

**Town of Salem
Board of Selectman
Regular Meeting
December 7, 2010**

Present: R. Asafaylo, J. Fogarty, K. Lyden, & R. Ross

Call to Order

K. Lyden called the meeting to order at 7:32

1. Approval of Minutes

November 9, 2010 Regular Meeting

M/S/C (Ross/Fogarty) to approve the November 9, 2010 minutes as amended.

Corrections/Changes

Page 3-F) \$150,00 change to \$150,000

Page 3 5A, change *Towne*, to *Town*

Vote: Approved Unanimously

2. Correspondence/Public Comment

S. Crisanti asked if the Board of Selectman had given any thought to his request at the previous meeting to have the Pledge of Allegiance said before every meeting.

K. Lyden stated that the Board will take it up at their January meeting.

V. Smith asked if "we" could say the pledge.

K. Lyden repeated that the issue would be brought up at the January Board of Selectman meeting.

3. Agenda Additions or Revisions

M/S/C (Lyden/Ross) to add the following additions to the agenda.

**Item G) Reappoint D. Khan-Bureau to the Inland Wetlands
Conservation Commission**

**Item B) Act on petition certified December 6, 2010 regarding
school renovation project.**

Vote: Approved Unanimously

4. Agenda

A. **Take Action on Salem School building Committee
Recommendations.**

M/S/C (Fogarty/Ross) to accept and endorse the Salem
School Building Committee proposal which was given to the
Board at their November meeting.

J. Fogarty stated that he was satisfied with his concerns about the electrical issues after talking to John Bernier, an electrical engineer. He stated that the 6.2 million dollar proposal addresses all the structural needs of the school.

Vote: Approved Unanimously

M/S/C (Ross/Asafaylo) to convene a Town Meeting on January 19, 2011, 7:30 at the Salem School, Multi Purpose Room.

Vote: Approved Unanimously

B. Act on Petition, Certified December 6, 2010 Regarding School Renovation Project.

K. Lyden stated that the Town had received a petition which has been certified by the Town Clerk (See File Copy). He informed the Board that the Town Attorney is reviewing the petition and will give him a legal opinion on how to proceed. The petition calls for a side by side comparison of the tabled, Plan A proposal as well as Plan B for the school renovation.

M/S/C (Ross/Fogarty) to add the petition to the call of the meeting on January 19, 2010.

Vote: Approved Unanimously

K. Lyden asked if there was anyone from the public that would like to comment on the petition.

Althea Sarton, petition circulator stated that she did not think the previous plan, (Plan A) for the building renovation had been given enough attention last year. She was at the Board of Education meeting when they discussed the newest plan for renovation and Board members made comments to the effect that in three to five years there may be other needed renovations that are not addressed in the most recent proposal, Plan B. She stated that there was no discussion on the impact to taxpayers for the first proposal.

K. Lyden stated that the reimbursements change from year to year. He said that the state officials in Hartford informed the Town that they would not get the waivers that were being proposed by the previous building committee and that the plan needed to be looked at without the waivers just the reimbursement. He suggested to Ms. Sarton that she ask J. Choquette, a previous member of the first building committee as well as a petition signer for help in the presentation at the Town Meeting.

D. Kung, Board of Education Chairman stated that the new proposal was a good first step. He is concerned about the cost over the next ten to twenty years and that the currant proposal lacks items that were in the first plan. He stated that the roof and septic system are concerns that are not addressed in the currant proposal. He said that the currant proposal (Plan B) covers the

school for the next few years but, that Plan A covered the school for the next twenty years.

K. Lyden stated that Plan A was a 15.1 million dollar proposal, nobody is saying, 'Don't fix it' but, there needs to be a balance. He reminded D. Kung that the Board of Education overwhelmingly endorsed Plan B. He stated that many of the fixes in Plan B are long term fixes.

M/S/C (Lyden/Ross) the call of the meeting will be:

- 1. Emergency Responders Ordinance**
- 2. To Consider the Salem School Building Committee Recommended Renovations and Petition dated December 6, 2010**

Vote: Approved Unanimously

C. Discuss Implementation of Vision Statement

D. Asafaylo reviewed the Vision hand out the members were given (See File Copy). He stated the Vision Committee is in the process of out reach to the various groups in town. He informed the Board that in February or March they would be resolving any concerns and in April or May he expects the final document. He stated that the Board of Selectman needs to decide if resolution is appropriate to accept the Vision Statement.

B. Ross stated that the Vision Statement is the guiding principal for Boards and Commissions. He thought it should be accepted at a town meeting and not by the Board of Selectman.

K. Lyden likes the positive words that have been suggested for the document in place of some of the language in the last draft presented to the Board of Selectman. He thought the Board of Selectman could endorse the document before going to Town Meeting.

D. Municipal Land Use Presentation

K. Buckley, Chairwomen of the Municipal Land Use Plan (MLUP) reviewed the document that was distributed to all members. She stated that the MLUP was a subset of the Plan of Conservation and Development (POC&D) but was not a state requirement. She said the Committee has done a number of interviews, a site walk of the Gadbois Property, assessed the condition of town owned buildings, and has an inventory of town owned lands.

The MLUP has three sections, currant assets, needs and wishes,, and recommendations.

