



**Town of Sherman
Board of Selectman
Regular Monthly Meeting
February 27th, 2014
7:00 p.m.
Mallory Town Hall**

FINAL

Members Present: First Selectman, C. Cope, and Selectman B. Ostrosky

Call to Order

First Selectman C. Cope Called the Meeting to Order at 7:03p.m.

Approval of Minutes:

BoS Special Meeting January 23, 2014

Selectman B. Ostrosky Moved to Approve the Minutes of BoS Special Meeting
January 23, 2014 as written. Seconded by: A. O'Connor Vote: For: Unanimous

BoS Regular Meeting January 23, 2014

Tabled to the next Regular Meeting

BoS Special Meeting January 27, 2014

Tabled to the next Regular Meeting

Correspondence

CIRMA- Sherman has been awarded a Risk Management Achievement in respect to a Town Driver's Safety event, congratulations to the Sherman Traffic Safety Committee.

State of Connecticut- Drinking water compliance. The Town received a notice of violation, the drinking water in the Town Buildings tested below the Federal EPA drinking water standards.

CTDOT- CRASH Report of Grant funding opportunities

George Beatty- Retiring after 30 years maintaining Town Meadows.

Sherman Historic District Commission: Letter of resignation of Alternate, Robin Szendy

Willy Knaak: letter signed with 14 signatures in opposition of the use of Colonial Park for the proposed Senior Affordable Housing site.

Jennifer Freed: Letter of resignation as Chair of the Happy Aches Ad Hoc Advisory Committee.

Connecticut Siting Counsel: Notice of a Public Hearing in reference to Application 444, for a telecommunications tower proposed at the First Light, Bulls Bridge Hydroelectric Facility located North on Route 7.

Neil Volkmar: Letter of resignation as Vice-Chair of the Happy Aches Ad Hoc Advisory Committee.

David Raines: in reference to the lock box initiative security located on the ESF building for RST access to the facilities.

Public Comment

Eric Holub: Spoke in reference to the Sherman Housing Lease, saying it does not meet the current needs of Seniors or as advertized to the Public. Mr. Holub referred to a BoS Meeting July of 2012, where A. O'Connor relayed her understanding of the project and history of affordable housing for all residents. Mr. Holub said he thinks that understanding needs to be re-instated. At a September 2013 Sherman Aging Commission Meeting, discussion of the Lease Agreement in which the language refers to no less than 50% Affordable. The Current proposed lease reads 100% affordable. Mr. Holub said he thinks that original intention and understanding needs to be re-instated. Stating first preference to Sherman Seniors. In addition Mr. Holub recommended the Town maintain architectural control of the project. Discussion followed in reference to defining the terms of the lease. The BoS agreed it may be helpful to include the Historic District Commission when approving the final architectural plans to assure the design is aligned with the overall feel of Sherman.

Carol Faure: stated she was confused with what the Affordable Senior Housing is proposing that it is not what was originally promised at the forum.

Scott Randall: presented the BoS with aerial photographs of Candlewood Lake. The photos, taken in October of 2013, show high levels of blue green algae, which is toxic and cause to close beaches. He stated the cause of the blue green algae bloom is high concentrations of nitrates and phosphorus. According to the DEEP regulations, a bloom to this level would suggest closing of access to the lake, all boating, and fishing. He cautioned this will happen again and unless action is taken to reduce the paths of contamination, such as septic run off, over-fertilization of gardens and grounds, etc will become very problematic to remediate. Mr. Randall encouraged the BoS to look into Grants which help offset the costs of remediation and prevention.

Kevin Maloney, of the CT Conference of Municipalities spoke, inquiring if Sherman would consider renewing their membership with CCM. Mr. Maloney provided a brochure to the BoS with the features and benefits of the program. The dues are \$2,035.00 annually.

Fran Gileno spoke in reference to the previously mentioned petition and is against using Colonial Park as the proposed site for the Senior Affordable Housing.

Steve Maletz inquired if there was any additional correspondence in reference to improving telecommunications for the Southern end of Sherman.

Old Business

Progress Report on Town Projects:

Emergency Services Facility project- David Raines

David Raines reported as of 2/27/14 the overhead door switches and cords have been properly installed. Bids for the completion of the building projects were received and the project was awarded to Kevin Keenan of South View Builders not to exceed \$ 53,052.00. Bids have been received for the completion of the plumbing aspect of the facility and Morelli Plumbing has been awarded the project, not to exceed \$ 7,500.00. The flooring issues are being addressed, the peeling paint and binding agent needs to be completely removed and reapplied. This is anticipated to cost approximately \$25,000.00 to \$35,000.00 and will be complete by April. The folding partition in the Meeting room failed, the anticipated replacement cost is \$5,500.00 it has been secured by a brace until the replacement can be completed. It was recommended the Town Attorney be consulted in reference to a performance bond for items failing. The transfer of the Fire Marshal's telephone line is pending. The Resident State Trooper's is anticipated to be in his office within 60 - 90 days, the integrated computer system from the State Barracks has not been transferred to the ESF office and the sink in the office needs to be relocated to the restroom. Mr. Raines spoke about lock boxes that have been implemented to allow on duty Officers access to restrooms and break room. Mr. Raines made a recommendation to the BoS offer use of Mallory Town Hall restrooms and break room might be more sufficient than the ESF facility. The BoS was favorable to the use of Mallory Town Hall for Trooper accommodations.

