



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 Jean-Claude Ambroise, Representatives Karin Adams, Scott W. Aument, Sr., Joseph Baril, Nancy E. Barnhart, Alicia Bauer, Genevieve Cerf, Susan Chase-Hildebrand, Michael Collins, Christine Conley, Susan Deane-Shinbrot, Luanne E. DeMatto, Nancy Driscoll, Dave Ferreira, Neal Gardner, Patrice Granatosky, Dolores Harrell, Karen Hatcher, Keith L. Hedrick, Conrad F. Heede, Lynn Crockett Hubbard, Michael Dean Johnson, Rosanne E. Kotowski, Jim Loughlin, Jackie Massett, Bruce A. McDermott, Roscoe Merritt, Scott Newsome, Richard J. Pasqualini, Jr., Betty A. Prochaska, Pam Ryley, Jack Sebastian, Dana S. Semeraro, Richard Semeraro, Joan Steinfeld, Irma Streeter, Mark Svencer, Archie C. Swindell, Lori A. Watrous and Ivy R. Williams

Wednesday, July 11, 2012

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 JUNE 13, 2012
- 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 OF THE SUPERINTENDENT OF SCHOOLS
- H. LIAISON REPORTS
- I. COMMITTEE REPORTS

- 1. FINANCE - Chairman Granatosky
- 2. COMMUNITY DEVELOPMENT & SERVICES - Chairman Ferreira

2012-0048 Purchase of Spicer Properties, Thomas Road

RESOLUTION AUTHORIZING THE PURCHASE OF THE SPICER PROPERTIES, THOMAS ROAD

WHEREAS, three Spicer properties on Thomas Road were identified as desirable for conservation in the 2002 Plan of Conservation and Development, and

WHEREAS, the acquisition and use of the tracts for conservation and passive recreational purposes

has been endorsed by the Town's Conservation Commission and the Town's Planning Commission, and

WHEREAS, the acquisition and use of the Spicer properties would also be consistent with both the State and Regional Plans of Conservation and Development, the 2008 City of Groton Plan of Conservation and Development, the State Department of Environmental Protection's (DEP) Green Plan, and other related State, regional and local plans and initiatives, including but not necessarily limited to the State DEP's Long Island Sound Stewardship Initiative, the State DEP's Statewide Comprehensive Outdoor Recreation Plan, the Southeastern Connecticut region's 2005 Hazard Mitigation Plan, and the State DEP Coastal and Estuarine Land Conservation Program, and

WHEREAS, the Town has obtained grant funding and accrued funds for the purpose of land conservation through a fee in lieu of open space provision in its subdivision regulations, as well as through its capital improvement program, and

WHEREAS, the Groton Town Council has previously authorized the preparation and signing of a purchase sales agreement to purchase the Spicer properties for \$960,000, now therefore be it

RESOLVED, that Mark R. Oefinger, Town Manager is hereby authorized to acquire, for the sum of \$960,000 pursuant to the provisions of the previously authorized purchase sales agreement, three tracts known as the Spicer properties and identified as follows:

Tract #1
Location/PIN: 155 Thomas Road/169813033078
Ownership: Doris Pulaski (Trustee)

Tract #2
Location/PIN: 0 Thomas Road/168816937659
Ownership: William C. Spicer Jr. Estate

Tract #3
Location/PIN: 0 Thomas Road/168820918875
Ownership: William C. Spicer III

and be it further

RESOLVED, that \$650,000 of the purchase price will come from the State of Connecticut Open Space and Watershed Lands Acquisition Grant and \$310,000 will come from the Town's Open Space Fund, and be it further

RESOLVED, that the Town Council authorizes the expenditure of up to \$25,000 from the Town's Open Space Fund for administrative costs associated with the land purchase, and be it further

RESOLVED, that the Town Manager is hereby authorized to accept the deeds for said parcels upon approval of the Town Attorney.

Refer to RTM.

Legislative History

2/6/2012	Mayor	Referred	Town Council Committee of the W
2/14/2012	Town Council Committee of the Whole	Discussed	

Town Manager Oefinger explained that he hopes to have a signed agreement for purchase of the Spicer properties at the February 28th meeting. The Planning Commission has expressed support for the acquisition in response to the CGS Sec. 8-24 referral. Town staff continue to work on grants. The terms and conditions

previously discussed with the Council are acceptable to the Spicer family.

2/28/2012 Town Council Committee of Discussed
the Whole

The Town Manager is seeking authorization from the Town Council to start the acquisition process for the Spicer properties on Thomas Road. The terms and conditions discussed in executive session are acceptable to the Spicer family and there is a time deadline associated with the state grant.

