

MEETING MINUTES OF THE BOARD OF SELECTMEN

DECEMBER 2, 2021

A meeting of the North Haven Board of Selectmen was held on Thursday, December 2, 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, hearing none Miss Buemi motioned with a second from Mr. Pieper for the approval of the minutes of the Board of Selectmen's Meeting of November 4, 2021.

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

Mr. Freda motioned, with a second from Mr. Pieper to appoint Miss Buemi as Secretary to the Board of Selectmen.

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

Mr. Freda moved to the next item on the agenda involving the possible gifting of the North Haven Health and Racquet facility by the Tagliatela family to the Town of North Haven. Mr. Freda explained that normally the Town would not be interested in owning a facility like this but after thoughtful consideration he believed that if the facility were to go into different ownership, there would be many people disenfranchised. The facility is not only used by residents for gym memberships, but tennis clubs, the North Haven Board of Education, the Boys and Girls Club, Quinnipiac University and Albertus Magnus among others.

Mr. Freda invited Attorney Jeffrey Donofrio to provide an overview of the proposal. He explained the Town owns the property at 100 Elm Street. In 1974 The Town entered into a ground lease with Lou Tagliatela Sr. for the Court Club, which was later amended in 2001 to change the tenant to North Haven Health and Racquet. The Tagliatela family no longer wished to operate the Health and Racquet Club and in September of 2020 subleased the facility to Tennis For All who has been running the facility since then. The Tagliatela family wished to gift the facility to Tennis For All, but for certain legal reasons

that was not possible. The Tagliatela family then proposed gifting the building and contents to the Town of North Haven, and Tennis For All approached the Town requesting that they enter into an agreement to continue the operation of the facility. The Town started with a Phase I environmental assessment, a structural assessment and roof inspection. All that came back good. Attorney Donofrio explained the structure of the proposal before the Board is as follows – The Tagliatela’s will terminate the sublease with Tennis For All, The Tagliatela’s will then gift the building and personal property to the Town. The Tagliatela’s, assign the ground lease to Tennis For All and the Tagliatela’s agree to indemnify the Town. Tennis For All and Town enter into an Amendment to the ground lease and then that ground lease merges into an Amendment and is converted into a lease that covers both the building and the ground lease. At the conclusion of the lease in July of 2024, the Board of Selectmen will have the decision as to whether or not to continue with Tennis For All or opt out. Attorney Donofrio added that because the Town will lose the taxes under this new arrangement, The Town will require Tennis For All to make monthly payments on an annual basis equal to what the taxes would be if not owned by the Town. Attorney Donofrio went on to provide many of the specifics of the proposal. Mr. Freda then invited Mr. Lou Tagliatela, Jr., Patricia Tagliatela, Ann Mobark of Tennis For All and Carlos Collazo, Executive Director of the Boys and Girls Club to address the Board. They all spoke in favor of the proposal before the Board.

Miss Buemi stated that she was in favor keeping the club open but had several questions regarding the Second Amendment to the lease. Her main concerns were loss of tax revenue, liability and insurance issues and maintenance and repair provisions – all of which are addressed in the Amendment. She had concern regarding the language referencing the October 1, 2019 Grand List for property tax assessment and felt it implied the assessment would be frozen at that assessment. Attorney Donofrio agreed to speak with the attorney to consider removing that reference. The Board and Attorney Donofrio discussed other concerns regarding maintenance, equipment and indemnification and liability

After a lengthy discussion, Miss Buemi motioned with a second from Mr. Pieper for the following resolution:

RESOLVED: That the Town accept the proposed gift of the improvements and personal property therein at 100 Elm Street from Louis F. Tagliatela, Jr., Stephen Tagliatela and Patricia Tagliatela, and that the First Selectman be and is hereby authorized to execute such appropriate documents as are necessary to effectuate the Town’s acceptance of the proposed gift.

