

BOARD of SELECTMEN MEETING – MAY 12, 2010

TOWN HALL/LARGE CONFERENCE ROOM – 7:30 P.M.

UNREVISED/UNAPPROVED MINUTES

These minutes are a summary of the meeting and are not intended to be a verbatim transcription.

In attendance: R. Marconi, A. Bodner, D. Masters, J. Plock

Absent: B. Manners

Agenda

1. Vendor Permit Application: Gamze & Elif Ceylon
2. Housing Authority Cooperation Agreement for Additional Units
3. Children's Corner Lease
4. Director of Social Services Retirement
5. Discussion of State-Owned Properties for Sale
6. Discussion of Plan of Conservation and Development
7. WeRecycle! Contract
8. Selectman's Report
9. Approval of Meeting Minutes: 3/3/10, 3/17/10, 4/6/10, 4/16/10 (Special Mtg), 4/28/10.
10. Possible Executive Session: Robinson & Cole Waiver of Potential Conflict

R. Marconi called the meeting to order at 7:30 p.m. He indicated that Agenda Item #3, Children's Corner Lease, would not be on the agenda this evening as originally scheduled. An email was received from Mr. Kirsch, Counsel for Children's Corner, indicating that they wished to postpone further discussion until the next BOS Meeting on May 26, 2010. A. Bodner asked for the BOS to receive the Children's Corner proposed lease revision prior to the May 26 meeting to provide an opportunity for the BOS to review. Also, Kevin Redmond, Director of Finance, is waiting to receive proof of payment of the water bill from Children's Corner. They have agreed to the installation of a wall separating the area they use and the square footage which they say is unusable space.

Agenda Item #7 is also off this evening's agenda – WeRecycle! Contract. R. Marconi will be meeting with them prior to presentation at the next BOS Meeting.

J. Plock moved and D. Masters seconded a motion to add to the evening's agenda Executive Session to discuss with Mary Ann Baldwin personnel issues for Ridgefield Social Services. Motion passed 4-0.

1. Vendor Permit Application: Gamze & Elif Ceylon

Gamze Ceylon came forward to present herself to the BOS regarding her vendor permit application. Her father's permit was approved at the last BOS meeting and their truck permit has been approved as well. Her mother, Elif, will come to the next BOS meeting. Gamze indicated that only her father will be driving the ice cream and drinks truck unless her help is needed.

J. Plock moved and D. Masters seconded a motion to approve the vendor application for Gamze Ceylon to sell packaged ice cream bars, soda and bottled water. Motion passed 4-0.

2. Housing Authority Cooperation Agreement for Additional Units

The Housing Authority is a 501C3 agency. R. Marconi read the proposed agreement for consideration by the BOS. It was agreed to eliminate Item #1 which read, “The Local Authority and the Town of Ridgefield duly declare there is an acute shortage in said Municipality of decent, safe, sanitary and affordable dwelling accommodations. The Certificate of Occupancy is to be issued with modifications requested by Al Garzi, and contingent upon approval of the Housing Authority. R. Marconi explained further Item #3 which explains how in lieu of real property taxes, the sum of ten percent (10%) of the shelter rent paid by the tenants for each occupied dwelling unit of the Project to the Housing Authority, shall be made to the Town of Ridgefield in lieu of taxes, assessments and charges.

D. Masters moved and J. Plock seconded a motion to approve the proposed Housing Authority Cooperation Agreement for Additional Units with the deletion of Item #1. Motion passed 4-0.

3. Children’s Corner Lease – postponed to May 26 BOS Meeting.

4. Director of Social Services Retirement

Mary Ann Baldwin is retiring from her position as Director of Ridgefield Social Services. The party for Mary Ann is set for June 7th, 4:30 p.m. at Toscana Ristorante, 43 Danbury Road. (RSVP to Carole Konner or Jeanne Wolnick by May 26 – cost \$30.00 which includes the gift). The Board of Selectmen expressed their gratitude to Mary Ann for her years of service to Ridgefield Social Services.

5. Discussion of State-Owned Properties for Sale

R. Marconi indicated how the Town of Ridgefield has the right of first refusal on four properties that are now being offered for sale by the State of Connecticut. These properties were owned by the State when there was consideration of a Super 7 highway thru this area. They are all in residential areas. It was confirmed that the property taxes on these properties are being paid directly to the Tax Collector and not paid thru the State. A letter has been received from Gerry Hauck of 29 Fire Hill Road indicating his desire to purchase the house he is living in at this address.

Andy Bodner moved and J. Plock seconded a motion to refuse the option for the Town of Ridgefield to purchase the following offers of State Owned Land at 4 Stony Hill Terrace (File No. 117-112-59A), 79 Simpaug Turnpike (File No. 117-112-101A), 29 Fire Hill Road (File No. 117-112-036A), and 86 Bobby’s Court (File No. 117-112-091A). Motion passed 4-0.

6. Discussion of Plan of Conservation and Development

Betty Brosius, Director of Planning, Attorney Patrick Walsh came forward to discuss the proposed updated Plan of Conservation and Development. John Katz was also present to participate in the discussion. The BOS are to review this updated plan with a Public Hearing scheduled for June 29. Ms. Brosius indicated how this proposed plan represents input from the community, boards and departments. By State Statute, representatives of the Plan of Conservation and Development are to present the proposed document to the BOS prior to the Public Hearing. The BOS is to respond to Planning & Zoning.

