin were approved unanimously. Motion was made by Teri and approved by Marc.

IX: Tour of Police Station and Senior Center, with presentations to follow along with the invitation of Adam Parsons to present to the Commission.

VII: Motion made to adjourn by Teri and seconded by Mike. Approved by all. Meeting adjourned at 7:44 pm.

Minutes respectfully submitted by Lor Ferrante Fernandes