



## SELECTMEN'S MEETING

### March 16, 2010

The Board of Selectmen held a Selectmen's Meeting on Tuesday, March 16, 2010, at 7:30 p.m. in the Merrill Seney Community Room.

**PRESENT:** Lawrence K. Groh, Jr., First Selectman; John Bell, Selectman; Kenneth Beausoleil, Selectman; Jonathan Duvall ~WINY Radio; Rich Hosford ~ Villager Newspapers; Raymond Faucher, Jr.; John Rice; Richard Kruczak; Joseph Gaucher; Leo Adams, Director of Public Works; Thomas Poplowski; Joshua Spilka; Paul Horanzy; Sebrina Heroux, Assessor; Kathy LeBlanc Kiersten Johnson; Brian Lynch; Paul Guillot; Ann Mainville; Jen Mainville; Pamela Mainville; Laurent C. Guillotte; Adam Stein, WINN Residential; Andy Scott; Shawn Donohoe; Alex Martin; Shawn Brissette; Kevin Walsh; Kevin Beno; Pamela Gannon; Lori Fellman; Kevin Kennedy, Director of Planning and Development; Alvan Hill, Building Official; Diana Couture; Jim Northbridge; Al Landry; other concerned citizens

### APPROVAL OF MINUTES

*Motion made by Mr. Bell, seconded by Mr. Beausoleil, to accept the minutes of the Selectmen's Meeting of March 2, 2010, with striking the phrase "and he will research this question." from item 4 of Citizen's Comments, page 2.*

<i>Mr. Bell</i>	<i>-Yes</i>
<i>Mr. Beausoleil</i>	<i>-Yes</i>
<i>Mr. Groh</i>	<i>-Yes</i>

### CORRESPONDENCE

Mr. Groh presented the Crime Report and the Monthly Statistics Report from Troop D.

### SELECTMEN'S COMMENTS

- Mr. Groh announced that the next Board of Selectmen Meeting will be held on April 6, 2010 at the West Thompson Fire Station.
- Mr. Groh noted that there were good comments and concerns expressed by citizens at the Budget Public Hearing on March 11, 2010. He encouraged citizens to contact him at any time.
- Mr. Bell thanked Mr. Adams and the Public Works Department for repairing Wilsonville Road.
- Mr. Bell attended the Eagle Scout ceremony for James Gonsorcik on March 14, 2010.

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## **CITIZENS' COMMENTS**

None.

## **OLD BUSINESS**

There was a bid opening at the last Special Selectmen's Meeting on March 4, 2010.

*Motion made by Mr. Groh, seconded by Mr. Bell, to add Bid Opening for Social Service Building Committee Bid for Materials, as Agenda Item 5 A.*

<i>Mr. Groh</i>	<i>-Yes</i>
<i>Mr. Bell</i>	<i>-Yes</i>
<i>Mr. Beausoleil</i>	<i>-Yes</i>

## ***BID OPENING FOR SOCIAL SERVICE BUILDING COMMITTEE BID FOR MATERIALS***

Mr. Rice reported that the Social Service Building Committee met on Friday March 12, 2010 to review the bid. The Committee recommended that the Board of Selectmen reject the bid as it was incomplete. The bid was for \$62, 736.51.

Mr. Kennedy noted that the plan is to review the bid package information and send it back out with clear instructions and specifications of materials desired.

*Motion made by Mr. Groh, seconded by Mr. Beausoleil, to reject the bid received, as recommended by the Social Service Building Committee.*

<i>Mr. Groh</i>	<i>-Yes</i>
<i>Mr. Beausoleil</i>	<i>-Yes</i>
<i>Mr. Bell</i>	<i>-Yes</i>

## ***WINN DEVELOPMENT – RIVERMILL HOUSING PROJECT***

Mr. Groh presented an overview of the Special Selectmen's Meeting Tour of River Mill and the requests from WINN Residential for town support. He received an opinion from Town Attorney which he read into the record. This document noted that the Board of Selectmen does not have the jurisdiction to pave a private road as normal maintenance activity, and that the Small Cities Grant is a town asset and cannot be acted upon solely, forgiven in part or in full, by the Board of Selectmen and requires town meeting. Mr. Groh stated that any change in building fees would need to be changed by town ordinance, and the request for a property tax freeze would need to be addressed by town meeting.

