

**TOWN OF DARIEN
BOARD OF SELECTMEN
REGULAR MEETING
MONDAY, JULY 20, 2009**

ATTENDANCE: 1st Selectwoman Evonne Klein; Seth Morton; David Bayne;
Callie Sullivan; Linda Santarella

STAFF: Karl Kilduff, Administrative Officer (9:00 p.m.)

OTHERS: Jeremy Ginsberg, P&Z;
Dr. Cara, Dr. Turnbull, Sue Maguire, Bob Gurliacci,
EMS Review Committee;
Paul Johnson, Darien Police Commission Chairman;
Police Commissioner Harrell; Police Commissioner Kruger;
Liz Mao, resident;
Carolyn Schoonmaker, Public Health & Safety Committee and RTM

CALL TO ORDER

1st Selectwoman Klein called the Regular Meeting to order at 8:05 p.m.

PUBLIC COMMENT

There were no public comments.

INTRODUCTION OF EMS REVIEW COMMITTEE

1st Selectwoman Klein introduced the EMS Review Committee. She said that Dr. Jose Cara, Dr. Dorothy Turnbull, Sue Maguire, and Bob Gurliacci were present, and that Dr. Robert George and Dr. Kevin Miller were not able to be here. She thanked them for stepping up to volunteer to be part of this Committee, and she said she would get them their information packets. She asked that they set up a meeting, elect a chairperson for the committee, and elect a Secretary or a Clerk to take minutes at the meetings. She then read the charge for the Committee, which is as follows:

The overall responsibility of the EMS Review Committee is to review the response time and data during a 12 month period of our emergency ambulance corps and to recommend any changes to the corps that would improve the delivery of service.

The Committee will be comprised of 7 members with experience in the medical field and/or emergency health.

The Committee will:

1. Review existing emergency medical service with the goal of improving the system, if necessary, to assure timely responses and effective treatment to citizens' emergency medical needs;
2. Review response times and call data to insure proper deployment and staffing;
3. Evaluate new technologies and best practices;
4. Benchmark Darien's services compared to appropriate peers and the region;
5. Make recommendations, which includes cost estimates where applicable and funding options, to the Board of Selectmen concerning changes in procedures necessary to provide better services to Darien citizens; and
6. Provide monthly, written reports to the Board of Selectmen updating the Board on its progress.

1st Selectwoman Klein asked the committee if they had any questions, and Mr. Bayne offered the Committee the Town's help with any information they would need regarding other municipalities' procedures, etc.

REFERRAL OF ACCESSORY APARTMENT REGULATIONS

- a) Discuss and Take Action to Refer Draft Regulations to Planning & Zoning Commission

Mr. Jeremy Ginsberg said that DAHAC was interested in proceeding with the proposal, and he met with DAHAC on several occasions. He said he and Ms. Andrea Sangrey looked at what other communities do, and what would be applicable for Darien. He said that DAHAC was only interested in setting up for affordable units only. The Planning & Zoning Commission looked at the affordable housing issue in the 1980's and 1990's but decided not to proceed due to septic system issues, and wells. This proposal now eliminates those issues. This proposal also limits units to certain sizes and certain zones. Mr. Ginsberg then reviewed a map outlining the zones and public water and sewer lines. Mr. Bayne asked why R 1-3 was eliminated, and Mr. Ginsberg said that DAHAC made that change. Ms. Sullivan asked about question #4, which says "Units will be contained only within a single-family residence. They are not allowed in separate standalone cottages or apartments over garages. This will likely minimize impacts to neighbors." Mr. Ginsberg said that DAHAC would allow accessory apartments in detached structures, but with certain circumstances, such as only in legally conforming detached structures constructed prior to 1980.

Mr. Bayne asked if DAHAC had considered incentives for people to do this, that if people were going to deed restrict a portion of their property for 10 years for affordable housing, would people be given a re-evaluation of their property or a tax assessment. Mr. Ginsberg replied that after 10 years, the homeowner would be able to turn over the property and get the market rate. Mr. Bayne said that the flip-side of that would be enforcement, that if Darien was going to legalize accessory apartments, has there been any discussion or consideration about enforcing the rule against accessory apartments. Mr. Ginsberg replied that an annual affidavit would be required to ascertain that the tenant met all the income requirements.

