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**DRAFT**

**THOMASTON BOARD OF SELECTMEN  
REGULAR MEETING  
TUESDAY, JANUARY 4, 2011**

**Roll Call:**

Meeting was called to order at 7:00 p.m.

First Selectman Mone and Selectman Scheppard were present. Selectman Barrett, Sr. was not present at the start of the meeting.

**Approval of Minutes:**

A motion was made by First Selectman Mone to approve the minutes of the December 21, 2010 regular meeting as presented. Motion was seconded by Selectman Scheppard. With all in favor, motion carries.

A motion was made by Selectman Scheppard to approve the minutes of the December 30, 2010 special meeting as presented. Motion was seconded by First Selectman Mone. With all in favor, motion carries.

**Old Business/WeRecycle:**

First Selectman Mone said the requested changes the Board made to the contract at a prior meeting were submitted to WeRecycle, but we have not heard back from them yet. This item will be tabled to the next regularly scheduled meeting.

**Old Business/Labor Negotiations (executive session):**

We are waiting on some members of the Finance Board to be part of the labor discussions (executive session). Therefore, we will skip to new business at this time.

**A motion was made by Selectman Scheppard to skip to new business on the agenda. Motion was seconded by First Selectman Mone. With all in favor, motion carries.**

**A motion was made by Selectman Scheppard to amend the agenda and add under New Business the Transfer Station Committee/Extension of Summer Hours. Motion was seconded by First Selectman Mone. With all in favor, motion carries.**

**New Business/Transfer Station-Extension of Summer Hours:**

A motion was made by Selectman Scheppard to approve the extension of summer hours indefinitely with the provision that the committee will provide a monthly report and make recommendations. Motion was seconded by First Selectman Mone. With all in favor, motion carries.

Selectman Barrett, Sr. arrived at 7:08 p.m.

**New Business/Army Corps of Engineers Request for Assent of Easement for 560 Michelle Lane:**

The existing water supply for the Northfield Brook Lake recreational area is derived from a system of wells and tanks. The State of Connecticut has recently issued violations relative to the site drinking water quality as a result of color, turbidity, odor and bacteria. The current system does not meet the Connecticut drinking water standards. Several methods have been used to try and improve the drinking water to no avail. Due to the fact the Town of Thomaston has a municipal water line located at the end of a cul-de-sac on Michelle Lane, approximately 1,500 ft. east of the exiting 10,000 gallon water storage tank, the Army Corps of Engineers is proposing to replace the existing water source with the municipal water from Michelle Lane by installing a water pipeline that would extend from Michelle Lane to an area adjacent to their 10,000 gallon tank at Northfield Brook Lake.

Ownership of this particular piece of land is split between the homeowner, Crossroads Development and the Town. The Town holds an easement on a portion of the property. Therefore, the Army Corps of Engineers is requesting that the Town grant an Assent to Easement to the extent needed to allow the grant of a pipeline easement to the United States of America.

Discussion ensued. Before the Board acts on this, Selectman Scheppard wants to know if Connecticut Water has been consulted about this as to whether or not it would affect the water pressure to the residents of that area and the Fire Department hydrants.

First Selectman Mone will follow up on. This has been tabled until the next regularly scheduled Board of Selectmen meeting.

**New Business/Cell Tower Lease Option with Tristar:**

Back in January, 2001, Omnipoint Communications (now known as T-Mobile) made a lease agreement with the Town to lease a 50' x 50' sq. ft. parcel on Chapel Street, on which there is a telecommunications monopole erected for cell service. Under this lease agreement, T-Mobile agreed to pay the Town rent in the sum of \$1,500 per month in addition to 50% of the gross rents received from other carriers who rent space. For FY 09-10, the Town received over \$66,000 in

revenues from T-Mobile for use of the tower. The term of the lease agreement was for 10 years, with the right to renew the agreement for three (3) consecutive five (5) year periods for a total of 15 additional years (year 2026).

