



Town of Thomaston

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DRAFT

THOMASTON BOARD OF SELECTMEN REGULAR MEETING TUESDAY, DECEMBER 1, 2015

Roll Call:

Meeting was called to order at 7:04 p.m.

First Selectman Mone, Selectman Barrett, Sr. and Selectman Perreault were present. Deborah Bournival, Administrative Assistant to the First Selectman, was available to take the minutes.

Pledge of Allegiance was recited by all.

Approval of Minutes:

A motion was made by Selectman Barrett, Sr. to approve the meeting minutes of the November 17, 2015 regular meeting as presented. Motion was seconded by Selectman Perreault. With all in favor, motion carries.

A motion was made by Selectman Perreault to move forward to “Old Business/Police Oversight re: Adult Entertainment – Discussion/Approval”. Motion was seconded by Selectman Barrett, Sr. With all in favor, motion carries.

Mike Rybak, town attorney, and Jeremy Leifert, ZEO, presented. This ordinance will be adopted pursuant to CT. General Statutes and concurrently with amendments to the Thomaston Zoning Regulations adopted by the Planning and Zoning Commission. This ordinance will be consistent with said regulations.

The Code of Ordinances for the Town will be amended by adding a new chapter to Part II of the Code entitled, “Adult Oriented Establishments”.

Jeremy used the Town of Berlin's ordinance as a stepping stone to draft Thomaston's. It is the purpose and intent of the Town, by enacting this ordinance, to regulate adult oriented businesses to promote the general welfare of the residents of Town and to establish reasonable and uniform

regulations of such businesses in order to reduce or eliminate the adverse secondary effects of such businesses to protect residents from increased crime, to preserve the quality of life, to preserve property values and character of neighborhoods, etc. This is where the Police Department comes in. It is not our intent to deny to any person rights to speech protected by the U.S. or State constitution.

The operator of each adult-oriented business shall first submit an application for a special permit to the Planning & Zoning Commission with application fees

The applicant must first obtain a license from the Chief of Police and a special permit and site location from the Planning & Zoning Commission. Chief Campbell indicated that there is some initial permit research that takes place like previous permit history in other towns, convictions of crimes, character analysis, etc.

On page 6 of the draft, the application fee was left blank. Discussions between Chief Campbell, Jeremy Leifert and the Board of Selectmen concluded that the licensing fee should be \$150.

Also, first approval must come from the Police Department. Penalties need to be established if there is a violation – the ordinance needs “teeth”. Also, there should be wording similar to that in a “peddler’s” license that state grounds for denial from the Police Department.

Great deal of discussion. Board of Selectmen is deliberating the ordinance for further consideration.

A motion was made by Selectman Perreault to table to the next regular meeting inviting back Atty. Rybak with the final draft. Motion was seconded by Selectman Barrett, Sr. With all in favor, motion carries.

Continue with “Old Business”.

Old Business/CPACE Ordinance Discussion:

C-PACE stands for “Commercial Property Assessed Clean Energy” which is an “innovative program that is helping **commercial, industrial and multi-family property** owners access affordable, long-term financing for smart energy upgrades to their buildings”.

“C-PACE allows building owners to finance qualifying energy efficiency and clean energy improvements through a voluntary assessment on their property tax bill. Property owners pay for the improvements over time through this additional charge on their property tax bill, and the repayment obligation transfers automatically to the next owner if the property is sold. Capital provided under the C-PACE program is secured by a lien on the property, so low-interest capital can be raised from the private sector”.

As mentioned above, the property owner, if deciding to take part in this program, would see an additional charge on their property tax bill as their repayment obligation over time. Therefore, one of the town departments affected by this program would be the Tax Collector’s Office, as they would be collecting the payments for C-PACE recipients. The upside would be that the

software used for tracking C-PACE recipients is already paid for by C-PACE/Green Bank. The other department affected would be WPCA. The downside for the town is that liens other than taxes would subordinate to those on C-PACE.

There have been some companies in town that expressed an interest in this program. Unimetals would like to take advantage of now, while others like Summit Corporation, Ward Leonard and Albea expressed interest in the program for future consideration.