Ms. Santarella said she has an issue with the way the R 1-5 zone had been recommended to be eliminated in the affordable housing plan due to potential parking problems. She said she lives in that area, and she said she was opposed to it. She also mentioned that she felt it was unfair to have that zone mentioned specifically. Mr. Ginsberg said that they could offer the option to allow accessory apartments everywhere, and then decide on a case by case basis. Ms. Santarella again expressed her opposition. Mr. Morton said he would support Ms. Santarella's opposition, and he noted that this was not the final version of the regulations.

Mr. Bayne asked if P&Z could stipulate that an apartment be created but a tenant not be allowed to have a car. Mr. Ginsberg said that P&Z could not stipulate that. Mr. Bayne asked how to address Ms. Santarella's concern that there are parking problems for potential tenants in accessory apartments. Mr. Ginsberg explained the parking regulations in Darien require multiple parking spaces for each house. 1st Selectwoman Klein asked how other communities deal with this issue. It was mentioned that apartments are being built and actually sell for less money because they have no parking. Mr. Ginsberg agreed that it is a difficult situation, and it might be easier to have this ruling for the downtown area, as any tenant there would be close to public transportation and trains. He said that because it is a delicate issue, they want to be sure that they don't box themselves in.

Ms. Sullivan mentioned that the homeowner is responsible for the affidavit stating the tenant has maintained the required income levels. She asked how the Town would get this information to the State to get the proper credit for additional affordable housing units. Mr. Ginsberg said that at this time of year every year, the DECD of the State of CT sends the Town a letter clarifying the amount of units they have on record for the Town. The letter is then updated and sent back.

Mr. Ginsberg said he doesn't expect many accessory apartments to be created, perhaps about 10. 1st Selectwoman Klein mentioned that when she had attended a summit in April on this topic, that Westport had applications for 8 accessory apartments.

It was discussed and decided that Mr. Ginsberg would modify the existing regulations and provide a new copy to the Board members prior to next Monday's Board of Selectmen meeting. This will be on next Monday's Board of Selectmen meeting agenda for a vote.

1st SELECTWOMAN'S REPORT

1st Selectwoman Klein said she would like to move Item 7A up on the agenda to be discussed prior to her report.

NEW BUSINESS

a) Discussion with Police Commission regarding Police Department Project

Mr. Paul Johnson, Chairman of the Darien Police Commission, introduced himself, and said that Commissioner Harrell and Commissioner Kruger were present, along with representatives from Turner Construction, the Construction Manager on the project. He gave a brief overview of the renovation of the Police Department, saying that it began last year with the approval of various Town Boards and Commissions. The approved cost for the project was approximately \$17M, and Turner Construction was hired as the Construction Manager. The town of Darien to date has spent approximately \$1M on the project. They went out to bid, and the bids eventually came in at under \$17M. In the interim, the Board of Selectmen cited difficult financial times and put a hold on this project, along with others. Since last fall, he said they have not had any information as to when the project will move forward. He said the reason for him speaking at the meeting tonight was to ask the Board of Selectmen where the project now stands and when can they get this essential project moving forward.

Mr. Johnson said it seemed clear that the economy is coming back, and that the town tax payments were close to normal, although the Board of Selectmen had a legitimate fear that the payments would be down. He also mentioned that the bonding costs of AAA-rated bonds are favorable, and the bidding process is still favorable. He said Chief Lovello estimates that if the project doesn't get approved to move forward, he will have to put in next year's budget approximately \$400,000 in additional funds for repairs and operational needs. There is pending legislation that would require that cell blocks for 16 & 17 year olds be out of sight and hearing range of the regular cell blocks. He said they would be in a serious bind if that legislation is passed. On behalf of the Police Commission, the Building Committee, Chief Lovello and other members of the Darien Police Force, and Darien citizens, he asked when the project will go forward.

1st Selectwoman Klein responded, saying that tomorrow night the Financial Review and Strategy Committee will meet to discuss the economic indications that the committee needs to see to determine if the economy is stable. She said that the Committee consists of the Chairman of the Board of Finance, the Town Treasurer, the Town Administrative Officer, members of the Board of Education, the Superintendent, and the Finance Officer. They meet monthly and have updates on how the economy is affecting Darien. She said that they have taken a different approach to very unprecedented financial times. She said she was concerned about the \$400,000 in next year's budget, when they were hoping to cover those items for at least a year or two.

