

**TOWN OF SALEM BOARD OF SELECTMEN
SPECIAL MEETING MINUTES
WEDNESDAY, JUNE 28, 2017 - 7:00 P.M.
SALEM TOWN OFFICE BUILDING**

PRESENT

Kevin Lyden, First Selectman
Edward Chmielewski (7:16 p.m.)
Stuart Gadbois
David Kennedy

ABSENT

Robert Ross

1. CALL TO ORDER:

First Selectman Lyden called the meeting to order at 7:04 p.m.

2. PLEDGE OF ALLEGIANCE

3. PUBLIC HEARING FOR 2017 CONNECTICUT NEIGHBORHOOD ASSISTANCE ACT (NAA) PROGRAM PROPOSALS

M/S/C: Gadbois/Kennedy, to open the Public Hearing. Discussion: None. Voice vote, 3-0, all in favor.

First Selectman Lyden recited the Public Notice as published in *The Day* newspaper and posted on the Town Bulletin Board and stated that no written testimony has been received regarding the Proposal prior to the Public Hearing.

David Wordell, 509 New London Road, Applicant and Owner of the Antique Carriage & Sleigh Museum, Inc., spoke regarding the proposal, which would allow him to pursue the necessary funding to develop informational DVDs as part of a lecture series summarizing “the history of horse-drawn transportation and its relevance to the 21st century.”

First Selectman Lyden reviewed and recited the details included in the proposal application (*application on file*) for the Museum’s Education Outreach Program, including the description, need, plan, and the neighborhood area in which the program would serve.

In response to Selectman Gadbois, Mr. Wordell stated that he is requesting 60% of the estimated costs for the project and there would be no charge for the showings in the area for, at least, the next year. Approval of the Proposal would be of no cost the Town, with the exception of the time required for the oversight of the Program by a Town Official. The cost for a certified accounting firm to conduct a final post project review to be submitted to the municipality will be appropriately budgeted. The resulting ramifications should the Museum not submit the review, as required, is unknown. Currently, most of the neighboring towns have approximately three to four non-profit organizations taking advantage of this Program.

Board of Selectmen Regular Meeting Minutes
Wednesday, June 28, 2017

In response to Selectman Kennedy, the Grant would be under the non-profit organization, not the applicant, himself.

Selectman Chmielewski arrived at 7:16 p.m. and the First Selectman provided a brief recap.

M/S/C: Gadbois/Chmielewski, to close the Public Hearing at 7:18 p.m. Discussion: None. Voice vote, 4-0, all in favor.

4. ACT ON 2017 CONNECTICUT NEIGHBORHOOD ASSISTANCE ACT (NAA) PROGRAM PROPOSALS

A. ANTIQUE CARRIAGE AND SLEIGH MUSEUM, INC.

M/S/C: Gadbois/Kennedy, to approve the 2017 Connecticut Neighborhood Assistance Act (NAA) Program Proposal for the Antique Carriage and Sleigh Museum, Inc. Discussion: None. Voice vote, 4-0, all in favor.

B. OTHER PROGRAM PROPOSALS – none

6. EMERGENCY RESPONDER INCENTIVE PROGRAM REVIEW AND RECOMMENDATIONS (ACTION ITEM).

First Selectman Lyden recited the written review submitted by the Selectmen-appointed Emergency Responder Incentive Program Review Committee (*review on file*). After reviewing the proposed change to the Firefighter/EMT/Fire Police Incentive Program, the Committee recommended the acceptance and implementation of the requested modification to the Salem Town Ordinance entitled “Emergency Responders Award”. The First Selectman also recited Chairman Lew Buckley’s e-mail, who, on behalf of the Committee, wished to publicly express their appreciation to Salem Fire Company Deputy Chief Chip Weston for his help in compiling the necessary information.

First Selectman Lyden stated that, currently, qualified Emergency Service Personnel receive a \$1,000.00 stipend after 25-years of service, consecutive or non-consecutive, after reaching 59 years of age. The Committee recommends that the Program be extended such that all volunteer resident Emergency Service Personnel also receive a \$1,000.00/year residential property tax exemption. The Program would not only encourage the elder Personnel to continue their valuable service in/for the Town, but also continue to teach and mentor the younger recruits.

Selectman Kennedy felt that it was an excellent program, which should be moved to a Town Meeting. Selectman Chmielewski expressed his appreciation of both Volunteer Fire Companies and their service to the Town and felt that the incentive program was the least the Town could do for their volunteers.

M/S/C: Chmielewski/Gadbois, to, per the Salem Town Charter Section 4.03, paragraph 10, submit the proposed recommendations and modifications to the “Emergency Responders Awards Ordinance” to a Town Meeting to be held on Tuesday, July 11, 2017, 7:00 p.m., at Salem Town Hall. Voice vote, 4-0, all in favor.

