

October 29, 2009

Minutes are subject to the approval of the Board of Selectmen.

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

Press: Ann Compton – VOICES

Public: Dick Sears, Walter Whitney, Martin Meyers, David Berto, Wayne Hileman, Susan Payne, Diana Hardee, Chris Charles, Daniel Sullivan, Valerie Friedman, Terry Tiernan, William Worcester.

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

Minutes:

Motion:

To approve the minutes of the October 15, 2009 Regular Meeting of the Board of Selectmen.

By Mark Lyon, seconded by Jim Brinton and unanimously approved.

Communications:

* SBA Towers II LLC, Proposal for 49 Couch Road, Warren/Washington:

Mark Lyon reported a letter from SBA Towers had been received on October 27 regarding a proposal for development of a telecommunications tower at 49 Couch Road. A copy has been given to the Cell Tower Committee and a copy is available in the Selectmen's Office. A response will be generated within the allowed period of time and the Town will begin the process with SBA for public hearings, etc.

Susan Payne asked that the record show the Conservation Commission's mission is to protect rural character, the environment and appearance of Washington – it is not opposed to cell towers.

The Commission does have concerns about the need for more towers along the Route 202 corridor and are asking providers to explain what is needed for better coverage and they support the Board of Selectmen's involvement and inquiries to the Siting Council regarding a telecommunication s coverage assessment plan.

Daniel Sullivan, owner and resident of 47 Couch Road explained that the application for 49 Couch Road directly effects him and his family as access to #49 is by a right of way over his property. He read a statement outlining the contacts, correspondence and events that have occurred over the past several years regarding driveway issues and now cell tower issues. He feels his rights as a property owner have been compromised and although present and past Town administrations appear to be sympathetic, nothing has been resolved.

Mark explained that he had met with Mr. Sullivan and there are issues that are between neighbors, that don't involve the Town, and although some solutions have been suggested regarding the driveway, Mr. Sullivan did not agree with them.

Appointments/Resignations: None.

First Selectman's Report:

Mark Lyon reported on the following:

* Plumb Hill:

Inland Wetlands approved a permit for the drainage work.

* Cell Tower Application: See above.

* ECS Grant:

In the past, the total amount of this grant came to the Town, this year a portion is being sent directly to Region #12. Mark has spoken with local legislators regarding this change (the Town budgets for the total amount to be received). He will be working with the Business Manager of the Region to adjust payments to them as grant amounts are received.

OLD BUSINESS:

* Awarding of Bid for the Construction of a fireplace at the River Walk Pavilion:

Funding is in place for this project, the Selectmen have met with the low bidder, FSM Services of New Milford, and seen several examples of his work. Motion: To award the bid for construction of a fireplace at the River Walk Pavilion to FSM Services of New Milford, CT for \$17,750.00. By Mark Lyon, seconded by Nick Solley and unanimously approved.

NEW BUSINESS:

* Washington Community Housing Trust request for an ex-budget appropriation:

Walter Whitney, Board Member of the Housing Trust, explained that they were requesting support from the Board of Selectmen to ask the Board of Finance for an ex-budget appropriation of \$20,000 for pre-development plans for Marbledale Meadows – an affordable home, limited equity ownership project on the former Myfield development property on Mygatt Road. Mr. Whitney, Dick Sears, President of the WCHT and Board Member Martin Meyers all contributed to the discussion and explanation of the project, as did David Berto, Housing Consultant hired by the Trust.

The \$20,000 would be used to complete an application to the State Department of Economic and Community Development for a grant in excess of \$1 million. In addition the Trust will be asking the Town's Housing Commission for \$5,000 and has committed \$25,000 of its money. This would make up the approximate \$50,000 needed for pre-development and application costs. Engineers and architects have agreed to work on this project on a "contingency basis". The Trust is planning to re-visit the Housing Commission for a request of \$110,000 (which was not approved earlier) contingent on the State approving the application.

Mr. Whitney explained that the State looks for Town support on such projects. Mr. Berto and the Board Members are confident in an approval. If the application is denied, the Trust is notified as to why and they can then re-apply with the necessary adjustments. The Trust has an "option" to purchase the property, also contingent on approval of the State funding.

There was considerable discussion on the needed financing, the criteria for purchasing, what criteria is determined by DECD, condo ownership, monthly maintenance charges that need to be considered, etc.

The question was asked about first-time homeowners and Town residents being given first priority. It was explained that since State monies are involved, fair housing regulations need to be followed but that the homes would be advertised locally and through local employers, churches, etc.

The minimum number of homes to be built will be 8 and the maximum 11. The Selectmen heard comments from the visitors, expressed some concerns of their own, realizing there are some questions that cannot be answered until further into the application process.

Clarification was given that the request from the Housing Commission for the \$110,00 would be conditional and that ultimately would need to be approved at a Town Meeting. Dick Sears urged the Selectmen to support the project and vote at this meeting. Motion:

The Board of Selectmen supports and will request a \$20,000 ex-budget appropriation from the Board of Finance for the benefit of the Washington Community Housing Trust for pre-development plans necessary for an application to DECD regarding the development of Marbledale Meadows.

By Mark Lyon, seconded by Jim Brinton and unanimously approved.

* Engineering proposal for municipal storage area the Highway Department property on Blackville Road:

The Selectmen have received a proposal from Arthur Howland & Co. for an estimated cost of \$3000 to determine drainage, volume of water, lot coverage, etc. at the Highway Department property for a storage area.

Motion: To hire Arthur Howland & Co to do the engineering work necessary to create a municipal storage area at the Highway Department property on Blackville Road.

By Mark Lyon, seconded by Nick Solley and unanimously approved.

* Resolution for Historic Documents Preservation Grant:

Motion:

Resolved:

That Mark E. Lyon, First Selectman of the Town of Washington, is empowered to execute and deliver in the name and on behalf of this municipality a contract with the Connecticut State Library for an Historic Documents Preservation Grant.

By Jim Brinton, seconded by Nick Solley.

Discussion: this grant is applied for each year for the Town Clerk's records, documents, etc.

The motion passed unanimously.

Visitors:

* William Worcester, Architect:

Presented an update on the Beach House Project and the aspects that have been completed and what needs to be decided on i.e. placement of propane tanks, railings, walkways, etc. Chris Charles asked about a credit to the Town, as there was a change in the sheathing and again expressed his concern of a "lost opportunity" for a more efficient building.

Adjournment:

Motion:

To adjourn the meeting at 7:40 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