Mr. Johnson said that some of the items in the \$400,000 would be included in the project, but they can't wait. He mentioned that the Police budget came in under projections, and they have made every effort to be conservative. He said the men and women of the Police Department are disappointed in the project being on hold, and that Darien is the best police force in Connecticut. He said that 1st Selectwoman Klein had mentioned that the Financial Review and Strategy Committee meets every month, but every month the Police Commission asks for an answer as to when the project will move forward.

1st Selectwoman Klein said that she understands the Police Commission's concerns and appreciates all that they have done. She said that they consciously make a decision to put people

before projects. Other municipalities cut people and service; Darien chose to halt capital projects. She said she wants to make sure the Darien residents are ready to go forward and not have them financially stressed.

Mr. Bayne said he is a strong supporter of the Police Department project, but Darien residents are still losing their jobs. This is not the time to increase taxes. He said he wants to see the project get done sooner rather than later, and he did not want to see the project come off the table. That was not an option. He thanked Chairman Johnson for bringing this to the Selectmen's attention and agreed that it was just a question of when the project would move forward. Mr. Bayne asked if Chief Lovello could provide the Board of Selectmen a list of the items that need to be addressed as part of the \$400,000 in next year's budget. Chairman Johnson said he would pass that request along to the Chief.

Ms. Sullivan echoed Mr. Bayne's comments. She mentioned she had recently attended a financial symposium, and that between August 2008 and February 2009, \$7 trillion evaporated from the Global markets. She said there are over 600 Darien residents currently unemployed.

Mr. Kilduff joined the meeting at 9:00 p.m.

Commissioner Harrell said that the building project and the Police Department had only three advocates (in the Police Commissioners); if this project involved a school building, there would be an overflow of people. The project appears to out of the public limelight without a group of advocates to keep it public. The building is 80 years old, and a professional review of departments will lead to restructuring and rearranging work schedules. He asked the Board of Selectmen to get back to the Commission after their meeting with the Financial Review and Strategy with a timeframe of moving the project forward. He also asked for the impact of the project on the Darien residents on a per cost, per tax basis. It is no longer adequate to do business in a building that is so outdated. He said he didn't want the window of opportunity to close for anyone. He said the project should be a priority for Darien. It is certainly a priority for the Police Commission, representing not only the Police Department but also the approximately 20,000 residents of Darien that rely on good police work to keep them safe. He thanked everyone for their attention and looked forward to hearing back from the Board.

Ms. Santarella said that the project is a priority, and they do have advocates, not just the three Police Commissioners but also the entire Darien community. She liked his idea of what the impact on Darien residents would be, but she doesn't want him to think that the Board of Selectmen isn't interested in the project. She said they are as anxious as the Police Commission and the Police Department are to move the project forward.

1st Selectwoman Klein said she speaks regularly to the Chief about the project update and status, and she will now speak to Chairman Johnson also.

More discussion took place regarding the project.

Liz Mao, 37 Holly Lane, said she was a member of the Board of Finance and the Police Building Committee. She wanted to elevate this one level up, and thinking in terms of the economy, what better way can our economy be in than by having AAA rated municipalities start spending money and create jobs. The budget for this year does have a bond payment in it. She asked other members of the Board of Finance to work closely to keep costs minimal.

Carolyn Schoonmaker, Chairman of the Public Health & Safety Committee and the RTM, said as a public advocate, she was in favor of the Police Building Committee project. She encouraged the Board of Selectmen to release the funds ASAP for the project.

1st SELECTWOMAN'S REPORT

1st Selectwoman Klein read from her prepared mid-term progress report. She said the 2009-2010 budget will continue to get the job done for Darien residents, and it is positioned for when the economy turns around. She thanked members of the community for coming forward to form committees. She said everyone continues to work as a team, and she thanked the Board of Selectmen for being flexible during a busy year, as well as the upcoming year.

NEW BUSINESS (CONT'D)

b) Discuss Draft Affordable Housing Policy

1st Selectwoman Klein said that there would be a new chapter included on financing opportunities, funding sources available, etc. The issue of Home Connecticut caused confusion regarding density.

Mr. Kilduff said that strategy #3 on page 39 should be removed from the body of the document and put back in an addendum.