D. Masters stated how the proposed Plan of Conservation and Development is laid out very well, is very “user-friendly”, and is very well done. Ms. Brosius responded that the response from the community has been very positive. The same company that did the plan ten years ago was used again. They have also done the plans for quite a few other towns in the surrounding area. We need to see if there are any inconsistencies between our plan and the State plan. The planning process is to

move upward – from the local towns up to the State plan. A. Bodner indicated the desire to know how this plan changes the existing plan. Ms. Brosius responded that the charge was to improve the 1999 plan, modify and make the changes that are necessary. In general this new plan represents an upgrade and overhaul, but not big changes in the format, etc.

Andy Bodner asked about how it is difficult to get new business opportunities to settle in Ridgefield. Are there areas that need improvement to make Ridgefield more business friendly? Zoning regulations were changes in 2007 and there has been a positive response from these changes. Ms. Brosius indicated that the land use process seems to be going well. She feels there is a confused notion about Ridgefield not being business friendly. R. Marconi responded that there have been some isolated problems. Mr. Walsh indicated that since he has been on the Commission, there has been a 99.9% approval rating. He feels that Ridgefield is fairly well streamlined in the approval process. There are three areas that need to be looked at: 1) The core our Route 7 and 35; 2) Grove Street to Farmingville Rd.) and 3) The 102 and Route 7 Branchville area. There is a Route 7 Corridor meeting tomorrow evening, May 13 from 6:30 to 8:30 in Branchville – zoning in the Branchville area needs improvement. Ms. Brosius suggested a “village district” designation for the Route 7 and 107 area. A change in zoning would give the Town more leverage and would prevent the DOT from coming in and making changes that we do not want.

John Katz, Ridgebury Rd. expressed appreciation for the expertise of Planner Betty Brosius. She is someone of whom the Town of Ridgefield can be very proud. She is very capable. The BOS were in agreement and also expressed their thank you.

Ms. Brosius indicated that this proposed plan is not the final copy. Additions can still be made. There are not many timeframes designated. Suggestions from the BOS are most welcome. The BOS will review the proposed plan and respond by letter prior to the Public Hearing date of June 29th.

7. WeRecycle! Contract – postponed until a later BOS meeting – R. Marconi to meet with them.

8. Selectman’s Report

- R. Marconi indicated that he had met with the neighbors on Manor Rd. and Lewis Drive and polled them about the proposed intersections to be used for curbing (instead of the current yellow bricks). The residents are in agreement.
- The drainage issues on golf Lane are an engineering issue.
- The 911 Memorial is moving forward. Chief Roche is helping to move this project along. The necessary pieces of steel have been allocated.
- Leash ordinance issue to be put on the agenda for a future BOS meeting. Currently there is not a leash ordinance as such. Owners are to be “in control” of their pets and the animals cannot roam (per the Parks & Rec Dept.) A few tickets have been issued for owners of “uncontrolled” pets on park property. D. Masters indicated that a lot of residents are asking for a leash ordinance.
- Pension Commission Meeting to be held on June 8th with speaker from Vanguard.
- “Parents, Children and the Law” special program set for May 13 with Deborah Low, Chief Roche and R. Marconi discussing parents, children and their interactions with the Police and the laws that need to be enforced.
- R. Marconi reviewed the referendum results. There was a large turnout – nearly 5,000 people, or roughly a third of electorate of about 15,500. That helped to create the counting delay. Poll workers ran out of ballots and had to get substitute ballots that couldn’t be put thru the scanning machine. Everything passed – BOE Budget, Town

budget, Barlow Mountain pool repairs, police vehicles, Town building improvements, road work, draining improvements and paving, Branchville School boiler, sidewalk improvements, and Farmingville School asbestos abatement.

9. Approval of Meeting Minutes: 3/3/10, 3/17/10, 4/6/10, 4/16/10 (Special Mtg), 4/28/10

D. Masters moved and A. Bodner seconded a motion to approve as presented the minutes of the March 3, 2010 Board of Selectmen Meeting. Motion passed 4-0.

J. Plock moved and D. Masters seconded a motion to approve as amended the minutes of the March 17, 2010, Board of Selectmen Meeting. Motion passed 4-0.

J. Plock moved and D. Masters seconded a motion to approve as amended the minutes of the April 6, 2010 Board of Selectmen Special Meeting. Motion passed 4-0.

A. Bodner moved and R. Marconi seconded a motion to approve as written the minutes of the April 16, 2010 Board of Selectmen Special Meeting. Motion passed 2-0. D. Masters and J. Plock abstained as they were not present at the April 16 Special Meeting.

J. Plock moved and D. Masters seconded a motion to table approval of the minutes of the April 28, 2010 Public Hearing and Board of Selectmen Meeting. Motion passed 4-0.

10. Possible Executive Session: Robinson & Cole Waiver of Potential Conflict

Robinson & Cole read a letter received from Robinson & Cole indicating a possible conflict of interest in that they represent the Town of Ridgefield as bond counsel and they also represent the Schlumberger property. When zoning and/or building permits are applied for, Robinson & Cole will be representing Schlumberger. It was agreed that the BOS does not have a problem with this in general until the conflicts of interest are clearly defined.

J. Plock moved and D. Masters seconded a motion to recess the Board of Selectmen Meeting at 8:30 p.m. and go into Executive Session with Mary Ann Baldwin invited to participate to discuss personnel issues for Ridgefield Social Services. Motion passed 4-0.

Respectfully submitted,

Janet L. Johnson