

**SALEM BOARD OF SELECTMEN  
REGULAR MEETING MINUTES  
TUESDAY, JANUARY 2, 2018, 7:00 P.M.  
SALEM TOWN OFFICE BUILDING**

**PRESENT**

Kevin Lyden, First Selectman  
Edward Chmielewski, Jr.  
Stuart Gadbois  
David Kennedy  
Hugh McKenney

**ABSENT**

*none*

**1. CALL TO ORDER:**

First Selectman Lyden called the meeting to order at 7:00 p.m.

**2. PLEDGE OF ALLEGIANCE**

**3. APPROVAL OF MINUTES**

A. December 5, 2017 Regular Meeting

**M/S/C: Gadbois/Chmielewski, to approve the Regular Meeting Minutes of December 5, 2017 with the following amendment:**

**Page 2, Item 6(A), 6th Sentence:**

The Department is funded by the State of Connecticut and provides support groups, retention events, and financial support for the *foster* parent(s) as well as health insurance for the child.

**Discussion: None. Voice vote, 5-0, all in favor.**

**4. CORRESPONDENCE/PUBLIC COMMENTS:**

- A. Copy of an e-mail from Maryann McGuire, Department of Children and Families, in response to questions posed by the Board during their December 5, 2017 Board of Selectmen Regular Meeting presentation
- B. Candidates for the available vacancies on the Boards/Commissions will be considered for appointment at the February Board of Selectmen Regular Meeting.

**5. AGENDA:**

- A. Resolution for Department of Emergency Services and Public Protection (Action Item)  
The Resolution, which is handled through the Southeastern Connecticut Council of Governments (SECCOG), to enter into a Memorandum of Agreement (MOA) for the use of Federal Fiscal Year 2017 State Homeland Security Grant Funds and Custodial Ownership of Regional Assets, i.e., the ownership, maintenance, and sharing of specific equipment, is annually voted upon by the Board. The Town of Salem does not have ownership of any

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such equipment at this time. A brief discussion ensued regarding Selectman McKenney's concern about entering into an Agreement when the Town does not currently own any such equipment. The Board agreed that the Agreement, in such case, does not pertain to the Town, but would cover any such equipment the Town may receive in the future.

**M/S/C: Chmielewski/Gadbois, to enter into with and deliver to the State of CT Department of Emergency Services and Public Protection, Division of Emergency Management and Homeland Security any and all documents which it deems to be necessary or appropriate; and authorize and direct First Selectman Kevin T. Lyden to execute and deliver any and all documents on behalf of the Town of Salem, CT, and to do and perform all acts and things which he deems to be necessary and appropriate to carry out the terms of such documents, including, but not limited to, executing and delivering all agreements and documents contemplated by such documents. Discussion: None. Voice vote, 5-0, all in favor.**

- B. Salem Historical proposal to the Town of Salem regarding 184 Hartford Road property (Discussion and Possible Action)

A letter, dated December 11, 2017, proposing the transfer of property located at 184 Hartford Road (Whittlesey property) to the Town of Salem from the Salem Historical Society for \$50,000.00 with payments to be made in a non-interest bearing note of \$5,000.00/month for a period of ten years was received. If transferred, the Town of Salem would agree to pay for all legal and closing costs, maintain and ensure that the property remains wind- and water-tight, and not demolish the home for a period of three (3) years. The funds received by the Town would be utilized by the Historical Society to preserve, restore, and store their documents and photographs. The item is being presented to the Board of Selectmen for approval to send the transfer of the property to a Town Meeting. A previous proposal, which stated that the property be maintained and not demolished for a period of ten (10) years, was introduced, but failed to reach the necessary votes at the Town Meeting.

**M/S/C: Lyden/McKenney, to, per the Salem Town Charter Section 5.05, paragraph 3, submit the purchase of Real Property at 184 Hartford Road to a Town Meeting to be held in March 2018 at Salem Town Hall. Discussion: Salem Historical Society President Elbert M. Burr provided the Board with a brief background of the history of the property, its purchase by the Historical Society, their efforts to revitalize the property, and the property's current state of being. He stated that the only change to the agreement is in the number of years the Town would be required to retain the property from ten (10) to three (3) years. After the third year, the Town may decide what they would like to do with the property. As such, Selectman McKenney suggested revising the text to read that the Town of Salem would retain the land for a period of a *minimum* of three years. The \$50,000.00 they are requesting would help pay for the**

**expenses spent on the Whittlesey Program and restore the Historical Society's funds. The roof to the main, original house and a driven well located at the front of the property are both in good condition, while the septic field in the rear of the property is, most likely, aged. Photographs of the property are available. It is estimated to cost approximately \$250,000.00 to bring the property back to its original state. Should the Board not approve to send the item to a Town Meeting and/or the Townspeople vote against the transfer, the property will, most likely, be put up for sale in the Spring, putting the historical structure at risk for demolition. There will be some costs associated with the maintenance of the property, including the mowing of the lawn and insurance. The area surrounding the property is Town-owned. First Selectman Lyden commended the Historical Society, which has done a phenomenal job revamping their building and exhibition space and has and is continuing to fulfill their 1977 Agreement with the Town. The Town Attorney will make the necessary revisions to the previously drafted agreement to ensure that the needs of the Historical Society are met and the Town is protected. Voice vote, 5-0, all in favor.**

The Board thanked President Burr for his presentation.