Sebrina Heroux, Assessor, explained how the assessed value of property is determined while construction or remodeling is taking place.

Alvan Hill, Building Official, explained how building fees are determined and the authority is with the CT Building Code for setting fees. The estimated building fees for this project is \$140,000.00 and Mr. Hill is willing to set up a payment schedule with one half paid in 2010 and

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the remainder to be paid in 2011. Mr. Beausoleil inquired about the criteria to waive fees, and Mr. Hill replied that he has the authority to waive fees and has done so in unique circumstances, such as an elderly couple putting up a small storage shed. Mr. Hill stated that he is not inclined to waive the building fees for this project.

Mr. Groh asked Mr. Adams, Director of Public Works, to assess the River Street situation. Mr. Adams stated that substantial work would need to be done to bring this road to a standard condition. He estimated that the cost would be \$125,000 to \$130,000. Mr. Groh noted that any decision regarding funding this project would need to be made at town meeting.

Mr. L. Guillot raised concerns regarding the difficult budget year and advised caution and deliberation before reaching a decision. He is concerned with receiving the Small Cities Grant Funds on the River Mill.

Mr. Donohoe noted that taxes on the existing property would be paid during the construction period, and asked for clarification on the building fees, which was provided by Mr. Hill.

Mr. Groh stated his concerns about the River Mill being underutilized for a number of years. He would consider having the Highway Department provide labor on the paving, with WINN being responsible for material costs. He noted that a partial reduction in building fees would need to be addressed by town attorney, ordinance and town meeting. He would be willing to entertain moving the Small Cities obligation to another property, and a property tax freeze during the construction phase, with reaching full value at five years. He is in favor of a written resolution of support by the Board.

Mr. Stein and Mr. Scott presented information regarding the application process to obtain housing tax credits. They will also be applying for a historic tax credit. They are in the process of conducting a market study to determine the number of units needed and the project viability. Mr. Northbridge, a fifteen year business owner in Thompson, presented a letter of support, for adaptive reuse of this historic structure, signed by one hundred twenty-five citizens. He commented on the benefits to the town in moving this project forward.

Ms. Martin, a resident since 1990, noted that there has been a lack of economic development in town and expressed her opinion that this project would be a benefit to Thompson.

Mr. Brissette asked if Thompson could apply for a grant to pave River Street. Mr. Kennedy noted that USDA would help with 33% of the cost if the town would assume responsibility for the remainder.

Mr. P. Guillott inquired on the age restriction of the housing units. Mr. Kennedy stated that this project was approved as a 55 and older project. It would need to come back to the Planning and Zoning Commission and a public hearing if any amendment was desired.

Mr. Rice inquired if a letter of support would suffice for the application. Mr. Stein replied that any help would be appreciated, and that ten points for public support would be obtained. The Planning and Zoning Commission's approval for this project and change of zone to Neighborhood /Commercial are both examples of town support.

Ms. LeBlanc asked for background on the Small Cities Grant. Mr. Donahoe gave a brief history of the grant obtained circa 1998 to develop a Small Business incubator project. Although the work was completed, the projected jobs and new tenants were not realized.

Mr. Groh ended the public portion of comments and asked for Board comments.

Mr. Bell stated that this is a tough budget year, with a decrease in the Grand List and state funding. He commented that WINN Development has done a nice job on previous projects.

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Mr. Beausoleil stated that he is in favor of a letter of support. He acknowledged the tough budget year and wants the lien on the River Mill to be shifted or repaid. He would want to receive recommendations for town counsel and town committees regarding the impact of this project. Mr. Groh stated that the Small Cities Grant needs to be resolved. He does want town funds paid to pave private roads, but would support a proposal to allow town workers to provide in-kind service. He would also support a property tax freeze during the construction phase, and possibly look at a five year plan. He would like to go to Town Meeting with the package as a whole, so that citizens may be informed and make a decision.

