

September 18, 2008

Present: First Selectman Mark E. Lyon, Selectmen James L. Brinton and Nicholas N. Solley.

Press: Ann Compton – VOICES, Jack Coraggio – Litchfield County Times.

Visitors/Public: John Jungen (bidder), Chris Charles, Liddy Adams (Housing Commission), Resident Trooper Stephen Sordi, Constables Patrick Kessler, Scott Flaton and Thomas Accousti.

Call to Order:

First Selectman Lyon called the meeting to order at 5:31 p.m.

Motion: To add subsequent business not already on the agenda. By Mark Lyon, seconded by Nick Solley.

Discussion: An Invitation to Bid needs to be extended for paving work. The motion passed unanimously.

Minutes:

Motion: To approve the minutes of the September 4, 2008 Regular Meeting of the Board of Selectmen. By Jim Brinton, seconded by Nick Solley and unanimously approved.

Communications: None.

Visitors:

* Introduction of Washington's newest Police Officers:

Mark welcomed the Washington's Resident Trooper Stephen Sordi and introduced the Town's newest Constable Scott Flaton who will be joining Officer Patrick Kessler as a full-time Constable. Also present was Part-time Officer Thomas Accousti who was introduced for those who had not yet met him.

Appointments/Resignations:

Mark has received some feedback from the Republican and Democratic Town Committees regarding vacancies on several Commissions. Hopefully the Selectmen will be making some appointments at the next Board of Selectmen's meeting.

First Selectman's Report:

* Cell Tower Update: Mark reported that the Cell Tower Sub Committee of the Conservation Commission has reviewed the application of Optasite for the construction of a cell tower on Rabbit Hill Road in Warren. The proposed site is on farmland that the development rights to had been sold to the State of Connecticut as part of the Farmland Preservation Act. Therefore there is some question as to the legality of placing a tower there. This is currently being reviewed by the Attorney General's Office. Warren has scheduled a Public Information meeting on September 26th. Washington's Conservation Commission is drafting a letter to the Washington Board of Selectmen.

Jim Brinton addressed the question as to whether or not the Sub Committee and/or the Town looks at other possible sights for construction/installation of cell towers that may be more favorably received. Nick Solley felt that this might be out of the responsibility of the Board of Selectmen unless it was dealing with Town-owned property.

* Romford Road Bridge: The cement bridge on Romford Road between Route 202 and Rumsey Hall School has a structural failure (pothole). Kevin Smith, Highway Director, and Lenard Engineering have inspected the bridge and it is structurally sound. Lenard will be preparing a proposal on how best to repair it.

OLD BUSINESS:

* Selection of Land Use Consultant:

The Board of Selectmen interviewed the three candidates who were interested in this position.
Motion: To hire Martin Connor for the position of Land Use Consultant to study the Town's Land Use Offices. By Nick Solley, seconded by Mark Lyon.

Discussion: Nick felt that Mr. Connor's current position as City Planner for the City of Torrington, consulting Town Planner for the Town of Goshen and other Towns in the Northwest Corner and former Zoning and Wetlands Officer for the Town of Washington and his knowledge of our needs, processes, reviews, regulations, etc., qualified him as the best candidate although all candidates were worthy of consideration. Mark and Jim agreed with this assessment. The motion passed unanimously.

*** Opening of Bids:**

The following bids were received for two dump trucks:

1) Litchfield Ford, Litchfield, CT	\$62,420.00 per truck
+ sander	5,645.00 each
- trade-in '02 F450 with plow	15,200.00
2) Interstate Ford, Hartford, CT	\$61,870.00 per truck
+ sander	5,645.00 each
- trade-in	14,000.00
3) Danbury Dodge, Danbury, CT	\$58,531.00 per truck
+ sander	5,645.00 each
no trade-in offered	
4) Ray Seraphin Ford, Rockville, CT	\$61,912.00 per truck
+ sander	6,835.00 each
- trade-in	15,000.00
5) Shaker Automotive Group, Family Ford, Inc., Waterbury, CT	\$60,758.00 per truck
+ sander	5,645.00 each
- trade-in	9,000.00
6) Pappas Dodge, New Britain, CT	\$61,440.00 per truck
+ sander	5,645.00 each
no trade-in offered	
7) Pappas Dodge, New Britain, CT	
2nd bid: Base Model	\$58,787.00 per truck
+ sander	5,645.00 each
no trade-in offered.	