We have had a request from a company named TriStar for a long term easement under the current leased space to be as follows:

- annual payments of \$6,000 until lease expiration;
- we can continue to collect all rents from T-Mobile and carriers until lease expiration;
- revenue share of 50% of net rental revenues at lease expiration (based on the current tower tenants and market lease rates, our 50% revenue share is projected to be about \$87,000 in 2026).

We have not received a hard copy of this proposed agreement from TriStar yet. First Selectman Mone asked the Board whether this should be tabled until the next meeting or if they can give him approval to sign on behalf of the Town once the town attorney approves and the TriStar contract is received.

A motion was made by Selectman Scheppard to empower the First Selectman to sign the lease option contract with TriStar pending the approval from the town attorney. Motion was seconded by Selectman Barrett, Sr. With all in favor, motion carries.

#### **New Business/2011-2012 Budget Review & Discussions:**

We will table the review of budgets until the next regularly scheduled Board meeting so that all have a chance to digest.

Certain members of the Finance Board have arrived. We will now make a motion to go into executive session.

**A motion was made by Selectman Scheppard to go into executive session at 7:22 p.m. inviting in Dave Colavecchio, Kristen Mossiman-O'Sullivan, and Steve Turner. Motion was seconded by Selectman Barrett, Sr. With all in favor, motion carries.**

**Marie Galbraith arrived late and was admitted into the meeting.**

**A motion was made by Selectman Scheppard to come out of executive session at 8:27 p.m. Motion was seconded by Selectman Barrett, Sr. With all in favor, motion carries.**

**No action taken.**

#### **Board/Commission Appointments & Resignations:**

A motion was made by Selectman Scheppard to reappoint Ralph Celone as a regular member of the Planning & Zoning Commission for a term from January 2, 2011 to January 2, 2016. Motion was seconded by First Selectman Mone for discussion purposes.

Selectman Barrett, Sr. is not comfortable with the reappointment because of the issues Ralph had with a number of people who came before the commission in the past. Selectman Scheppard expressed that he, too, struggled with the decision to reappoint, but knows he is a valuable asset as a volunteer to that commission with the knowledge he brings to the table.

**Motion carries 2-1.**

A motion was made by Selectman Scheppard to appoint Brian Davis of Fenn Road as an alternate member filling a vacancy on the Planning & Zoning Commission for a term from January 2, 2011 to January 2, 2014. Motion was seconded by Selectman Barrett, Sr. With all in favor, motion carries.

**Tax Refunds:**

A motion was made by Selectman Barrett, Sr. to approve the tax refund submitted by the Tax Collector in the amount of \$17.74 to Lisa Mendelsohn, taxpayer estimated interest and fees which resulted in an overpayment. Motion was seconded by Selectman Scheppard. With all in favor, motion carries.

**Public Comment:**

In attendance at tonight's meeting were Christine and Paul Yoos, Ray Taylor, Brian Davis and Robby Piazzarelli/Town Times.

Ray Taylor suggested splitting the Board of Education and Town budgets this year. He has children and supports education, but feels voting on the budget as one budget ultimately affects safety in the town (those are the departments that are hit the hardest). Selectman Scheppard said he wasn't sure whether the decision to split is a decision made by the Board of Selectmen or the Board of Finance. First Selectman Mone said he believes it is Board of Selectmen.

Paul Yoos wanted to thank Selectman Barrett, Sr. for making the stand he did on the reappointment of Ralph Celone to P&Z.

Paul expressed a concern he had with a comment that was made recently in the paper by Chuck Stango of Landmark Theatre re: price per square foot.

Paul made a suggestion to put a fire hydrant at the Northfield Brook Lake side as well.

Christine wanted to thank Selectman Barrett, Sr. and John for their comments tonight.

**A motion was made by Selectman Scheppard to adjourn the meeting at 8:57 p.m. Motion was seconded by Selectman Barrett, Sr. With all in favor, motion carries.**