More discussion took place among Mr. Kilduff and the Board of Selectmen about the policy. Ms. Santarella mentioned that there were several references to West Avenue, and there were complaints from neighbors, and she felt that it was unfair that the particular area appeared to be targeted.

Mr. Bayne said that on page 12, it should read: State median income levels are used for calculating moratorium points. Exhibit 5, on page 14, speaks about affordable housing constructed in the recent past. He would like to see a column issued that lists when the CO's were issued. On page 15, exhibit 6, it should be consistently listed – is it 19 units or 15-20 units. On page 38, before the Strategies, an additional statement should be added to the introduction: That the strategies set forth below are included in this plan for the purpose of presenting them for future discussion and consideration by the relevant town bodies charged with adopting and implementing them. Their inclusion in this plan is not an endorsement by the Board of Selectmen of these strategies, nor does their inclusion herein mean that they are to be considered as a stated policy of the Town of Darien with regard to affordable housing.

Mr. Bayne said that Strategy 12 should have an additional sentence added to the objective portion of the plan: Convert existing commercial buildings into affordable housing to maximize the potential of existing properties.

In Strategy 15, delete the reference to DAHAC. In Strategy 18, the end of the sentence should read: Use the legal authorities available to the municipality creatively and prudently in order to continue to implement affordable housing development.

1st Selectwoman Klein said the changes will be forwarded to Ms. Sangrey, who will then make the necessary corrections and get the draft back to the Board of Selectmen. They will then have over a week to review it prior to the August 3rd meeting.

c) Discuss Town Facility Naming Policy

This was tabled until the next meeting.

d) Discuss and Take Action of Re-allocating Voucher Parking Spaces to Discounted Permit Parking Spaces

This was tabled until the next meeting.

ADMINISTRATIVE OFFICER'S REPORT

Mr. Kilduff said he had attended the Public Works Committee (PWC) meeting earlier tonight. He explained that the special meeting was solely to discuss the Baker Field project, and that the Chairman wanted to ensure that everyone's thoughts and comments were clear. He said the report and the assessment of alternatives is now available on-line. 1st Selectwoman Klein said there was concern and confusion about the possibility of no alternatives, and only a one-way option. Mr. Kilduff said they wanted to make sure that all the alternatives would be given due consideration. 1st Selectwoman Klein said there is a meeting scheduled in Darien Town Hall, and it would give everyone an opportunity to speak to the DEP. Mr. Kilduff said the PWC was aware of the public meeting to be held with the DEP. Ms. Santarella asked 1st Selectwoman Klein to invite the PWC Chairman and the Committee to the meeting. Ms. Sullivan said it would be helpful to have copies of the PWC meeting minutes.

1st Selectwoman Klein said for the record that Ms. Flora Smith was once the Chairman, but now Mark Adiletta is now the Chairman.

More discussion took place regarding the Baker Field Project, the PWC, and the DEP.

Ms. Santarella noted that the Commission on Aging is pleased that the Senior Center is being painted.

Ms. Sullivan congratulated all involved for the new roof of Town Hall.

NEW BUSINESS (CONT'D)

e) Transfers

POST 53

RESOLVED:

That the following transfer of appropriations is approved for referral to the Board of Finance:

From:

<u>Acct No.</u>	<u>Acct.</u>	<u>Amount</u>
10305010-82044	Radio Repair	\$1,211
	TOTAL:	\$1,211

To:

<u>Acct No.</u>	<u>Acct.</u>	<u>Amount</u>
10305010-82007	Paramedic Services	\$1,211
	TOTAL:	\$1,211

HEALTH DEPARTMENT

RESOLVED:

That the following transfer of appropriations is approved for referral to the Board of Finance:

From:

<u>Acct No.</u>	<u>Acct.</u>	<u>Amount</u>
10508011-82007	Prof. Services	\$7,163
	TOTAL:	\$7,163

To:

<u>Acct No.</u>	<u>Acct.</u>	<u>Amount</u>
10508011-81001	Full Time Salary	\$7,163
	TOTAL:	\$7,163

RTM

RESOLVED:

That the following transfer of appropriations is approved for referral to the Board of Finance:

From:

<u>Acct No.</u>	<u>Acct.</u>	<u>Amount</u>
10704000-86600	Contingency	\$1,307
	TOTAL:	\$1,307

To:

<u>Acct No.</u>	<u>Acct.</u>	<u>Amount</u>
10103011-82004	RTM Clerical	\$1,079
10103011-82009	Advertising	\$ 54
10103011-83001	Office Supplies	\$ 174
	TOTAL:	\$1,307

SENIOR CENTER

RESOLVED:

That the following transfer of appropriations is approved for referral to the Board of Finance:

From:

<u>Acct No.</u>	<u>Acct.</u>	<u>Amount</u>
10704000-86001	Contingency	\$5,197
	TOTAL:	\$5,197

To:

<u>Acct No.</u>	<u>Acct.</u>	<u>Amount</u>
10502201-81001	Full Time Salary	\$5,197
	TOTAL:	\$5,197

EMPLOYEE BENEFITS

RESOLVED:

That the following transfer of appropriations is approved for referral to the Board of Finance:

From:

<u>Acct No.</u>	<u>Acct.</u>	<u>Amount</u>
10701001-82110	Actuarial Services	\$ 6,000
10701001-82101	Dental Insurance	\$ 5,504
	TOTAL:	\$11,504

To:

<u>Acct No.</u>	<u>Acct.</u>	<u>Amount</u>
10701001-82103	Life & AD&D	\$ 3,854
10701001-82104	Long Term Disability	\$ 1,044
10701001-82106	Social Security	\$ 5,088
10701001-82108	Accrued Leave Redem	1,330
10701001-82109	Unemployment	\$ 188
	TOTAL:	\$11,504

**** MR. BAYNE MOVED TO APPROVE THE ABOVE LISTED TRANSFERS.**

**** MS. SULLIVAN SECONDED.**

**** MOTION PASSED UNANIMOUSLY.**

APPOINTMENTS/REAPPOINTMENTS

Consider and take action on the following appointments:

a) Consider and take action on the following **appointments**:

Michael Wallace (R), as a member of the Advisory Commission on Coastal Waters for the term beginning on 1/1/09 and expiring on 12/31/09.

Thomas Valentino (D), as a member of the Commission on Aging, replacing Alexander Lui, for the term beginning 4/1/09 and expiring on 6/20/12.

Anthony Simari (D), as an Alternate member of the Zoning Board of Appeals to fill the term expiring on 6/30/11, created by the resignation of Polly Davis.

**** MR. MORTON MOVED TO APPROVE THE ABOVE LISTED APPOINTMENTS.**

**** MS. SULLIVAN SECONDED.**

**** MOTION PASSED UNANIMOUSLY.**

b) Consider and take action on the following **reappointments**:

Environmental Protection Commission – Peter Hillman (R), Peter Kenyon III (R), and Richard Rohr (R), for terms beginning on 7/1/09 and expiring on 6/30/12.

Zoning Board of Appeals – Alfred Tibbetts (R), for the term beginning on 7/1/09 and expiring on 6/30/12.

Parks and Recreation Commission – Charles Goodyear (R), for the term beginning on 4/1/09 and expiring on 3/31/12.

Commission on Aging – Ronald Heinbaugh (R), for the term beginning on 4/1/09 and expiring on 3/31/12.

**** MR. MORTON MOVED TO APPROVE THE ABOVE LISTED REAPPOINTMENTS.**

**** MR. BAYNE SECONDED.**

**** MOTION PASSED UNANIMOUSLY.**

AGENDA REVIEW

1st Selectwoman Klein said the next meeting of the Board of Selectmen is Monday, July 27, 2009 at 8:00 p.m.

APPROVAL OF MINUTES OF PREVIOUS MEETINGS

Regular Meeting of June 15, 2009
Regular Meeting of June 22, 2009
Emergency Meeting of June 26, 2009

**** MR. BAYNE MOVED TO APPROVE THE JUNE 15, 2009 REGULAR MEETING MINUTES AS CORRECTED.**

**** MR. MORTON SECONDED.**

The corrections to the minutes of the June 15, 2009 regular meeting are as follows:

On page 1, under OTHERS, and throughout, change “John Seely” to “John Sini”.

On page 1, under OTHERS, it should after John Selly, change “Darien Resident” to “RTM Member”.

On page 1, under OTHERS, after Mary Guimond, change “Darien Resident” to “RTM Member”.

On page 1, under PUBLIC COMMENT, 1st paragraph, 3rd sentence, it should read “which will give residents discounts at local merchants.”

