

# June 20, 2013

**Present:** First Selectman Mark E. Lyon, Selectmen Richard O. Carey and Anthony J. Bedini.

**Press:** Mike Preato – VOICES.

**Public:** Terry Tiernan, Liddy Adams, Leslie Anderson, John Rebillard, Chris Charles, Jane Boyer, Jack Boyer, Walter Whitney, Susan Bishop-Wrabel.

## **Call to Order:**

First Selectman Mark Lyon called the meeting to order at 5:30 p.m.

## **Approval of Minutes:**

Motion:

To approve the minutes of the June 6, 2013 meeting of the Board of Selectmen.

By Mark Lyon, seconded by Tony Bedini and unanimously approved.

## **Communications:**

None.

## **Appointments/Resignations:**

Motion:

To appoint Delisse Locher as Assessor for the Town of Washington to fulfill the term of Barbara Johnson from July 1, 2013 until June 30, 2016 (not 2017 as stated on the agenda).

By Mark Lyon, seconded by Dick Carey and unanimously approved.

Motion:

1) To reappoint Mark Showalter to the Buildings and Property Commission until 7/1/16.

2) To reappoint Stephen Wadelton to the Inland Wetlands Commission until 6/30/16.

3) To reappoint Margaret Cheney to the Inland Wetlands Commission until 6/30/16.

4) To reappoint Laird Davis as an alternate to the Inland Wetlands Commission until 6/30/16.

5) To reappoint Edwin Matthews to the Lake Waramaug Authority until 6/30/16.

By Mark Lyon, seconded by Dick Carey and unanimously approved.

## **First Selectman's Report:**

Mark Lyon reported the following:

\* Thank you to George Stone for donating the 30-yard container for Earth Day.

\* Thank you to Rocky Tomlinson, Emergency Management Coordinator, for participating in a state-wide emergency exercise June 20, 2013. The exercise dealt with a severe ice storm in the northwest hills of Connecticut.

## **OLD BUSINESS:**

### **\* Opening of Bids for Roadside Mower:**

The following bids were received:

1) Westchester Tractor, Brewster, NY	\$111,495.00
2) Bacher Corporation, East Windsor, CT	\$143,782.00
3) Ruwet & Sibley, Torrington, CT	\$124,149.61
4) W.H. Rose, Columbia, CT	\$112,666.00

Bids will be reviewed by the Selectmen and Kevin Smith, Highway Director, and will be awarded at the next Board of Selectmen's meeting on July 3rd.

### **\* Opening of Requests for Proposals for Boiler Room and Basement modifications in Bryan Memorial Town Hall:**

The following requests were received:

1) Fairfield United Construction, Sandy Hook, CT	\$237,475.00
2) Richards Corporation, Terryville, CT	\$174,417.00

RFPs will be reviewed by the Selectmen, Buildings and Property Commission and CHK Architects and will be awarded at the next Board of Selectmen's meeting on July 3rd.

### **\* Washington Community Housing Trust Request:**

Mark Lyon explained that he had met with Michael Jackson, Chairman of the Board of Finance, and Walter Whitney, President of the WCHT to go through financials. The Board of Selectmen needs to decide if the request of the Housing Trust for \$225,000 from the Affordable Housing Fund should be taken to a Town Meeting. Liddy Adams, Chairman of the Housing Commission had requested to be on this evening's agenda. The Selectmen offered to wait to hear her presentation before making the decision on the Trust's request and scheduling of a Town Meeting.

## **NEW BUSINESS:**

### **\* Discussion with Liddy Adams, Chairman of the Housing Commission:**

Liddy explained that the Housing Commission has been working on a program for over a year that is based on the CHFA's Downpayment Assistance Program (DAP). The program would offer supplementary loans at below-market interest rates to eligible borrowers of home loans who are unable to raise sufficient funds to pay the upfront expenses associated with purchasing a home. Any borrower who qualifies for a CHFA first mortgage can also apply for a DAP loan of at least \$3000. Borrowers must be able to demonstrate that they have sufficient income to pay both loans but lack sufficient savings to afford a down payment and/or the closing costs on the home. In addition, they must be able to afford a \$200 application fee and must attend a free 3-hour homebuyer education class before closing on the loan. The Housing Development Fund would do all the paperwork, follow-ups etc. They are developing a proposal that they will come back to the Housing Commission with. At that time, the Commission would discuss and request use of Affordable Housing Funds for administrative fees, etc. The Selectmen asked if the Commission had, at this point, an idea of how much they would request/need from the Housing Fund. Liddy explained that they had not yet received an estimate but hoped to in the near future. Tony Bedini asked if this request of the Housing Commission and the request of the Housing Trust could both

be on the Special Town Meeting Agenda. Liddy advised the Selectmen not to postpone scheduling of the Town Meeting to wait for the Commission's request, as the information needed may not be coming that quickly. The question was raised if this program was something that the Housing Trust and Housing Commission could work on together. The Commission felt positive this could happen. The Selectmen felt at this time, it appropriate to bring the request of the Trust to a Town vote.

**Motion:**

To schedule a Special Town Meeting for Thursday, July 11, 2013 at 7:30 p.m. at Bryan Memorial Town Hall to consider and act upon the request of the Washington Community Housing Trust for \$225,000 from the Affordable Housing Fund to be used for the Vincent Property Project.

By Mark Lyon, seconded by Tony Bedini.

**Discussion:**

Chris Charles asked for clarification on the amount requested – originally \$325,000, now \$225,000? He asked why meetings of the Board of Selectmen to discuss this were held in Executive Session. He asked if there was an opportunity to look at all the information from the Housing Trust. Walter Whitney agreed to get this information together.

The motion passed unanimously.

**\* Renewal of Old Firehouse Lease:**

**Motion:**

To renew the lease for the upper level of the Old Firehouse with Enclos for the period July 1, 2013 through June 30, 2014 for the same rental amount of \$1200.

By Mark Lyon, seconded by Dick Carey and unanimously approved.

**Visitors:**

none.

**Adjournment:**

**Motion:**

To adjourn the meeting at 6:15 p.m. as there was no further business for discussion.

By Mark Lyon, seconded by Tony Bedini and unanimously approved.

Respectfully submitted,  
Mary Anne Greene  
Selectmen's Secretary