



# Town of Groton, Connecticut

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

## Meeting Agenda

### Town Council

*Mayor Rita M. Schmidt, Councilors Dean Antipas, Genevieve Cerf, Joe de la Cruz, Bruce S. Flax, Bob Frink, Rich Moravsik, Deborah L. Peruzzotti and Harry A. Watson*

Tuesday, February 17, 2015

7:30 PM

Town Hall Annex - Community Room 1

### REGULAR MEETING

#### I. ROLL CALL

#### II. SALUTE TO THE FLAG

#### III. RECOGNITION, AWARDS & MEMORIALS

#### IV. RECEIPT OF CITIZENS' PETITIONS, COMMENTS AND CONCERNS

This is the portion of the Council Agenda where the Council welcomes comments from citizens. Each presentation should be limited to five (5) minutes or less, and citizens should, if possible, submit written comments. Presentations should be related to matters pertinent to Groton. Town Councilors will only ask questions in order to clarify the speaker's presentation and can respond during the Responses to Citizens' Petitions portion of the Town Council meeting. Citizens should make their presentations from the lectern and state their names and addresses for the record.

#### V. RESPONSES TO CITIZENS' PETITIONS, COMMENTS AND CONCERNS

#### VI. CONSENT CALENDAR

All matters listed under Item VI (Consent Calendar) are considered to be routine and will be enacted by one motion. No separate discussion of these items will take place, unless cause is shown prior to the time Council votes on the motion to adopt.

##### a. Approval of Minutes

2015-0038 Approval of Minutes (Town Council)

Resolution - Consent

RESOLUTION ACCEPTING TOWN COUNCIL MINUTES

RESOLVED, that the minutes of the Town Council meeting of February 3, 2016 are hereby accepted and approved.

##### b. Administrative Items

2015-0027 Special Trust Fund Contributions

Resolution - Consent

RESOLUTION ACCEPTING CONTRIBUTIONS TO SPECIAL TRUST FUNDS

RESOLVED, that the Town Council hereby accepts contributions to the Town as follows:

Fitch Class of 1954 - \$400.00 - Parks and Recreation Revolving  
Aimee Allaire - \$4.00 - Parks and Recreation Revolving  
Benjamin Anderson - \$24.00 - Parks and Recreation Revolving  
Marcy Casey - \$20.00 - Parks and Recreation Revolving  
Sandra Champion - \$9.00 - Parks and Recreation Revolving  
Marilyn Coffey - \$10.00 - Parks and Recreation Revolving  
Carl Conrad - \$20.00 - Parks and Recreation Revolving  
Michael Courter - \$10.00 - Parks and Recreation Revolving  
Nora Belle Durocher - \$20.00 - Parks and Recreation Revolving  
Judith Dunn - \$5.00 - Parks and Recreation Revolving