On page 1, under PUBLIC COMMENT, 2nd paragraph, through the 3rd paragraph, reduce both paragraphs to the following sentence: “Ms. Mary Guimond of 19 Old Stone Road came forward with remarks concerning 35 Leroy Ave., a copy of which is attached.”

On page 2, under PUBLIC COMMENT, 3rd full paragraph down, eliminate the last two sentences.

On page 2, under REPORT FROM ROBERT STEEGER REGARDING FLOODING PROJECT UPDATE, 1st paragraph, 1st sentence, and throughout, change “Stoney Book” to “Stony Brook”.

On page 4, 1st full paragraph, 1st sentence, change “Carolyn” to “Carolyn Schoonmaker”.

On page 4, 1st full paragraph, 5th sentence, change “Cheryl” to “Cheryl Russell”.

On page 8, the last sentence should read: “Mr. McDonald came forward and said that he believes Mr. Buzzeo has the right to come in to discuss his views.

On page 11, 6th full paragraph, the 1st sentence should read: “Mr. van der Kieft said that there were concerns about the residents of affordable units not paying their fair share of common fees and he outlined three other concerns.”

On page 11, 8th paragraph, the 2nd sentence should read: “Mr. van der Kieft said that they had not been available to attend the one meeting which they were invited to.”

On page 12, 8th paragraph, the 5th sentence should read: “Ms. Sullivan said that along with approaching the Legislature, the Town needs to investigate ways to implement smart affordable housing.”

On page 19, under FIRST SELECTWOMAN’S REPORT, 4th paragraph, 1st sentence, change “Warring” to “Warren”.

On page 20, under ADMINISTRATOR’S REPORT, 2nd paragraph, the 1st sentence should read: “Ms. Santarella asked for an update on the negotiations with MHA.”

On page 21, 2nd paragraph, the last sentence should read: “Mr. Bayne said that no substitute reason concerning the performance of these two candidates had been advanced, and that he did not know of any reason not to move forward on these appointments.”

On page 21, 3rd paragraph, the 1st sentence should read: “Ms. Santarella said that she would suggest consider waiting until July 1st.”

On page 21, last paragraph, the 2nd sentence should read: “First Selectwoman Klein said that the one candidate had contacted her office, and her staff followed up with the 2nd candidate.”

On page 22, 5th full paragraph, 1st sentence, change “RTM” to “RTC”.

On page 22, 6th paragraph, 1st sentence, change “circumventing” to “a circumvention”.

On page 23, 1st paragraph, the 2nd sentence should read: “Carolyn Schoonmaker said that the Town Committee would like to have newspaper ads for others to come forward.

On page 23, 1st paragraph, add the following as the 3rd sentence: “She stated the Town records were very poor.”

On page 23, 2nd paragraph, last sentence, add the word “in” between “published” and “the”.

On page 23, 2nd paragraph, add the following as the last sentence: “Ms. Marks asked who sent Mr. Artinian’s email to the newspapers, and Mr. Artinian said he did.”

On page 23, 3rd paragraph, the last sentence should read: “Ms. Sullivan said that it was legal and questioned what wasn’t open (about the process).”

On page 23, 4th paragraph, add the following to the end of the 2nd sentence: “and he was prepared to vote on them”.

On page 23, 6th paragraph, last sentence, change “heard of the problem” to “from the RTC about the problem.”

On page 23, 7th paragraph, add the following to the motion:

**** MS. SANTARELLA SECONDED.**
**** MOTION PASSED UNANIMOUSLY.**

**** MOTION PASSED UNANIMOUSLY.**

**** MR. MORTON MOVED TO APPROVE THE JUNE 22, 2009 REGULAR MEETING MINUTES AS CORRECTED.**

**** MS. SULLIVAN SECONDED.**

The corrections to the minutes of the June 22, 2009 regular meeting are as follows:

On page 1, under STAFF, it should read: “Karl Kilduff, Administrative Officer”.

On page 1, under PUBLIC COMMENT, 1st paragraph, 1st sentence and last sentence, change “Austin Emro” to “Austin Amoroso”.

On page 1, under PUBLIC COMMENT, 1st paragraph, 1st sentence, change “news reporter” to “Darien Times Reporter”.

On page 1, under NEW BUSINESS, last paragraph, the 2nd sentence should read: “1st Selectwoman Klein asked Mr. Conze to provide the Board with his views on the applicability of Section 514 of the Zoning Regulations to 35 Leroy.”

