

MEETING MINUTES OF THE BOARD OF SELECTMEN

OCTOBER 7, 2021

A meeting of the North Haven Board of Selectmen was held on Thursday, October 7, 2021 at 7:00 p.m. in conference room #1 of the North Haven Memorial Town Hall, 18 Church Street, North Haven, CT.

Members Present:

Michael J. Freda, First Selectman
William J. Pieper, Second Selectman
Sally J. Buemi, Third Selectman

Staff:

Valerie Goodkin, Executive Assistant

Mr. Freda called the meeting to order at 7:00 pm and welcomed Selectwoman Sally Buemi and Selectman William Pieper.

Mr. Freda and the Selectmen then proceeded in the recitation of the Pledge of Allegiance.

Mr. Freda asked for any public comment relative to the agenda, Miss Buemi motioned with a second from Mr. Pieper to amend the agenda to correct the typo of the meeting minutes to reflect September 2, 2021.

VOTE: Freda – yes; Pieper – yes; Buemi – yes

Miss Buemi motioned with a second from Mr. Pieper for the approval of the minutes of the Board of Selectmen's Meeting of September 2, 2021.

VOTE: Freda – yes; Pieper – yes; Buemi – yes

Mr. Freda provided a brief overview sharing information regarding Town income from external federal and state sources. He also reminded everyone about the upcoming Pill Return and spent a few minutes acknowledging Nancy Alderman for her role and advocacy in helping to get stop the contamination and the remediation of the former Upjohn property.

Miss Buemi spent a few minutes providing an update regarding the Town's desire to appoint a Poet Laureate and the application process.

Miss Buemi stated that the Board received another email correspondence from Mr. Gary George who asked to have the entire correspondence read and not paraphrased as in previous meetings. The Board determined that the email correspondence was much too lengthy to read and it was pertaining to the same items that have been previously addressed – COVID-19, Recycling and Afghan refugees. He also asked for the percentage of Town employees who were vaccinated.

Mr. Freda provided information on the state mandate for all 169 municipalities to formulate an Affordable Housing Plan by June 1, 2022. To the end, he explained the need to establish and appoint an ad-hoc advisory committee to be known as the “Affordable Housing Plan Advisory Committee.

Miss Buemi motioned with a second from Mr. Pieper for the approval of the following resolution:

VOTE: Freda – yes; Pieper – yes; Buemi – yes

RESOLVED, that:

(1) the Affordable Housing Plan Advisory Committee is hereby established for the purpose of developing an Affordable Housing Plan for the Town of North Haven in compliance with Connecticut General Statutes Section 8-30j, which Plan will be presented for review and approval by the Board of Selectmen;

(2) the Affordable Housing Plan Advisory Committee shall consist of the following individuals:

- Goldie Adele, 520 #3206 Washington Avenue
- Ray Andrewsen, 14 Colonial Drive
- Lynn Fredricksen, 95 Pool Road
- Alden Mead, 200 Rimmon Road
- Steven Miller, 34 Sackett Point Road
- David Monz, 23 Windsor Road
- Christine Reardon, 92 Frost Drive
- William Richards, 18A North Avenue
- Roderick Williams, 120 Lancelot Drive
- Marvin Wilson, 27 Sentinel Hill Road
- Bethany Zemba, 99 Sugar Hill Road

(3) the First Selectman Michael J. Freda is hereby authorized to appoint additional members to the Committee as necessary and appropriate in his discretion;

(4) the Committee shall meet as required to fulfill its purpose;

(5) the First Selectman will attend the first meeting of the Committee to oversee the election of a Chairman, Vice Chairman, and Secretary of the Committee;

(6) Town employees will attend the meetings of the Committee as available to offer their input and support of the work of the Committee based upon their specialized knowledge but will not be voting members of the Committee;

(7) the Committee shall issue monthly status reports to the Board of Selectmen beginning with the Board’s November 4, 2021 Meeting (or at such later date in November to which said Meeting may be rescheduled); and

(8) the recommended Affordable Housing Plan shall be presented to the Board of Selectmen to enable adoption of the Plan by the Board before the statutory deadline of June 1, 2022.

After a brief discussion, Miss Buemi motioned with a second from Mr. Pieper to approve the following resolution:

VOTE: Freda – yes; Pieper – yes; Buemi – yes

RESOLVED, that it is in the best interests of the Town of North Haven to enter into contracts with the Department of Energy & Environmental Protection. In furtherance of this resolution, Mr. Michael J. Freda, the First Selectman is duly authorized to enter into and sign said contracts on behalf of the Town of North Haven, Connecticut. The First Selectman is further authorized to provide such additional information and execute such other documents as may be required by the state or federal government in connection with said contracts and to execute any amendments, recessions, and revision thereto.