Bids will be reviewed and awarded at the next Board of Selectmen's Meeting on October, 2, 2008

*** The following bids were received for a police vehicle-'09 Explorer XLT:**

1) Litchfield Ford, Litchfield, CT	\$24,510.00
- trade-in '95 Explorer	800.00
2) Shaker Automotive Group,	

Family Ford, Inc., Waterbury, CT	\$23, 996.39
- trade-in	750.00
3) Interstate Truck Center, Hartford, CT	\$24,238.00
- trade-in	500.00

Bids will be reviewed and awarded at the next Board of Selectmen's Meeting on October 2, 2008.

No bids were received for Police Office Windows. The Selectmen will discuss and determine if another Invitation to Bid will be extended.

NEW BUSINESS:

* Housing Commission report on creating an Incentive Housing Zone:

Liddy Adams, Vice-Chairman of the Housing Commission, attended this evening's meeting to discuss Public Act 07-4 that "provides incentives to municipalities to voluntarily create Incentive Housing Zones (IHZ) in eligible locations, such as near transit facilities, an area of concentrated development or an area that because of existing, planned or proposed infrastructure is suitable for development as an IHZ...."

The Zones must accommodate higher densities and the municipalities must agree to ensure that 20% of the housing units in each development will be affordable to residents earning 80% of the median income or less. The Town could potentially be eligible for a \$50,000 grant that can be used to hire consultants, design people, engineers, etc. to investigate possible areas for housing. There is no obligation to do the project or to use the identified zone. The Commission has identified 16 Titus Road as a possible Incentive Housing Zone. The Zoning Commission must establish the IHZ as an overlay zone prior to the application being made to the State. There is no cost to the Town for applying or receiving this grant. Liddy distributed materials to the Selectmen and further discussion took place.

Chris Charles voiced his opinion that this was a good opportunity for the Town but felt that the Town should also look at the entire Depot in regard to soils, possible need for treatment systems, etc.

Motion: The Board of Selectmen supports and encourages the Housing Commission to pursue the creation of an Incentive Housing Zone on the site of 16 Titus Road. By Mark Lyon, seconded by Nick Solley and unanimously approved.

* Setting the Agenda for the October 6, 2008 Town Meeting:

Motion: To set the agenda for the Annual Town Meeting that will be held on Monday, October 6, 2008 at 7:30 p.m. at Bryan Memorial Town Hall, Washington Depot, Connecticut as follows:

1. To set the dates for the annual town budget hearing and meeting in May 2009.
2. To consider and act upon an amendment to the Town's Transfer Station Ordinance.
3. To authorize the Board of Selectmen to apply for and expend any Federal or State Grants for and by the Town of Washington for remainder of the 2008-2009 fiscal years.
4. To adopt, on behalf of the Town of Washington, Nondiscrimination and/or Affirmative Action Policies required under Connecticut General Statutes and all other related policies required for applications for Federal and State Grants for the remainder of the 2008-2009 fiscal year.

By Mark Lyon, seconded by Jim Brinton.

Discussion: Mark explained that the First Selectman or the Board of Selectmen need to be authorized to apply for, and/or to finalize each grant approved, with the State of Connecticut and the Nondiscrimination Policies, etc. need to be adopted each time. If items #3 and 4 are approved at the Town Meeting, this would alleviate the need to have "special" meetings each time a grant is applied for. In the future, these authorizations could be approved at each May Town Meeting for the upcoming fiscal year. The motion passed unanimously.

* Paving Bid:

Motion: To extend an Invitation to Bid for reclaiming and paving of Curtis Road and to overlay South

Street from Nichols Hill Road to Route 47. Bids will be due October 2, 2008 by 4:30 p.m. in the Selectmen's Office. By Mark Lyon, seconded by Nick Solley and unanimously approved.

Adjournment:

Motion: To adjourn the meeting at 6:29 p.m. as there was no further business for discussion. By Jim Brinton, seconded by Nick Solley and unanimously approved.

Respectfully submitted,
Mary Anne Greene
Selectmen's Secretary