Juan Duran - \$5.00 - Parks and Recreation Revolving  
Chinwe Erike - \$40.00 - Parks and Recreation Revolving  
James Eskra - \$40.00 - Parks and Recreation Revolving  
Larry Grundy - \$15.00 - Parks and Recreation Revolving  
Margaret Harrison - \$10.00 - Parks and Recreation Revolving  
Elizabeth Hogan - \$5.00 - Parks and Recreation Revolving  
Lauren Huck - \$10.00 - Parks and Recreation Revolving  
Arnold Jordan, Sr. - \$15.00 - Parks and Recreation Revolving  
Pride Kelleles - \$6.00 - Parks and Recreation Revolving  
Heather King - \$10.00 - Parks and Recreation Revolving  
Lisa Knobloch - \$5.00 - Parks and Recreation Revolving  
Beverly I. Lavallee - \$5.00 - Parks and Recreation Revolving  
Eric Martin - \$50.00 - Parks and Recreation Revolving  
Rebecca Martin - \$50.00 - Parks and Recreation Revolving  
Amy Matteson - \$50.00 - Parks and Recreation Revolving  
Emily Nelson - \$5.00 - Parks and Recreation Revolving  
Katherine A. Roschmann - \$10.00 - Parks and Recreation Revolving  
Penelope Simmons - \$10.00 - Parks and Recreation Revolving  
Katy M. Stoddard - \$6.00 - Parks and Recreation Revolving  
Jennifer Stone - \$25.00 - Parks and Recreation Revolving  
Lawrence Taylor - \$1.00 - Parks and Recreation Revolving  
Merin Troutman - \$10.00 - Parks and Recreation Revolving  
Arianna Turello - \$20.00 - Parks and Recreation Revolving  
Johanna Ward - \$10.00 - Parks and Recreation Revolving  
Katherine Wilhelm - \$40.00 - Parks and Recreation Revolving  
Jeanne M. Yellow robe - \$2.00 - Parks and Recreation Revolving  
Marsha Zimmermann - \$30.00 - Parks and Recreation Revolving  
Katherine Zod - \$5.00 - Parks and Recreation Revolving  
Emily Burke - \$13.00 - Parks and Recreation Revolving  
Patricia Carrigan - \$20.00 - Parks and Recreation Revolving  
Eileen Cicchese - \$31.74 - Parks and Recreation Revolving  
Karen Colgan - \$10.00 - Parks and Recreation Revolving  
Jane W. Coutu - \$60.00 - Parks and Recreation Revolving  
Diane Darling - \$12.00 - Parks and Recreation Revolving  
Susan Decorte-Mcmillan - \$2,500.00 - Parks and Recreation Revolving  
Kelsey A. Fournier - \$200.00 - Parks and Recreation Revolving  
Mark Fournier - \$100.00 - Parks and Recreation Revolving  
Heather Frost - \$50.00 - Parks and Recreation Revolving  
Patricia Garcia - \$10.00 - Parks and Recreation Revolving  
Lillian Green - \$10.00 - Parks and Recreation Revolving  
Catherine Hoffman - \$50.00 - Parks and Recreation Revolving  
Secadd Inc. - \$500.00 - Parks and Recreation Revolving  
Arnold Jordan, Sr. - \$10.00 - Parks and Recreation Revolving  
James Ledwidge - \$10.00 - Parks and Recreation Revolving  
Janet Ledwidge - \$12.00 - Parks and Recreation Revolving  
Heather Main - \$5.00 - Parks and Recreation Revolving  
Elizabeth Marshall - \$10.00 - Parks and Recreation Revolving  
Andrew Milnarik - \$25.00 - Parks and Recreation Revolving  
Eric Motin - \$10.00 - Parks and Recreation Revolving  
Emily Nelson - \$5.00 - Parks and Recreation Revolving  
Nina Nelson - \$10.00 - Parks and Recreation Revolving  
Knights of Columbus - \$300.00 - Parks and Recreation Revolving  
Daniel Pineault - \$20.00 - Parks and Recreation Revolving  
Joanne Spellane - \$25.00 - Parks and Recreation Revolving  
Barbara Strother - \$105.80 - Parks and Recreation Revolving