The Board discussed the proposed sale by the Town of real property on Mountain Brook Road, consisting of approximately 7,987 S.F. (0.18 acre), to Frank J. Pullano for the sum of \$7,000.00. Miss Buemi questioned the purpose of the sale and what the buyer's interest in purchasing the property was. Mr. Freda explained that the buyer wanted to purchase the property to seal it off to prevent any future development. Miss Buemi felt that the best way to prevent future development would be for the Town to maintain ownership. Mr. Pieper felt that because the land is not able to be built upon, the Town should take the \$7,000. Miss Buemi noted that the land is a small parcel, rough and wooded and is very close to the Hamden town line and Quinnipiac University. She felt that just as the Town has purchased property to keep it undeveloped open space, we should maintain the ownership of this property and keep it in its natural state.

Mr. Pieper motioned with a second from Mr. Freda for the following resolution:

VOTE: Freda – yes; Pieper – yes; Buemi – No

RESOLVED, that pursuant to Section 406 C of the Town Charter, the proposed sale to Frank J. Pullano of real property owned by the Town on Mountain Brook Road as more particularly described on the map titled "Subdivision Plan "Blueridge Estates", North Haven, Connecticut, dated November 18, 1977, revised February 9, 1978", is approved, for the sum of \$7,000.00 and subject to execution of a purchase and sale agreement in the form submitted to the Board of Selectmen. The First Selectman is authorized to execute the Purchase & Sale Agreement and such other necessary documents to effectuate the sale of the subject property.

Miss Buemi motioned with a second from Mr. Pieper for the approval of the following bond release:

VOTE: Freda – yes; Pieper – yes; Buemi – yes

- #P01-09 441-447 Washington Avenue

Amount of original bond \$25,000.00
Current balance of bond \$25,000.00
Release in its entirety with the recommendation of the Town Engineer and the Planning & Zoning Commission.

Mr. Pieper motioned with a second from Miss Buemi for the approval of the following bond release:

VOTE: Freda – yes; Pieper – yes; Buemi – yes

- #P20-19 15 Cottontail Lane (Black Rock Homes)

Amount of original bond \$206,500.00
Current balance of bond \$206,500.00
Reduce the bond in the amount of \$156,500.00 retaining \$50,000.00 with the recommendation of the Town Engineer and the Planning & Zoning Commission.

Miss Buemi motioned with a second from Mr. Pieper for the following Property Tax Refunds-

VOTE: Freda – yes; Pieper – yes; Buemi – yes

- Acar Leasing LTD – PO Box 1990, Fort Worth, TX 76101, in the amount of \$227.56.
- Anderson, Elizabeth – 45 Juniper Drive, in the amount of \$32.86.
- Berney, Scott – 32 Westview Road, in the amount of \$91.09.
- Brandt, Michael / Brandt, Kristen – 25 Cella Terrace, in the amount of \$ 192.89.
- Brockett, Theresa / Brockett, Norman – 659 Middletown Avenue, in the amount of \$16.53.
- Buono, Frank / Buono, Luann – 15 Lancelot Drive, in the amount of \$30.53.
- Burdge, Lorraine – 18 Cricket Court, in the amount of \$8.13.
- Carbone, Anthony – 24 Hansen Farm Road, in the amount of \$45.91.
- Chen, Jieguang / Liu Chen, Susan – 40 Central Avenue, in the amount of \$15.39.
- Ciarleglio, Marilyn / Ciareglio, Raymond – 55 Corey Road, in the amount of \$22.36.
- Collard, Melanie – 54 Lancelot Drive, in the amount of \$15.29.
- Cui, Yuanguo – 11 Fieldstone Court, in the amount of \$51.16.
- Debiasio, Kelly – 15 Vineyard Road, in the amount of \$9.25.
- Denigris, Leucio – 158 Rock Road, in the amount of \$3.50.
- Direinzo, Daniel – 17 Weaver Circle, in the amount of \$11.33.
- Gallagher, Richard – 27 North Hill Road, in the amount of \$22.94
- Gallagher, Richard / Gallagher, Joanne – 27 North Hill Road, in the amount of \$35.90.
- Gazzillo, Clement, Jr. – 32 Greenfield Lane, in the amount of \$64.19.
- Geier, Fred / Geier, Patricia – 199 Elm Street, in the amount of \$203.73.
- Golino, Vito Jr. / Golino, Debra – 87 Sentinel Hill Road, in the amount of \$33.41