A motion was made by Selectman Perreault to approve the C-PACE agreement to be brought to a town meeting at a future date. Motion was seconded by Selectman Barrett, Sr. With all in favor, motion carries.

New Business/BOS Recommendation to BOF re: Debt Service:

Many years ago, the Board of Finance set a policy for a debt service limit of 10 percent (10%). Since that time, it has never been less than 10 percent (10%). Bonding money is still the most cost effective way at this time. The Board recommends to the Board of Finance that they review their policy and establish a new threshold of 15 percent (15%) not to exceed this amount.

A motion was made by Selectman Perreault to recommend to the Board of Finance an increase in the debt service limit of 15 percent (15%) not to exceed this amount. Motion was seconded by Selectman Barrett, Sr. With all in favor, motion carries.

New Business/Task Order Proposals/Preliminary Engineering – Hickory Hill:

Hickory Hill Road is in need of major road improvements. The proposed project area is the total length of the road from Rt. 109, Branch Road to Walnut Hill Road, which is approximately 2.14 miles long. This road provides access to both Route 109 and Route 254.

The anticipated roadway improvements consist of pavement restoration, full depth reconstruction, minor drainage improvements and some minor widening. The State DOT, through a LOTCIP (Local Transportation Capital Improvement Program) application, will fund 100% of the project, but the Town must pay for engineering services. Therefore, two proposals were received for preliminary engineering services: one from Weston & Sampson for \$19,950 and the other from Tighe & Bond for \$21,800. After discussions, it was recommended to go with Weston & Sampson for an amount not to exceed \$20,000.

A motion was made by Selectman Perreault to recommend to the Board of Finance Weston & Sampson for preliminary engineering services for a fee not to exceed \$20,000. Motion was seconded by Selectman Barrett, Sr. With all in favor, motion carries.

New Business/LED Streetlighting Proposal Discussion:

The streetlights throughout town are owned by Eversource. We are looking to convert our current streetlights to LEDs for the purpose of energy savings. There are three companies that would like to come and present their proposals to the Board. They are Realterm Energy, Tanko

Lighting and ESCO. We will schedule each to come in to present at one of our next Board meetings.

A motion was made by Selectman Perreault to add to the agenda the appointment of Rita Ostrander to the Library Board. Motion was seconded by Selectman Barrett, Sr. With all in favor, motion carries.

Board/Commission Appointments/Resignations:

A motion was made by Selectman Perreault to accept the resignation of Ed Andreski from the Ambulance Commission, the Northwest CT Public Safety Communications Center and Torrington Area Health District. Motion was made by Selectman Barrett, Sr. With all in favor, motion carries.

A motion was made by Selectman Perreault to appoint Jeremy Weid to the Ambulance Commission filling the vacancy left by the resignation of Ed Andreski until July 30, 2017. Motion was seconded by Selectman Barrett, Sr. With all in favor, motion carries.

A motion was made by Selectman Perreault to appoint Daniela Ouellette as a representative to the Torrington Area Health District board filling the vacancy left by the resignation of Ed Andreski. Motion was seconded by Selectman Barrett, Sr. With all in favor, motion carries.

A motion was made by Selectman Barrett, Sr. to reappoint Ralph Celone to the Planning & Zoning Commission for another five-year term ending January 3, 2021. Motion was seconded by Selectman Perreault. 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 \$144.04 to VW Credit Leasing, Assessor pro-rated as vehicle was sold. Motion was seconded by Selectman Perreault. With all in favor, motion carries.

A motion was made by Selectman Barrett, Sr. to approve the tax refund submitted by the Tax Collector in the amount of \$46.71 to David Britton, Assessor pro-rated as vehicle was sold 4/2015. Motion was seconded by Selectman Perreault. With all in favor, motion carries.

Communications:

Ken Koval's roof repair/inspections were passed out to the selectmen.

First Selectman Mone indicated that the energy performance is not meeting the guarantee. They will need to reimburse the town \$40,416 plus make the improvements needed going forward.

A motion was made by Selectman Perreault to adjourn the meeting at 8:15 p.m. Motion was seconded by Selectman Barrett, Sr. With all in favor, motion carries.