Phyllis Walsh - \$190.00 - Parks and Recreation Revolving  
 Wesley Williams - \$10.00 - Parks and Recreation Revolving  
 Lillian Zabinsky - \$400.00 - Parks and Recreation Revolving  
 Neil Zabinsky - \$10.00 - Parks and Recreation Revolving  
 Kirsti Zarn - \$52.81 - Parks and Recreation Revolving  
 Mayra Zayas-Mendin - \$56.00 - Parks and Recreation Revolving  
 Marsha Zimmermann - \$25.00 - Parks and Recreation Revolving  
 Noank Rowing - \$3,000.00 - Parks and Recreation Revolving  
 Arthur and Jean Jerbert - \$40.00 - Groton Utilities Assistance Program  
 Anne-Marie Quagliaroli - \$20.00 - Groton Utilities Assistance Program  
 Fred and Gail Yeo - \$150.00 - Groton Utilities Assistance Program  
 City of Groton - \$864.33 - Groton Utilities Assistance Program  
 Dr. and Mrs. Albert Chiang in memory of Mrs. Freda Kateley - \$120.00 - Library Miscellaneous  
 Old Mystic Fire Department - \$57.00 - Social Services Discretionary  
 Lee Vincent - \$50.00 - Social Services Discretionary  
 Annette and Theodore Ainslie - \$50.00 - Groton Utilities Energy Assistance Program  
 Ann Aulabaugh - \$20.00 - Groton Utilities Energy Assistance Program  
 Robert and Phyllis Boggs - \$12.49 - Groton Utilities Energy Assistance Program  
 Charles Dautre - \$20.00 - Groton Utilities Energy Assistance Program  
 David and Deborah Downes - \$25.00 - Groton Utilities Energy Assistance Program  
 Geoffrey Fairbairn - \$100.00 - Groton Utilities Energy Assistance Program  
 John Hamilton - \$100.00 - Groton Utilities Energy Assistance Program  
 Lisa Moneypenny - \$100.00 - Groton Utilities Energy Assistance Program  
 John and Anne Potter - \$30.00 - Groton Utilities Energy Assistance Program  
 Donald and Charlotte Quigley - \$30.00 - Groton Utilities Energy Assistance Program  
 Virginia Richards - \$30.00 - Groton Utilities Energy Assistance Program  
 Sara Stapleton - \$25.00 - Groton Utilities Energy Assistance Program  
 Barbara Weeman - \$13.00 - Groton Utilities Energy Assistance Program  
 Pfizer United Way Campaign - \$24.00 - Library Miscellaneous  
 Mystic Photography Group - \$25.00 - Library Miscellaneous

**c. Deletions from the Town Council Referral List**

2014-0340	<b>Building 114 - Request for Financial Incentive</b>	Referral
2015-0028	<b>Master Municipal Agreement for the Readjustment, Relocation, and/or Removal of Utility Facilities</b>	Referral
2015-0035	<b>Authorization to Prepare a Bond Ordinance for Fishtown Road Pump Station Rehabilitation/Effluent Pump Station Refurbishment</b>	Referral
2015-0036	<b>Public Hearing on Small Cities Community Development Block Grant 2015 Application</b>	Referral
2015-0037	<b>Resolution in Support of a Groton-New London Airport Development Zone</b>	Referral
2015-0039	<b>Telecommunicators Collective Bargaining Agreement</b>	Referral

**VII. COMMUNICATIONS & REPORTS (Other than Committee Reports)**

- a. Town Councilors
- b. Clerk of the Representative Town Meeting
- c. Clerk of the Council
- d. Town Manager

**VIII. COMMITTEE REPORTS**

- a. Community Relations - Chairman de la Cruz
- b. Finance - Chairman Frink
- c. Personnel & Appointments - Chairman Flax
- d. Rules - Chairman Frink
- e. Committee of the Whole - Mayor Schmidt

**IX. NEW BUSINESS**

**2014-0340 Building 114 - Request for Financial Incentive Referral**

RESOLUTION APPROVING A TWO-YEAR TAX INCENTIVE FOR THOMAS GREEN FOR FORMER PFIZER BUILDING 114

WHEREAS, the Groton Town Council, on February 10, 1999, established by resolution its Financial Incentive Policy, which provides that the Town may offer tax and other financial incentives to encourage quality development when the Town Council deems such action to be in the best interest of the community, and

WHEREAS, the purchase and proposed improvements of the property at 23 Eastern Point Road by Thomas Green will revitalize the Building 114 complex which has been vacant for more than three years and is deteriorating, and