Sherman Library Expansion project

An email from Millie Loeb was read into record, she stated the renovations project has received the Certificate of Use and Occupancy; they are completing the finishing touches which will close out the project. The Grand re-opening has been set for March 15th from 11:00 am to 3:00 pm, there will be children's activities and tours.

Sherman Playhouse Lower Level Renovation update

First Selectman Cope spoke to the renovation project of the lower level. Charlie Reppenhagen has submitted updated plans for the STEAP Grant submittal. The changes reflect an ADA compliant restroom door. There are no changes to the exterior of the building.

Public Safety Communications: AT&T proposal for Bulls Bridge

David Hopkins encouraged the BoS to recognize an opportunity to modify the original recommendation from First Selectman Cope to AT&T, and present a parcel located on Evans Hill to the CT Siting Counsel for consideration. RCC studies show that a tower on this location, situated at a slight tilt, could benefit the Northern portion of Sherman as well as Gaylordsville and North Route 7. The BoS shared concerns as to the neighboring properties favorability to this suggestion. Further discussion followed regarding improvement of Emergency Communications for the Town. Discussion followed as to the funding allocated for the reports and what remains. First Selectman Cope and Selectman Ostrosky stated they were opposed to incurring any additional costs to investigate locations, where the true need for Sherman would be to improve cell services at the Southern end of town. Selectman O'Connor recommended consulting with Land Use Attys. Branse & Willis regarding modifying the original AT&T tower location recommendation. The Motion below was defeated.

Selectman A. O'Connor Moved to Approve the request of David Hopkins to amend the letter to AT&T request to consider Evans Hill as Town preference for a communications tower and present to the CT Siting Counsel. Seconded by: B. Ostrosky Vote: For: 1 (O'Connor) Against: 2(Cope and Ostrosky)

Housing Commission update- Steve Roffwarg

Mr. Roffwarg reported on a collective Meeting of the Sherman Housing Commission, Consultant, Town Attorney, and First Selectman Cope. He stated the Commission was in mutual agreement of the outstanding issues. The Commission received the revised lease agreement on February 17, 2014 and is comfortable with the revisions. Mr. Roffwarg stated he believes it protects the Town and provides what the State will require for funding. Mr. Roffwarg stated the Commission will need to get the revised lease agreement approved by P&Z. If P&Z agrees with the terms, Mr. Roffwarg requested the BoS present the Town a referendum/ vote. Additionally Mr. Roffwarg said he felt another informational forum would benefit the public in understanding the proposal. If voted in favor by the town, Sherman Housing Trust would have the ability to apply for a 501-c-3 non-profit. Becoming a 501-c-3 is a necessity to contract private funding. Mr. Roffwarg stated all members of the Sherman Housing Commission wish to carry over to become members of the Sherman Housing Trust to see the project through. The land has successfully been surveyed, well and septic feasibility has been proven. The Sherman Housing Commission believes the citizen's should decide at this point if they are in support of moving this project forward to keep seniors in the community. The BoS asked Mr. Roffwarg why the revised lease agreement does not state preference to the residents of Sherman. Mr. Roffwarg answered, the consultant recommended this, with the request of State funding, and they cannot discriminate.

Facilities Manager Search Committee update

First Selectman Cope reported the hire of Frank Spaziani as the Town Facilities Manager, the start date was February 1st, 2014. The first priority is to assess the Town buildings and create a list of needed repairs, and form a Budget. Discussion followed regarding the location of the Facilities Manager's office, presently located at the elementary school. Selectman O'Connor requested the Board consider accommodating a percentage of reimbursement for cell phone use and mileage equal to what the Zoning Enforcement Officer receives. A motion was tabled until the language of the agreement for cell phone reimbursement and mileage can be verified.

Selectman A. O'Connor Moved to Approve the Facilities Manager reimbursement for cell phone use and mileage.
Seconded by: B. Ostrosky Vote: TABLED

Happy Acres Farm ad hoc Advisory Committee update

An email from Vice- Chair, Neil Volkmar, dated February 26th, 2014 was read into record in reference to a Committee Report, he references a Motion made at the February 19th, 2014 Regular Meeting. The motion is as follows: "J. Molito Moved to formally recommend the Board of Selectman seek the consultation of the Happy Acres Farm Ad Hoc Advisory Committee when drawing up a request for Proposal. Seconded by J. Seigel Vote: For: Unanimous". The BoS discussed the Committees' status currently without a Chair or Vice Chair. Selectman A. O'Connor read into a record an email from Happy Acres Farm Ad Hoc Committee, Outreach Chair, J. Molito, in reference to concerns of potential impact of an RFP and of accessibility of the Farm to the Town. Discussion followed, the BoS will seek information from the RFP group and outreach group in for future discussion.