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

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

RESOLVED: That the proposed assignment of the interests of North Haven Health & Racquet, LLC, Louis F. Tagliatela, Jr., Stephen Tagliatela and Patricia Tagliatela to Tennis For All, Inc. is approved.

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

Miss Buemi motioned with a second from Mr. Pieper for the following resolution:
RESOLVED: That the proposed Second Amendment to the Ground Lease pertaining to 100 Elm Street is hereby approved and the First Selectman is hereby authorized to execute the Second Amendment to Ground Lease by and between the Town, North Haven Health & Racquet, LLC and Tennis For All, Inc.

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

Miss Buemi motioned with a second from Mr. Pieper for the reappointment of David Carney, 56 Hayward Road, Hamden, CT 06518 as the Animal Control Officer for a one (1) year term to expire December 31, 2022.

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

Mr. Pieper motioned with a second from Miss Buemi for the reappointment of Chrystal Rashba, 76 Clifton Street, Wallingford, CT 06472 as the Assistant Animal Control Officer for a one (1) year term to expire December 31, 2022.

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

Miss Buemi motioned with a second from Mr. Pieper for the reappointment of Claudia Giulietti (D), 11 Falcon Crest Drive to the Commission on Aging for a three (3) year term to expire December 31, 2024.

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

Mr. Pieper motioned with a second from Miss Buemi for the reappointment of Ameer Lunn (U), 30 Melissa Drive to the Commission on Aging for a three (3) year term to expire December 31, 2024.

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

Miss Buemi motioned with a second from Mr. Pieper for the reappointment of Michael J. Freda, 90 Highland Park Road to the Volunteer Fire Department Benevolent Association, Board of Governors, for a two (2) year term to expire on December 1, 2023.

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

Mr. Pieper motioned with a second from Miss Buemi for the appointment of Donald F. Clark 32 North Hill Road, to the Volunteer Fire Department Benevolent Association, Board of Governors for a two (2) year term to expire on December 1, 2023.

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

Miss Buemi motioned with a second from Mr. Pieper for the reappointment of Pasquale Nuzzolillo, 7 Mansfield Road to the Volunteer Fire Department Benevolent Association, Board of Governors, for a two (2) year term to expire on December 1, 2023.

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

Mr. Pieper motioned with a second from Miss Buemi for the reappointment of Maurice Varney, 77 Elm Street, to the Volunteer Fire Department Benevolent Association, Board of Governors, for a two (2) year term to expire on December 1, 2023.

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

Miss Buemi motioned with a second from Mr. Pieper for the appointment of Angel Sanjurjo, 55 Thompson Street, 14F, East Haven, CT 06513 to the Volunteer Fire Department Benevolent Association, Board of Governors, for a two (2) year term to expire on December 1, 2023.

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

Mr. Pieper motioned with a second from Miss Buemi for the reappointment of Heidi A. Boettger (U), 45 Beach Street to the Blight Prevention Appeals Board for a two (2) year term to expire December 31, 2023.

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

Miss Buemi motioned with a second from Mr. Pieper for the reappointment of Lynn Fredricksen (R), 95 Pool Road to the Blight Prevention Appeals Board for a two (2) year term to expire December 31, 2023.

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

Mr. Pieper motioned with a second from Miss Buemi for the reappointment of Steven M. Miller (R), 34 Sackett Point Road to the Blight Prevention Appeals Board for a two (2) year term to expire December 31, 2023.

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

Miss Buemi motioned with a second from Mr. Pieper for the reappointment of Michael J. Freda (R), 90 Highland Park Road to the Cemetery Commission for a two (2) year term to expire December 1, 2023.

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

Mr. Pieper motioned with a second from Miss Buemi for the reappointment of Ronald L. Bathrick, Jr. (R), 37 Susan Lane to the Community Services Commission for a three (3) year term to expire December 31, 2024.

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

Miss Buemi motioned with a second from Mr. Pieper for the Reappointment of Michael J. Freda (R), 90 Highland Park Road to the Economic Development Commission for a three (3) year term to expire December 31, 2024.