WHEREAS, as a result of current and future investments totaling over \$2 million it is anticipated that Mr. Green will create space for small to mid-sized biotech, therapeutic or pharmaceutical companies and create jobs, and

WHEREAS, the Town Council considered different scenarios for a two-year program of tax incentive as follows:

WHEREAS, the Town Council held a public hearing concerning the requested tax incentive and considered different scenarios for a two-year program of tax incentive, now therefore be it

RESOLVED, that the Town Council grants to Thomas Green a 100% tax abatement in Year 1 and a 100% tax abatement in Year 2, and be it

FURTHER RESOLVED, that Town Manager Mark R. Oefinger may enter into an agreement with the property owner/developer to assure that all terms and conditions of the granted financial incentives will be met.

Legislative History

12/19/2014	Mayor	Referred	Town Council Committee of th
1/13/2015	Town Council Committee of the Whole	Discussed	

*Tom Green was present to convey his interest in acquiring Building 114 at Pfizer. Mr. Green is seeking a tax abatement. When the property transfers to Mr. Green, Pfizer will cut off utilities to the building, which has been vacant for four years. The building needs significant renovation including steam, electrical, water, and sprinkler systems. The estimated cost to hook up utilities is \$1 million. Mr. Green explained his success at 70 Bridge Street where his business services laboratory instruments for large pharmaceuticals. The purchase of Building 114 is a major undertaking, and Mr. Green is asking for temporary relief to get the building up and running again.*

1/13/2015	Town Council Committee of the Whole	Motion
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*to schedule a public hearing on the request for financial incentive for former Pfizer Building 114.*

*Discussion followed on the benefits associated with the Enterprise Zone versus this request. Councilor Frink noted that the financial incentive policy requires the Town Council to determine that the incentive is in the best interest of the community and Mr. Green should help enumerate those reasons*

**2/10/2015 Town Council Committee of Discussed  
the Whole**

*A public hearing on the request for financial incentive was held on February 3rd. Mr. Tom Green, who is purchasing for the former Pfizer Building 114, is eligible for a two-year abatement. The Town Manager distributed a memo from Kristin Clarke, Economic Development Specialist, who reviewed the information with the Council. The initial request from Mr. Green has been updated and clarified. Three abatement scenarios were presented to the Council. Scenario 1 provides 100% abatement in both years.*

**2/10/2015 Town Council Committee of Recommended for a  
the Whole Resolution**

*Councilor Peruzzotti explained that the Council was initially willing to give Mr. Green a seven-year abatement, so this is small in comparison. Also, she would like to allow Mr. Green two years to establish the business and obtain tenants. The property is located in the Enterprise Zone (EZ), but abatements in the EZ are based on the increase in assessment of the property. Because the assessment for this property is higher as a Pfizer use, Mr. Green's proposal will not result in an immediate increase in the assessed value and there will be no benefit associated with the EZ.*

**2015-0028 Master Municipal Agreement for the Readjustment, Relocation, and/or Removal of Utility Facilities Referral**

RESOLUTION AUTHORIZING THE TOWN MANAGER TO SIGN A MASTER AGREEMENT WITH THE STATE OF CONNECTICUT FOR READJUSTMENT, RELOCATION, AND/OR REMOVAL OF UTILITY FACILITIES

WHEREAS, the Connecticut Department of Transportation has revised the Master Agreement for the Readjustment, Relocation, and/or Removal of Utility Facilities on Highway Projects, and

WHEREAS, in order for the Town to be reimbursed for the readjustment, relocation, and/or removal of utility facilities on highway projects by the Connecticut Department of Transportation, a revised agreement must be signed by an officer of the Town who is authorized to execute the agreement and bind the municipality, now therefore be it

RESOLVED, that Mark R. Oefinger, Town Manager, is authorized to execute the Master Agreement between the State of Connecticut Department of Transportation and the Town of Groton for the Readjustment, Relocation, and/or Removal of Utility Facilities on Highway Projects.