She said that during the course of compiling information there were some surprises and others that were not. She said that it is no surprise there is a shortage of space especially, for Public Works. She stated there is no place to build at the currant Public

Works location due to deed restrictions on the property. She stated that the property in back of Public Works is restricted to open space or recreation.

She stated the Town Hall was overcrowded and some thought should be given to using the old library although, she acknowledged the use of the building was up to the Library Board according to the deed.

K. Buckley stated that all facilities were totally utilized for town events. She stated the time will come that eventually the town will need a community center. She informed the Board that many times maintenance gets deferred on buildings.

The Gadbois Property is a beautiful asset but needs oversight.

K. Buckley stated that some of the “wants or wishes” are already in the works such as, the municipal path, the Recreation Commission’s ten year plan for the Forsyth side of the Gadbois property, the sidewalk from the school to the library, and other needs.

K. Buckley reviewed some of the recommendations:

- ❖ Preserve the Gadbois Property for its original purpose which is to provide for future needs.
- ❖ Form a project committee to access/acquire space for public works.
- ❖ Preservation of assets-be proactive in maintaining buildings.
- ❖ Repair Town House, Center School, and hardwood floor for Gardner Lake Firehouse.
- ❖ She stated that there will be extra room with the probate court moving to East Lyme.
- ❖ The old vault may have additional room with more organization.
- ❖ She recommended a task force for the old library to see the best way to utilize the space.
- ❖ She stated that the safety and parking issues should be addressed at the recreation complexes.
- ❖ She also mentioned bike lanes on roads that were scheduled for upgrades by public work.
- ❖ a special events policy for town owned properties.
- ❖ a mechanism to report on the implementation of the recommendations.

J. Fogarty stated that a tremendous amount of work went into the MLUP and finally there is one place to find all the Town’s parcels and buildings in one place. He called it a very useful document. He suggested organizing the maps and putting the lot and parcel numbers on them. He stated that Item 6 under land should be changed from Historical Society to Salem Town House. He said that it is a “terrific” document.

D. Asafaylo thought it was a great effort.

B. Ross stated that a copy should be available at the Assessors and Town Clerk Offices.

E) Approve 2011 Monthly Meeting Schedule

M/S/C (Ross/Fogarty) to approve the 2011 Monthly Meeting Schedule as presented.

Vote: Approve Unanimously.

F) Direct First Selectman to Sell or Dispose of Town-Owned Personal Property as per Charter Section 5.05, not to exceed \$15,000 in value.

K. Lyden informed the Board that there were items in Public Works and the Resident Trooper's office that could be sold. He stated he needed approval from the Board to sell items.

M/S/C (Fogarty/Ross) The Board of Selectman authorizes the First Selectman to sell or otherwise dispose of the Town owned personal property from Public Works and Public Safety equipment which is no longer needed, except that none of the items can have a value in excess of \$15,000.

Vote: Approved Unanimously

G) Tax Collector refunds.

M/S/C (Ross/Fogarty) The Board of Selectman directs the Treasurer to refund taxes as recommended and certified by the Tax Collector dated December 7, 2010 in the amount of \$173.38

Vote: Approved Unanimously

H) Reappointment of D. Khan-Bureau to the Inland Wetlands Conservation Commission.

M/S/C (Fogarty/Ross) to reappoint D. Khan-Bureau to the Inland Wetlands Conservation Commission.

B. Ross stated she does a wonderful job.

Vote: Approved Unanimously

5) Reports

A) First Selectman –The auditors reported that the Town is in good shape but the State is not. If the state cuts back then the Town will have to pick up the slack. The Town has an adequate undesignated fund balance and the Town is fiscally responsible. There will be a sidewalk meeting for abutters on December 14. Second graders came to Town Hall for a mock meeting. Salem School has art work displayed on the wall in the Town Office Building. He also thanked people who have given to the needy fund.

B) Public Works-no report

C) Building Committee-no report

D) Salem School Building Committee-Discussed earlier

E) Board of Education-R. McKenney and K. Lyden will take turns attending Board of Education meetings.

- F) **Board of Finance**-Audit presentation and discussion on financing for renovation project.
- G) **Planning and Zoning Commission**-no report
- H) **Inland Wetlands and Conservation Commission**-no report
- I) **Economic Development**- DOT will present site plan modification for water treatment at the Salem Town Center shopping plaza. There will be a small building in the back for this purpose.
- J) **Zoning Board of Appeals**-no report
- K) **Recreation Commission**-Holiday Tree Lighting went very well and had a large turnout
- L) **Public Safety**-The Resident Trooper will have full report next month
- M) **Transfer Station**-no report
- N) **Library Board**-J. Fogarty will be attending the meetings.
- O) **Town Vision Committee**-Discussed earlier

6) **Public Comments**

Althea Sarton asked if the Plan A project could get bonded out for a longer period of time than Plan B. K. Lyden informed her that the Board of Finance would make those decisions.

7. **Future Action Items**

- BOS yearly calendar
- Special Events Policy
- Town Offices Computer Network

Adjournment

M/S/C (Ross/Fogarty) to adjourn at 8:48

**Respectfully Submitted
Sue Spang
Recording Secretary**