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

Mr. Pieper motioned with a second from Mr. Freda for the reappointment of Richard LoPresti (R), 175 Sentinel Hill Road to the Economic Development Commission for a three (3) year term to expire December 31, 2024.

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

Miss Buemi motioned with a second from Mr. Pieper for the Reappointment of Alan J. Sturtz (D), 136 Hartley Street to the Economic Development Commission for a three (3) year term to expire December 31, 2024.

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

Mr. Pieper motioned with a second from Miss Buemi for the Reappointment of Jonathan D. Lewin (U), 78 Allendale Drive to the Board of Ethics for a three (3) year term to expire December 31, 2024.

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

Miss Buemi motioned with a second from Mr. Pieper for the Reappointment of Mark Genovese, 1322 Ridge Road as the Department of Motor Vehicles Hearing Officer for a two (2) year term to expire December 31, 2023.

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

Mr. Pieper motioned with a second from Mr. Freda for the reappointment of Richard LoPresti (R), 175 Sentinel Hill Road to the Housing Authority Board for a five (5) year term to expire December 31, 2026.

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

Miss Buemi motioned with a second from Mr. Pieper for the reappointment of Joseph Louis Tenedine, III (R), 170 Kings Highway to the Inland Wetlands Commission for a four (4) year term to expire December 31, 2025.

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

Miss Buemi motioned with a second from Mr. Pieper for the Reappointment of Frank H. Bumsted (R), 1925 Hartford Turnpike to the Inland Wetlands Commission for a four (4) year term to expire December 31, 2025.

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

Mr. Pieper motioned with a second from Miss Buemi for the reappointment of Robert Bykowski, 99 Spring Road as the Land Records Auditor for a two (2) year term to expire November 30, 2023.

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

Miss Buemi motioned with a second from Mr. Pieper for the Reappointment of Jeremy J. Bykowski, 175 Clintonville Road as the Land Records Auditor for a two (2) year term to expire November 30, 2023.

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

Mr. Pieper motioned with a second from Miss Buemi for the reappointment of Ruth Bryant (D), 30 Blue Hills Road to the Library Board of Directors for a six (6) year term to expire December 31, 2027.

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

Miss Buemi motioned with a second from Mr. Pieper for the reappointment of Michael E. Fletcher (R), 35 Ansonia Drive to the Library Board of Directors for a six (6) year term to expire December 31, 2027.

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

Mr. Pieper motioned with a second from Miss Buemi for the reappointment of Alfred A. Centone (R), 91 William Street to the Parks and Recreation Commission for a four (4) year term to expire December 31, 2025.

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

Miss Buemi motioned with a second from Mr. Pieper for the reappointment of Frank A. Montagna (U), 123 Shawmut Avenue to the Parks and Recreation Commission for a four (4) year term to expire December 31, 2025.

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

Mr. Pieper motioned with a second from Miss Buemi for the reappointment of Michael Maturo, 111 North Hill Road as the Tree Warden for a two (2) year term to expire December 31, 2023.

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

Miss Buemi motioned with a second from Mr. Pieper for the Reappointment of Anne Benowitz, 15 Marion Drive as the Municipal Director to the Central Regional Tourism District for a three (3) year term to expire December 31, 2024.

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

Mr. Pieper motioned with a second from Miss Buemi for the reappointment of Michael J. Freda (R), 90 Highland Park Road to the Water Pollution Control Authority for a two (2) year term to expire December 1, 2023.

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

Miss Buemi motioned with a second from Mr. Pieper for the Reappointment of William J. Lane (D), 1060 Hartford Turnpike to the Water Pollution Control Authority for a four (4) year term to expire December 31, 2025.

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

Mr. Pieper motioned with a second from Miss Buemi for the reappointment of Thomas Muir (D), 23 Clark Avenue to the Water Pollution Control Authority for a four (4) year term to expire December 31, 2025.