Legislative History

**2/2/2015 Mayor Referred Town Council Committee of th**

**2/10/2015 Town Council Committee of Discussed  
the Whole**

*Gary Schneider, Director of Public Works, explained that the Connecticut Department of Transportation has requested a master municipal agreement for readjustment, relocation, and/or removal of utilities. Without the agreement in place, the Town will not be reimbursed by the state for such projects.*

**2/10/2015 Town Council Committee of Recommended for a  
the Whole Resolution**

**2015-0035 Authorization to Prepare a Bond Ordinance for Fishtown Road Pump Station Rehabilitation/Effluent Pump Station Refurbishment Referral**

RESOLUTION AUTHORIZING PREPARATION OF A BOND ORDINANCE AND OTHER RESOLUTIONS FOR FISHTOWN ROAD PUMP STATION REHABILITATION/EFFLUENT PUMP STATION REFURBISHMENT

WHEREAS, the Town Council has reviewed a proposal to rehabilitate the Fishtown Road pump station and refurbish the effluent pump station at the Water Pollution Control Facility, and

WHEREAS, the Town Council considers it appropriate to present the project to the Town's voters in

a bond referendum, now therefore be it

RESOLVED, that Town staff and the Town bond attorney are authorized to prepare a bond ordinance to be introduced by the Town Council, along with other resolutions as necessary.

Legislative History

2/10/2015 Town Council Committee of the Whole Recommended for a Resolution

2015-0036 Public Hearing on Small Cities Community Development Block Grant 2015 Application Referral

RESOLUTION SETTING A PUBLIC HEARING ON THE SMALL CITIES COMMUNITY DEVELOPMENT BLOCK GRANT 2015 APPLICATION

RESOLVED, that the Town Council will hold a public hearing on the Town of Groton's Small Cities Community Development Block Grant 2015 Application on Tuesday, March 3, 2015 at 7:30 p.m. at Town Hall Annex, Community Room 1.

Legislative History

2/10/2015 Town Council Committee of the Whole Recommended for a Resolution

2015-0037 Resolution in Support of a Groton-New London Airport Development Zone Referral

RESOLUTION IN SUPPORT OF A GROTON-NEW LONDON AIRPORT DEVELOPMENT ZONE

RESOLVED, that the Groton Town Council expresses its support for the creation of a Groton-New London Airport Development Zone.

Legislative History

2/10/2015 Town Council Committee of the Whole Recommended for a Resolution

2015-0039 Telecommunicators Collective Bargaining Agreement Referral

RESOLUTION APPROVING GROTON TELECOMMUNICATORS ASSOCIATION/UNITED ELECTRICAL LOCAL 222, CONNECTICUT INDEPENDENT LABOR UNION LOCAL 86, INC., AFFILIATED WITH UNITED ELECTRICAL, RADIO AND MACHINE WORKERS OF AMERICA, COLLECTIVE BARGAINING UNIT

WHEREAS, the Town of Groton and the Groton Telecommunicators Association/United Electrical Local 222, Connecticut Independent Labor Union Local 86, Inc., Affiliated with United Electrical, Radio and Machine Workers of America, reached a tentative agreement on a successor collective bargaining agreement for the period July 1, 2014 through June 30, 2018, and

WHEREAS, the bargaining unit membership voted to approve the agreement, and

WHEREAS, approval is recommended by the Town's negotiators, therefore be it

RESOLVED, the Groton Town Council hereby approves agreement and the expenditure of funds necessary to implement the agreement between the Town and the Groton Telecommunicators Association/United Electrical Local 222, Connecticut Independent Labor Union Local 86, Inc., Affiliated with United Electrical, Radio and Machine Workers of America for the period July 1, 2014 through June 30, 2018.

Legislative History

2/10/2015 Town Council Committee of the Whole Recommended for a Resolution

**X. OTHER BUSINESS**

**XI. ADJOURNMENT**