- Gunasekharan, Vignesh / Patel, Dipal – 1298 Hartford Tpke, Apt 9B, in the amount of \$68.30.
- Henry, Jerry – 29365 Roan Drive, Evergreen, CO 80439, in the amount of \$14.47.
- Honda Lease Trust – 1919 Torrance Blvd, Mail Stop: 100-5E-8A, Torrance, CA 90501, in the amount of \$376.02.; and in the amount of \$508.77; and in the amount of \$408.05; and in the amount of \$384.27; and in the amount of \$168.02; and in the amount of \$204.75.
- Hsia, Janet – 1637 Chase Landing Way, Winter Park, Florida 32789, in the amount of \$62.40.
- Ingram, David – 109 Kings Highway, in the amount of \$30.00.
- Lane, Christopher – 81 Samoset Avenue, in the amount of \$45.70.
- Liedke, Robert W. Jr. – 320 Bassett Road, in the amount of \$59.83.
- Limauro, Judith / Limauro, Carl – 2 Melissa Drive, in the amount of \$70.55.
- Lomax, Brandon – 47 Sheffield Road, in the amount of \$16.86.
- Lopez, Richardo – 10 Laura Lane, in the amount of \$14.61.
- Mahoney, Ellen – 67 Ridgewood Avenue, in the amount of \$11.12.
- Mantovani, Theresa / Mantovani, Robert, 54 Ezra Street, in the amount of \$8.63.
- Maple Avenue Repair Service, LLC – 302 Maple Avenue, in the amount of \$362.00.
- Miceli, Angelina – 29 Clintonville Road, in the amount of \$18.06.
- Montclair, Jaqueline – 87 Knollwood Road, in the amount of \$129.29.
- Mullen, Thomas – 64 Pool Road, in the amount of \$9.25.
- Nissan Infiniti LT – Tax Operations/Property Tax, PO Box 650214, Dallas, TX 75265, in the amount of \$452.67; and in the amount of \$455.88.
- Paolillo, Salvatore – 89 Sugar Hill Road, in the amount of \$57.73.
- Paolillo, Salvatore / Paolillo, Kristin – 89 Sugar Hill Road, in the amount of \$19.20.
- Patel, Dipal – 1298 Hartford Tpke, Apt. 9B, in the amount of \$25.34.
- Pham, Tien / Nguy, Minh – 47 Pine River Road, in the amount of \$11.61.
- Piscitelli, Keara – 13 Forest Avenue, in the amount of \$324.61.
- Piscitelli, Nicholas – 16 Judd Drive, in the amount of \$108.50.
- Pond, Martha – 34 Ridgewood Terrace, in the amount of \$168.69.
- Porter, Edward / Porter, Marci – 35 Fitch Street, in the amount of \$219.33.
- Renkewitz, Melanie – 4 Eaton Street, in the amount of \$42.56.
- Repp, Norma / Repp, Bruno – 38 Gail Drive, in the amount of \$38.79.
- Saracco, Louis / Saracco, Carolyn – 27 Boatmen Drive, Pawleys Island, SC 29585, in the amount of \$90.81.
- Saracco, Carolyn – 27 Boatmen Drive, Pawleys Island, SC 29585, in the amount of \$61.27.
- Schweitzer, Michael – 25 Tennyson Avenue, in the amount of \$654.12.
- Seman, Leo – 14 Louis Street, FL 2, in the amount of \$15.63.
- Sherman, Christopher C. Jr. – 1 Northgate Lane, in the amount of \$30.75; and in the amount of \$140.29.

- Spectrix Analytical Services, LLC – 81 Lisa Lane, Middletown, CT 06457, in the amount of \$59.49.
- Sturtz, June – 136 Hawley Street, in the amount of \$32.71.
- Toscano, Santa / Toscano, Joseph – 20 Carolyn Court, in the amount of \$137.49.
- US Bank – PO Box 3427, Oshkosh, WI 54903, in the amount of \$285.24.
- USB Leasing LT – 1850 Osborn Avenue, Oshkosh, WI 54902, in the amount of \$537.31; and in the amount of \$454.11; and in the amount of \$92.03; and in the amount \$452.67; and in the amount of \$299.89.
- Vault Trust – Ally Financial, Louisville PPC, PO Box 9001951, in the amount of \$199.71; and in the amount \$208.52.
- VW Credit Leasing LTD – 1401 Franklin Blvd, Liberryville, IL 60048, in the amount of \$320.00; and in the amount of \$165.07; and in the amount of \$177.05; and in the amount of \$118.57.
- Zacharias, James – 93 Upper State Street, in the amount of \$140.04.
- Zullo, Glenn – 19 Ultimo Court, Fort Myers, FL 33912, in the amount of \$6.55.

Mr. Freda noted that the next regular meeting of the Board of Selectmen is Thursday November 4, 2021 at 7:00 p.m. in the upstairs conference room # 1 of the North Haven Memorial Town Hall, 18 Church Street, North Haven, CT.

At this time Mr. Freda opened the meeting to public comment. Mr. Sherman Katz, Sherwood Drive had several comments including the contamination at the old Upjohn plant and his desire to have the Planning and Zoning meetings resume in person.

Hearing no further public comment and no further business before the Board, Miss Buemi motioned with a second from Mr. Pieper to adjourn at 8:32 pm.

VOTE: Freda – yes; Pieper – yes; Buemi – yes