On page 2, 1st paragraph, the 2nd sentence should read: “He said that Section 514 was a section that addressed special permits for town-sponsored affordable housing projects.”

On page 2, 1st paragraph, the 3rd sentence should read: “The Commission has a significant amount of authority granted to it, but that any proposal would have to fit the project into the neighborhood surrounding them.

On page 2, 3rd paragraph, 2nd sentence, change “Alan O’Neil” to “Allan O’Neill.”

On page 2, 5th paragraph, the 1st sentence should read: “Mr. Bayne pointed out that Section 514.2 where it cites “in its discretion, grant” and asked Mr. Conze to explain this discretionary standard to the Board and those present.”

On page 2, 5th paragraph, the 2nd sentence should read: “Mr. Conze gave a brief overview and said that rarely did an application come before the Commission that did not require some discretion on the part of the Commission.”

On page 2, 6th paragraph, the 2nd sentence should read: “Mr. Conze said that it was created in 1992 when Clock Hill was built.”

On page 3, 2nd paragraph, 2nd sentence, change “Alan O’Neil” to “Allen O’Neill”.

On page 3, 2nd paragraph, 4th sentence, change “stating” to “identifying”.

On page 3, 3rd paragraph, eliminate it entirely.

On page 3, 4th paragraph, the 2nd sentence should read: “Mr. Conze said that the delay has to do with work the applicant has to do before submitting an application for a special permit.” The last sentence should read: “Assuming that all the preparatory work is done, the application process before P&Z takes about the same amount of time as any P&Z application.”

On page 3, 5th paragraph, 1st sentence, change “Mr. William Guimond” to “Mr. Norman Guimond”.

On page 4, 4th paragraph, the 1st sentence should read: “First Selectwoman Klein said that there would be 23 points in the project and that with another few housing units, from the Cottage and 1020 Post Road, a moratorium would be possible.”

On page 4, 5th paragraph, change “McBroom” to “MacBroom”.

On page 4, 6th paragraph, in the 1st sentence and 2nd sentence, and through to page 5, change “Barnum” to “Burnham”.

On page 5, 6th paragraph, 1st sentence, change “Mr. Jeff Morrison” to “Mr. Jeff Marston”.

On page 5, 7th paragraph, the 2nd sentence should read: “However, tidal action has more of an impact on Gorham’s Pond and because of this, the sediment is being considered in the study.”

On page 7, under 1st SELECTWOMAN’S REPORT, 1st paragraph, the 4th sentence should read: “The DOT said that they will not build a sidewalk, and if the Town decided to build one, it would have to do it to DOT specification.”

On page 7, under 1st SELECTWOMAN'S REPORT, 2nd paragraph, 1st sentence, change "Nancy Zanco" to "Nancy Zengo".

**** MOTION PASSED UNANIMOUSLY.**

**** MS. SULLIVAN MOVED TO APPROVE THE JUNE 26, 2009 EMERGENCY MEETING MINUTES AS CORRECTED.**

**** MS. SANTARELLA SECONDED.**

The changes to the June 26, 2009 Emergency Meeting minutes are as follows:

On page 1, under NEW BUSINESS, 3rd paragraph, the 3rd sentence should read: "Mr. Bayne noted the difference between making a statement versus the role of an intervener in the process that would require sworn testimony and be subject to cross examination."

**** MOTION PASSED WITH THREE (3) VOTES IN FAVOR (KLEIN, SANTARELLA, SULLIVAN) AND TWO (2) VOTES ABSTAINED (BAYNE, MORTON).**

FORTHCOMING MEETINGS

July 27, 2009	Board of Selectmen Regular Meeting at 8:00 p.m.
July 28, 2009	Planning & Zoning Public Hearing at 8:00 p.m.
July 21, 2009	Board of Finance Regular Meeting at 7:30 p.m.

OTHER BUSINESS

(Any items added to the agenda require a two-thirds vote)

ADJOURNMENT

**** MR. BAYNE MOVED TO ADJOURN.**

**** MS. SANTARELLA SECONDED.**

**** MOTION PASSED UNANIMOUSLY.**

The meeting adjourned at 10:45 p.m.

Respectfully submitted,

Carolyn Marr
Telesco Secretarial Services