7. PER SALEM TOWN CHARTER SECTION 5.05 SUBMIT TO TOWN MEETING TO PURCHASE REAL PROPERTY AT 184 HARTFORD ROAD (ACTION ITEM).

First Selectman Lyden welcomed the members of the Salem Historical Society present at this evening's meeting.

Elbert Burr, 44 Emerald Glen, President, Salem Historical Society, spoke with regards to the property located at 184 Hartford Road, a.k.a., the Whittlesey House. The Historical Society is proposing that the home be transferred to the Town of Salem 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 (10) years in hopes that an individual or group of individuals with the proper funding might arise during this period to bring the property back to its original condition. If transferred, the Town of Salem would agree to pay for all legal and closing costs and maintain and ensure that the property remains wind- and water-tight for a period of ten (10) years. The property, located adjacent to Salem School and within the Town Center, dates back to the early 1700s and is one of, if not the, oldest home located in the Town of Salem. The Salem Historical Society is unable to continue with the planned house and museum program due to the lack of sufficient funds. The original bondholders of the property, who were involved with the development of the program, have also agreed to the proposal. All relevant paperwork and photographs depicting the home's existing condition were submitted for the record (*submitted documentation on file*). The funds received by the Town would be utilized by the Historical Society to preserve, restore, and store their documents and photographs and continue hosting and implementing current and new programs. According to Town records, the appraised value of the property is approximately \$260,000.00. After the ten (10) year stipulation, the Town would be free to do as they wish with the property. The property is located on approximately one acre of level land, has a drilled well, and a newer two-car garage with a side building in very good condition.

In response to Selectman Gadbois who questioned the ability for family members to recall "their right under the gift agreement to be told in advance of the property's availability and price and to exercise right of first refusal to purchase", as stated in a notarized letter by Jennifer Sims, President Burr clarified that the statement refers to their wishes to be contacted prior to the final sale of the property by a potential buyer should they become interested in purchasing the property, themselves. Treasurer Don Urbanik stated that, currently, the property is covered for liability under their existing policy, but that the building, itself, is not insured and stated the difficulty in obtaining insurance for a vacant property.

In response to Selectman Kennedy, though the residence is currently on the National Register of Historical Places, there are no rules and regulations for maintaining the home as a historical property, per the Town's Zoning Regulations for that particular area. In addition, it was confirmed that the Connecticut Trust for Historic Preservation was contacted for possible recommendations, as suggested in a letter by Rudy J. Favretti.

Board of Selectmen Regular Meeting Minutes
Wednesday, June 28, 2017

Selectman Chmielewski commended the Historical Society and is in favor of engaging in further discussion regarding the item. He made light of the fact that the Historical Society is offering to transfer the property, which is appraised at \$260,000.00 and was purchased for \$90,000.00, plus \$40,000.00 in transfer fees, for \$50,000.00 to the Town of Salem. President Burr added that a total of \$147,000.00 was received in contributions for the purchase and repair of the property, all of which has been expended.

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.

M/S/C: Gadbois/Chmielewski, to, per 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 on Tuesday, July 11, 2017, 7:00 p.m., at Salem Town Hall. Discussion: None. Voice vote, 4-0, all in favor.

The members of the Salem Historical Society were thanked for attending the meeting and their presentation.

Selectman Chmielewski recused himself at 7:51 p.m.

5. PER SALEM TOWN CHARTER SECTION 5.05 SUBMIT TO TOWN MEETING TO SELL REAL PROPERTY LOCATED AT 85B HORSE POND ROAD (ACTION ITEM).

First Selectman Lyden stated that a total of \$21,000.00 is currently owed on the property for taxes, interest, and legal fees. The First Selectman showed the property to four interested individuals and one offer for \$17,500.00 was received and declined. As agreed by the Board of Selectmen, a licensed Real Estate Agent was hired to show the property. Four cash offers were received, the highest offer being submitted for \$29,007 by Ed and Susan Chmielewski. The sale of the property is contingent upon the approval of the Townspeople at a Town Meeting.

M/S/C: Gadbois/Kennedy, to, per Salem Town Charter, section 5.05, paragraph 3, submit to sell Real Property at 85-B Horse Pond Road to a Town Meeting to be held on Tuesday, July 11, 2017, 7:00 p.m., at Salem Town Hall. Voice vote, 3-0, all in favor.

8. ADJOURNMENT

M/S/C: Kennedy/Gadbois, to adjourn the meeting at 7:55 p.m. Discussion: None. Voice vote, 3-0, all in favor. Meeting adjourned.

Respectfully Submitted by:

Agnes Miyuki, Recording Secretary for the Town of Salem