



Town of Groton, Connecticut

45 Fort Hill Road
Groton, CT 06340-4394
Town Clerk 860-441-6640
Town Manager 860-441-6630

Meeting Agenda

Representative Town Meeting

Moderator Scott L. Newsome, Representatives Karin Adams, Robert Bailey, Jeanne Baker, Joe Baril, Alicia T. Bauer, Rafael Burgos, Jr., Clarence Casper, Bobbi Jo Cini, Christine Conley, Lynn Crocket Hubbard, Susan Dean-Shinbrot, Luanne E. DeMatto, Jim Evans, Thomas A. Frickman, Bob Garcia, Nancy Gilly, Matthew G. Longino, Jim Loughlin, Emily Maher, Brandon Marley, Jackie Massett, Lisa McCabe, Bruce A. McDermott, Roscoe L. Merritt, Jim Nault, Kathy Neugent, Lian Obrey, Juliette M. Parker, Richard J. Pasqualini, Jr., Carolann Quinn, Dutcha Slieker-Hersant, Joan Steinfeld, Irma J. Streeter, James L. Streeter, Archie Swindell, Patricia Wagner, Lori A. Watrous, Gary Welles, Ivy R. Williams, and Jonathan Wilson.

Wednesday, February 10, 2016

7:30 PM

Groton Senior Center

REGULAR MEETING

- A. ROLL CALL
- B. MOMENT OF SILENCE AND SALUTE TO THE FLAG
- C. APPROVAL OF MINUTES OF JANUARY 13, 2016
- D. CITIZENS' PETITIONS

This is the portion of the RTM agenda where the RTM welcomes comments from citizens. Each presentation should be limited to ten minutes or less, and citizens should, if possible, submit written comments. Presentations should be limited to matters pertinent to Groton. The Moderator, or members through the Moderator, shall ask questions only in order to clarify the speaker's presentation. Responses may be given by the Moderator and/or by the Town Manager. Citizens should make their presentations from the lectern and state their names and addresses for the record.

- E. RECEPTION OF COMMUNICATIONS
- F. REPORT OF THE TOWN MANAGER
 - 1. Financial report
 - 2. Monthly briefing
- G. REPORT ON ECONOMIC DEVELOPMENT
- H. REPORT OF THE SUPERINTENDENT OF SCHOOLS
- I. LIAISON REPORTS
- J. COMMITTEE REPORTS

- 1. FINANCE - Chairman Quinn

2015-0232 Sale of William Seely School Property

RESOLUTION AUTHORIZING THE SALE OF THE WILLIAM SEELY SCHOOL PROPERTY TO KINCORA DEVELOPMENT

WHEREAS, the Town previously entered into a purchase and sale agreement with Kincora Development, LLC of Waltham, Massachusetts for the Town owned William Seely School property on Walker Hill Road, and

WHEREAS, the Town Council conducted a public hearing on the proposed sale on September 15, 2015 and also met with residents in the vicinity of the property, and

WHEREAS, the Planning Commission reviewed a Connecticut General Statutes Section 8-24 referral on September 8, 2015 and expressed support for the sale of the property, now therefore be it

RESOLVED, that the Town Council approves the sale of the William Seely School property to Kincora Development, LLC.

Refer to RTM

Legislative History

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| 9/9/2015 | Mayor | Referred | Town Council Committee of the W |
| 9/22/2015 | Town Council Committee of the Whole | Discussed | |

A public hearing was held on the sale of the William Seely School property last week. Town Manager Oefinger noted that the Town is not in a position to answer many of the questions raised at the public hearing because the proposed development is unknown. As noted at the public hearing, the Planning Commission recommended in favor of the sale under CGS Section 8-24, and the purchaser would like an adjustment to the purchase sale agreement.

Discussion followed on the impact of development on homeowners and methods that could be employed such as screening, buffers, topography, and sound attenuation. Any development of the property will require the proper land use approvals.

Councilor Frink noted it is the Town Council's role to determine if there is a compelling reason for the Town to own the property and it is the land use agencies' responsibility to assure that development is done in the right way.

Councilor Watson feels the Council owes it to residents to explain the process and the checks and balances that are in place.

The Town Manager suggestion and an information session for the surrounding neighborhoods, and Committee members concurred.

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| 10/13/2015 | Town Council Committee of the Whole | Discussed |
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Town Manager Oefinger distributed a copy of the flyer that was sent to residents in the vicinity of William Seely School for the meeting on Wednesday, October 21st at 6:00 p.m. Councilors were asked to forward any correspondence they receive from residents to the Town Manager's office.

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| 10/21/2015 | Town Council Committee of the Whole | Discussed |
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Town Manager Oefinger made introductory comments for the residents in attendance. He noted receipt of some comments via e-mail and explained that this meeting is designed to cover the process for selling the William Seely School property.

The Town Manager provided an overview of the history of the property leading to the sale and purchase agreement with a commercial development, He noted potential land use approvals required for commercial reuse of the property.

The Town Manager reviewed and addressed the comments received by e-mail.

Members of the audience were allowed to comment and questions/concerns were addressed by the Town Manager or Town Councilors.

It was noted that the next step in the process is RTM approval of the sale of the property.

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| 10/27/2015 | Town Council Committee of the Whole | Not Discussed |
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11/10/2015 **Town Council Committee of the Whole** **Discussed**
Town Manager Oefinger explained that following the public hearing on the sale of the William Seely property and the special meeting with nearby residents, the next step is to send the referral to the RTM if approved by the Council.

11/10/2015 **Town Council Committee of the Whole** **Recommended for a Resolution**
Town Manager Oefinger reviewed probable local land use and state approvals that would be necessary to develop the property commercially. Councilor Antipas suggested that the Council adopt a long term strategy for handling vacant properties.

11/17/2015 **Town Council** **Referred** **Representative Town Meeting**
In response to Councilor Granatosky, Town Manager Mark Oefinger stated that the referral will be assigned to a committee at the next RTM meeting and the full RTM will consider the item either at their December or January meeting.

2. COMMUNITY DEVELOPMENT & SERVICES -Chairman Conley

3. EDUCATION - Chairman Neugent

4. RECREATION - Chairman Wilson

5. PUBLIC SAFETY - Chairman McDermott

6. PUBLIC WORKS - Chairman Dean-Shinbrot

7. RULES & PROCEDURES - Chairman Massett

2016-0025 Adoption of RTM Rules

RESOLUTION APPROVING ADOPTION OF RULES & PROCEDURES OF THE THIRTIETH RTM

BE IT RESOLVED, that the rules of the Thirtieth Representative Town Meeting as recommended by the Temporary Rules and Procedures Committee are hereby adopted.

K. BUDGET DISCUSSIONS

L. OTHER BUSINESS

M. ADJOURNMENT