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

Miss Buemi motioned with a second from Mr. Pieper for the Reappointment of Richard A. Werner (R), 15 Elliot Court to the Water Pollution Control Authority for a four (4) year term to expire December 31, 2025.

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

Mr. Pieper motioned with a second from Miss Buemi for the reappointment of Edward J. Swinkoski, 23 Tammy Hill Road, Wallingford, CT 06472 as the Welfare Administrator for a two (2) year term to expire December 31, 2023.

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

Miss Buemi motioned with a second from Mr. Pieper for the Appointment of Christine Reardon (D), 92 Frost Drive to the Economic Development Commission for a three (3) year term to expire December 31, 2024.

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

Mr. Pieper motioned with a second from Miss Buemi appointment of Keith Macdowall (R), 1854 Hartford Turnpike to the Parks and Recreation Commission for a four (4) year term to expire December 31, 2025.

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

Miss Buemi motioned with a second from Mr. Pieper for the Reappointment of Brian Havens, North Haven Funeral Home Director, as Sub Registrar of Vital Records for the Town of North Haven as recommended by J. Stacey Yarbrough, Town Clerk/Registrar of Vital Records for the Town of North Haven effective December 1, 2021 terminating on November 30, 2023.

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

Mr. Pieper motioned with a second from Miss Buemi for the reappointment of John Iacobucci, Washington Memorial Funeral Home Director, as Sub Registrar of Vital Records for the Town of North Haven as recommended by J. Stacey Yarbrough, Town Clerk/Registrar of Vital Records for the Town of North Haven effective December 1, 2021 terminating on November 30, 2023.

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

Miss Buemi motioned with a second from Mr. Pieper for the Resignation of Paul Colella (U), 24 Fieldstone Court from the Library Board of Directors, term due to expire December 31, 2022.

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

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

P20-23 475 Washington Avenue

Amount of original bond \$3,500.00

Current balance of bond \$3,500.00

Release in its entirety with the recommendation of the Planning and Zoning Commission.

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

Mr. Pieper motioned with a second from Miss Buemi for the release of the following property tax refunds-

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

- Advanced Alarm Security – 51 Giles Avenue, Ste. 9 in the amount of \$344.49.
- Enterprise FM Trust – Attn: PPT Team, 9315 Olive Blvd, St. Louis, MO 63132 in the amount of \$54.67; and in the amount of \$54.67; and in the amount of \$219.73; and in the amount of \$81.29; and in the amount of \$81.29; and in the amount of \$102.79; and in the amount of \$742.60.

- Flannery, Thomas / Flannery, Lisa – 109 Upper State Street in the amount of \$45.61.
- Honda Lease Trust – 1919 Torrance Blvd, Torrance, CA 90501 in the amount of \$343.34; and in the amount of \$386.36; and in the amount of \$479.60; and in the amount of \$479.60; and in the amount of \$160.00; and in the amount of \$188.78.
- JP Morgan Chase Bank – PO BOX 901098, Fort Worth, TX 76101 in the amount of \$30.56; and in the amount of \$180.85; and in the amount of \$279.52; and in the amount of \$72.53; and in the amount of \$659.96; and in the amount of 271.96; and in the amount of \$380.99; and in the amount of \$227.74; and in the amount of \$687.84.
- Porsche Leasing LTD – PO Box 24329, Nashville, TN 37202 in the amount of \$431.87; and in the amount of \$1,178.20; and in the amount of \$150.12.

Miss Buemi shared some information regarding the school mascot advising that the Mascot Committee is encouraging everyone to vote. Voting will take place online or by paper ballot that will be made available in Town buildings. The Board also wanted to remind everyone of the Annual Tree Lighting and wished everyone happy holidays.

The next regular meeting of the Board of Selectmen – Thursday January 6, 2022 at 6:30 p.m. in the upstairs conference room # 1 of the North Haven Memorial Town Hall, 18 Church Street, North Haven, CT.

There being no public comment Miss Buemi motioned with a second from Mr. Pieper to adjourn at 9:00 pm.

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