2/28/2012 Town Council Committee of Recommended for a
the Whole Resolution

3/6/2012 Town Council Tabled

3/6/2012 Town Council Committee of Not Discussed
the Whole

3/6/2012 Town Council Deleted from Referral List -
Action to be taken

3/6/2012 Town Council Discussed

The Town Manager met with the Attorney Callahan and staff from Planning and Development. The purchase agreement is almost done, and the Town will be asking DEEP for an extension of the grant award. Normally there is earnest money when entering into a purchase agreement, and the Town Manager recommended \$1,000. This item will be placed on the Committee of the Whole agenda.

5/8/2012 Town Council Committee of Discussed
the Whole

The Town Manager noted that the RTM has not yet reviewed the open space account in the budget, which includes additional funding that will be put toward this purchase. This item was deferred to the next Committee of the Whole meeting.

5/22/2012 Town Council Committee of Discussed
the Whole

During the FYE 2013 budget deliberations, the RTM allocated \$75,000 to the open space fund which will be used for the purchase of the Spicer property. The Town Manager had requested \$100,000, but the RTM cut \$25,000, which is the normal allocation to the fund. A Purchase Sales Agreement has been signed by all parties. The total purchase price is \$960,000 with \$650,000 coming from a state grant and \$310,000 coming from the open space fund.

The Town Manager requested authorization for preparation of the deed and acceptance of the property.

Councilor O'Beirne asked what stipulations would be placed on the land as a result of the state grant. The Town Manager stated those restrictions can be provided to the Council. Councilor O'Beirne stated he is specifically interested in use of the lake.

5/22/2012 Town Council Committee of Recommended for a
the Whole Resolution

6/5/2012 Town Council Deleted from Referral List -
Action to be taken

6/5/2012 Town Council Adopted and Referred Representative Town Meeting
A typographical error was cited by the Town Manager. In the second resolved paragraph, "\$360,000" should be changed to "\$310,000".

6/13/2012 Representative Town Meeting Referred RTM Community Development &

3. EDUCATION - Chairman Hedrick

4. RECREATION - Chairman Streeter

5. PUBLIC SAFETY - Chairman Pasqualini

6. PUBLIC WORKS - Chairman Collins

2012-0049 Purchase of Fusconi Property, Crystal Lake Road

RESOLUTION AUTHORIZING THE PURCHASE OF THE FUSCONI PROPERTY AT 5

CRYSTAL LAKE ROAD

WHEREAS, the Fusconi Dry Cleaners site at 5 Crystal Lake Road is located directly across the street from the main gate of the U.S. Submarine Base, and

WHEREAS, the Fusconi Dry Cleaners building and site have remained closed and vacant for over five years and are currently in a state of disrepair, and

WHEREAS, acquisition of the site is necessary to accommodate future traffic improvements in the vicinity of Crystal Lake Road and Military Highway; allow for the removal of a deteriorating building; undertake general clean-up of the site; and mitigate future encroachment near the SUBASE, and

WHEREAS, the State Bond Commission at its April 27, 2012 meeting approved \$455,000 in funding for the purchase of the property by the Town of Groton including demolition and administrative costs, and

WHEREAS, the Groton Town Council has previously authorized the preparation and signing of a purchase sales agreement to purchase the Fusconi property for \$367,900, now therefore be it

RESOLVED, that Mark R. Oefinger, Town Manager is hereby authorized to acquire a parcel of land owned by Remo Fusconi Trust located at 5 Crystal Lake Road for the sum of \$367,900 pursuant to the provisions of the previously authorized purchase sales agreement, and be it further

RESOLVED, that the Town Manager is hereby authorized to accept a deed for said parcel upon approval of the Town Attorney.

Refer to RTM.

Legislative History

2/6/2012	Mayor	Referred	Town Council Committee of the W
2/14/2012	Town Council Committee of the Whole	Discussed	
<i>Town Manager Oefinger reported that the State Bond Commission meeting scheduled for February 24th has been cancelled. The next meeting will be toward the end of the March. There is no value in starting the purchase process until the Bond Commission has acted.</i>			
3/13/2012	Town Council Committee of the Whole	Discussed	
<i>Town Manager Oefinger reported that he was waiting for the upcoming State Bond Commission, which was at the end of March for the funds approved by State. The Town Manager said that he was already authorized and as soon as this happened the Town Council could meet and review this project in Executive Session.</i>			
5/8/2012	Town Council Committee of the Whole	Discussed	
<i>The State Bond Commission has authorized funding to purchase the Fusconi property and the Town Manager is looking for authorization to proceed with the purchase.</i>			
5/8/2012	Town Council Committee of the Whole	Recommended for a Resolution	
5/15/2012	Town Council	Deleted from Referral List - Action to be taken	
5/15/2012	Town Council	Adopted and Referred	Representative Town Meeting
6/13/2012	Representative Town Meeting	Referred	RTM Public Works Committee

7. RULES & PROCEDURES - Chairman Massett

9. CONSOLIDATION - Chairman Pasqualini

J. OTHER BUSINESS

K. ADJOURNMENT