Salem Historical Society Member Bill Schultz distributed a copy of the Winter 2017 edition of *Aspire* magazine. He stated that the Historical Society expended \$9,000.00 to remove a number of trees that were endangering the Salem School parking lot and had a new survey and ground penetrating radon test conducted by the Department of Agriculture in an effort to revitalize the property. The Historical Society also recently purchased PastPerfect Museum Software and has engaged the aid of the Slater Museum to train volunteers on the program so that all of the handwritten information pertaining the history of the Town will be digitized. Furthermore, he is in the early stages of planning the Town's 200th year anniversary with the Slater Museum.

Salem Historical Society Member Bob Neddo noted that, in addition to the removal of the trees, the \$50,000.00 they are proposing for the Whittlesey property is a fraction of the \$422,000.00 the Town spent on the purchase of the property to allow for the expansion of the School. He also provided a brief background of the work they have invested in revamping the Historical Society's building and collection. First Selectman Lyden agreed that it is not only the funds that they have expended, but the amount of time and energy they have invested in revitalizing the property, itself, and preserving their collection and, again, commended the Society for their hard work. Likewise, Selectman Chmielewski commended the Society in their efforts to preserve the Town's history.

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C. Ex-Officio Appointments

The following Ex-Officio Appointments were made, until further notice:

Selectman McKenney – Board of Education

Selectman Chmielewski – Library Board

Selectman Kennedy – Planning & Zoning Commission

Selectman Gadbois – Economic Development Commission

D. Bicentennial Committee (Discussion Item)

First Selectman Lyden reported that, to date, seven (7) members of the community have expressed an interest in serving on the Committee. The Board agreed to organize a seven-member Committee that includes the involvement and/or appointment of a member(s) of the Library Board/Friends of the Library, Salem Historical Society, and Salem School/Parent-Teacher Organization (PTO). An announcement will be posted on the website and the First Selectman will reach out to the aforementioned Boards/Organizations. Appointments will be made at either the February or March Board of Selectmen Regular Meeting.

E. Plan of Conservation and Development (POCD), pages 63-67 (Discussion Item)

First Selectman Lyden stated that, by State Statute, all municipalities are required to revise and update their POCD every ten (10) years. The Board reviewed and discussed the checklist of items, as indicated on pages 63 to 67, noting whether they have been completed, terminated, and/or are ongoing. A consolidated list of the Board of Selectmen's tasked items with a short description of the actions that have been taken thus far will be created and distributed.

Selectman Chmielewski commended and expressed his appreciation of the Town on its efforts to educate and notify the public through its website. While First Selectman Lyden stated that he was cautioned against the use of Social Media to inform the public of the Town's happenings by their Insurance Agent, Selectman McKenney proposed the possibility of utilizing Facebook Live to video stream their meetings as an additional alternative to engaging and connecting with the public. He also proposed including the Hazardous Waste Management Collection events as part of their news & announcements e-blasts.

Selectman Kennedy will inform the Chairman of the Planning & Zoning Commission regarding the requirement for the Commission to review the status of the POCD during their second meeting in February.

F. Tax Collector Refunds (Action Item)

**M/S/C: McKenney/Kennedy, to direct the Town Treasurer to issue refunds, recommended and certified by the Tax Collector, as presented to the Board of Selectmen in the amount of \$783.75 (seven hundred eighty-three dollars and seventy-five cents) on the 2nd day of January 2018. Discussion: None. Voice vote, 3-0, all in favor**

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**6. REPORTS:**

**A. FIRST SELECTMAN**

First Selectman Lyden thanked Acting Selectman Gadbois for handling the business of the Town during his absence last week. Selectman Chmielewski was appointed to serve as the Municipal Veterans Representative for the Town of Salem. The Town has received their \$5,000.00 Bright Idea Grant check for energy savings and upgrades and a copy of the letter to Eversource Energy, along with a list of the proposed upgrades, was provided. The new officers for the SECCOG were elected and New London Mayor Mike Passero will be serving as the Chair for 2018. The audit presentation by Marcia Marien, CPA, O'Connor Davies, LLP, went very well, with Salem receiving an "A" grade; the comments received were very positive and the Town Hall and School staff were commended for their hard work.

**B. BOARD OF EDUCATION (BOE) – no report**

**C. BOARD OF FINANCE – See First Selectman's Report**

**D. PLANNING AND ZONING COMMISSION**

Following the Public Hearing, the Commission unanimously approved an application for the Town's first age-restricted housing development, which will be comprised of six-units and located in the building behind the Pharmacy. First Selectman Lyden stated that this will be a positive addition to the community and will serve a need as the 65 and over population is projected to grow by 84% within the next ten years. The Commission was commended for doing a good job revising the Regulation and making it clear and palatable to developers.

**E. ECONOMIC DEVELOPMENT COMMISSION**

The Commission is continuing to work on their strategic five-year plan and business plan. Chairman Elbie Burr attended and presented his findings from the *Fundamentals in Economic Development* Workshop, hosted by the City of Groton.

**F. RECREATION COMMISSION – no report**

**H. LIBRARY BOARD**

Selectman Chmielewski thanked the Board for his appointment and is looking forward to serving as the Liaison. He commended the Library Board for their hard work; First Selectman Lyden, who views the Library as one of the Town's Community Centers, along with both of the Fire Companies, concurred. Selectman McKenney suggested the possibility of having the Historical Society partner with the Library to utilize some of their resources. In the same vein, Selectman Chmielewski suggested the possibility of repurposing one of the School's de-commissioned computers for record keeping and archival purposes.

**7. ADJOURNMENT**

**M/S/C: Chmielewski/Gadbois, to adjourn the meeting at 8:33 p.m. Discussion: None.  
Voice vote, 5-0, all in favor. Meeting adjourned.**

Respectfully Submitted by: Agnes Miyuki, Recording Secretary for the Town of Salem