ESF rental policy update

Selectman A. O'Connor updated the BoS on ideas for the rental agreement for the use of the ESF building. The BoS discussed concerns regarding custodial responsibility of a large event occurs. A floor plan should be included with the rental materials with dimensions of rooms as well as an emergency plan showing maximum capacity and exits. There will be a chain of consideration for reservations. In addition to a deposit, there will be a fee to reserve a date. TULIP Insurance riders will be required for all use/ and events. The divider should be put in place by the custodial help, not the renter. When reviewing the rental space after the use, the divider will need to be inspected. Chairs and tables can be available from the Town. The audio visual system will need instructions posted, as well as included in the rental packet. Issues that still need to be addressed: Phone use, large event garbage disposal, access to lower bathroom. Fees should be non-competitive with other town venues.

Playhouse windows update

Hudson Valley Preservation has been awarded the bid and plans to begin in the spring.

Proposed lease to Sherman Housing Trust, Inc. review and possible action

First Selectman Cope reported a meeting with Sherman Senior Housing and the Town Attorney. Selectman B. Ostrosky confirmed the revisions would need to go before the P&Z Commission for approval. First Selectman Cope stated he will bring the concerns mentioned previously in the meeting to the Town Attorney and will confirm what the he Commission on Aging 2013 low income formula requires. Discussion followed in reference to architectural control of the site.

Proposed Senior Housing Lease Resolution review and possible action

The BoS discussed: P&Z jurisdiction, architectural control of the site, including the Historic District, preference to Sherman Seniors, and fair housing laws.

New Business

Tax Refunds

Selectman A. O'Connor Moved to Approve refund of Motor Vehicle Taxes in the amount of \$291.82 and refund of Property Taxes in the amount of \$ 5,639.71

Seconded by: B. Ostrosky Vote: For: Unanimous

CLA and Land Use Citation Hearing Officer Reappointments

Selectman A. O'Connor Moved to Approve the reappointment of Ed Hayes as Land Use Citation Hearing Officer for a three year term
Seconded by: B. Ostrosky Vote: For: Unanimous

Town Building Committee formation discussion

The Bos discussed clarity of what the mission and responsibilities of this committee would entail. First Selectman Cope stated he would look into what other Towns are doing in regard to this and will carry this over to the March Agenda.

**Discussion and possible action regarding abatement of taxes for Happy Acres Farm
Tabled until the March Meeting.**

**Resolution for Master Municipal Agreement for Construction Projects
Tabled until the March Meeting.**

General Discussion

Joe Keneally stated he was pleased with the results of the search and hire of the Facilities Manager and requested the consideration of retro-active reimbursement starting in October.

Steve Roffwarg requested notification of when the next meeting will occur in reference to the Senior Housing Project.

Willy Knaak spoke in reference to Happy Acres Farms, stating he was pleased with the Town Vote results to approve use of the cell tower revenue to cover the expenses accrued until the end of the current fiscal year. He recommended seeking State and Federal grant funds relating to agriculture to off-set the costs of the farm.

Charlie Reppenhagen stated he felt the recommendation of the Town maintaining architectural control of the Senior Housing project was unnecessary.

Carol Faure requested the names of the members on the Public Safety Commission. (First Selectman Cope responded : Chris Pitcher and Marty Head). Additionally she asked if additional consideration has been given into improving the cell communications at the Southern end of Sherman. Further she stated she felt Sherman would be misrepresented if the BoS were to shift Municipal preference to the Evans Hill proposed site in reference to corresponding with AT&T.

Jerry Seigel spoke in reference to the Emergency Communications research to determine the best solution for placement of equipment to strengthen communications for the Town. He stated he feels the efforts seem to be losing site of the need for emergency communications and are taking the direction of cell communications as priority. Mr. Seigel additionally spoke in reference to Happy Acres Farm, he stated he feels the use of the Town Attorney in the beginning of the RFP process was not the best use. He recommended communication with Paul Kuhn of the Happy Acres Farm Ad Hoc Committee, they have worked toward putting together an outline for a RFP and would think the Atty. serve best at the end of the process to fine tune the legal wording. Mr. Seigel was in favor of following Mr. Volkmar's suggestion of dissolving the HAFC and reconstitute as specialty task groups.

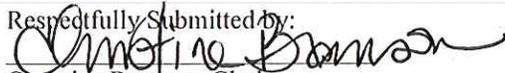
Fran Gileno stated cell phones are being used for emergency communications in many ways, she said as an example, a cell phone can transmit the electro-cardio data from a pacemaker in advance of the arrival of an ambulance, saving vital time and possible lives.

Ernie Deck spoke in reference to the ESF rental agreement, stating he was in favor of renting the building, and suggested charging a flat fee for use of the furniture (banquet tables and metal folding chairs)

Adjournment

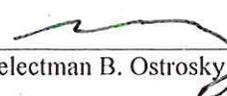
Selectman B. Ostrosky Adjourned the Meeting at 10:05 p.m.

Respectfully Submitted by:


Christine Branson, Clerk

March 7, 2014 APPROVED as written BoS 3/27/14 RMM


First Selectman C. Cope


Selectman B. Ostrosky


Selectman A. O'Connor