*Motion made by Mr. Beausoleil, seconded by Mr. Bell, to provide a letter of support for the WINN Development Project at the River Mill.*

*Mr. Beausoleil            -Yes*  
*Mr. Bell                    -Yes*  
*Mr. Groh                   -Yes*

There was a discussion on gathering information concerning this project for a projected town meeting for April 21, 2010, to be held at 7 p.m. at the Thompson Public Library/Community Center. Mr. Stein and the appropriate town staff, Boards and Commissions will provide information to the Board of Selectmen.

*Motion made by Mr. Beausoleil, seconded by Mr. Bell, to have information on the WINN Development Project at the River Mill available for the next Selectmen's Meeting on April 6, 2010, to be held at the West Thompson Fire Station.*

*Mr. Beausoleil            -Yes*  
*Mr. Bell                    -Yes*  
*Mr. Groh                   -Yes*

## **NEW BUSINESS**

### ***MARIANAPOLIS SEWER EXTENSION – ENGINEERING RFP OPENING***

Mr. Lynch had received a letter from URS. He asked for information on the March 2, 2010 vote rescinding naming URS as the project engineering firm for the Marianapolis Sewer Project. Mr. Groh explained that time was of the essence regarding the project. Richard Kruczak expressed the concerns of URS with delays by the attorneys.

*Motion made by Mr. Groh, seconded by Mr. Beausoleil, to table this topic until the next meeting.*

*Mr. Groh                    -Yes*  
*Mr. Beausoleil            -Yes*  
*Mr. Bell                    -Yes*

### ***LAST GREEN VALLEY 2010 GRANT PROGRAM RESOLUTION***

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Mr. Kennedy stated that the formal resolution would support grants that promote culture and economic development as well as celebrate history. Possible uses of these funds would be for trail signs, maps and benches, and for directional signs to businesses. Mr. Beausoleil asked about the liability of volunteers. Mr. Kennedy explained the town's process of providing insurance coverage of volunteers at no cost to the town. Mr. Groh read the resolution into the record.

*Motion made by Mr. Beausoleil, seconded by Mr. Bell, to support the resolution of the Last Green Valley 2010 Grant Program.*

*Mr. Beausoleil            -Yes*  
*Mr. Bell                    -Yes*  
*Mr. Groh                   -Yes*

***ORDINANCES – DISCUSS TOWN MEETING DATE***

There was citizen input regarding the proposed noise ordinance as reported in the Thompson Villager. The Board will review the submissions from the Ordinance Review Committee and ask the Ordinance Review Committee to attend the next Board of Selectmen Meeting. A Town Meeting is set for April 28, 2010 to act upon the proposed ordinances.

***PROBATE COURT LOCATION PROPOSAL***

Mr. Groh reviewed information on the regionalization of the Probate Court and presented information on Thompson hosting the Court, with the other seven towns paying the associated costs.

*Motion made by Mr. Beausoleil, seconded by Mr. Bell, to present the proposal for Thompson to host the Probate Court.*

*Mr. Beausoleil            -Yes*  
*Mr. Bell                    -Yes*  
*Mr. Groh                   -Yes*

**TAX REFUNDS**

*Motion made by Mr. Groh, seconded by Mr. Beausoleil, to refund the following overpayment as recommended by the Tax Collector, Rene Morin.*

Bruce Ream            \$14.44

*Mr. Groh                   -Yes*  
*Mr. Bell                   -Yes*

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*Mr. Beausoleil*            -Yes

**OTHER BUSINESS**

None

**ADJOURN**

*Motion made by Mr. Groh, seconded by Mr. Beausoleil, to adjourn the meeting at approximately 11:06 p.m.*

*Mr. Groh*                    -Yes

*Mr. Beausoleil*           -Yes

*Mr. Bell*                    -Yes

Recorded and transcribed by:  
Lynn Landry