Town of Groton, Connecticut

Meeting Agenda

Town Council

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

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

Tuesday, August 05, 2014 **7:30 PM** **Town Hall Annex - Community Room 1**

REGULAR MEETING

I. ROLL CALL

II. SALUTE TO THE FLAG

III. RECOGNITION, AWARDS & MEMORIALS

Recess for Public Hearing on:

2014-0209	Lease of a Portion of Fitch Middle School to Project LEARN	Referral
2014-0210	Extension of Leases for 36-40 Central Avenue to TVCCA	Referral

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

2014-0212	Approval of Minutes (Town Council)	Resolution - Consent

RESOLUTION ACCEPTING TOWN COUNCIL MINUTES

RESOLVED, that the minutes of the Town Council meeting of July 15, 2014 are hereby accepted and approved.

b. Deletions from the Town Council Referral List

2014-0207	Resolution Reconfirming Town Council Desire to have the Former Noank School Property Remain Publicly Owned	Referral
2014-0205	Memorandum of Understanding (MOU) for Noank School Community Garden	Referral
2014-0200	FYE 2015 Economic Development Budget	Referral
2014-0159	Resale of Town Owned Property Acquired through Tax Foreclosure	Referral

2014-0169 **LaValley Property, Packer Road** **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

2014-0207 **Resolution Reconfirming Town Council Desire to have the Former Noank School Property Remain Publicly Owned** **Referral**

RESOLUTION RECONFIRMING TOWN COUNCIL DESIRE TO HAVE THE FORMER NOANK SCHOOL PROPERTY REMAIN PUBLICLY OWNED

WHEREAS, the Town Council established the Noank School Reuse Task Force in May 2008 to determine the statutory and other limitations on the Noank School property; inventory community needs that could be accommodated at the Noank School; make a recommendation as to whether or not the property should be permanently disposed of as surplus or reused to meet other public needs or leased to an outside concern; and recommend a plan to solicit reuse proposals for Town Council review; and

WHEREAS, starting in October 2008 the Task Force met numerous times, received significant public input, and conducted a community-wide survey regarding the school and its potential demolition or reuse, and

WHEREAS, the Task Force presented its final report and recommendation to the Town Council in October 2011, and

WHEREAS, at its meeting on November 1, 2011 the Town Council endorsed two of the three recommendations of the Task Force, specifically 1) The Noank School property remain publicly owned; and 2) As a publicly owned property the Noank Fire District be given a six month time frame to present a plan for the school and property, and

WHEREAS, the Town Council at its meeting on June 5, 2012 granted the Noank Fire District an additional six months to develop a full and detailed multi-year plan for the reuse of the former Noank School, and

WHEREAS, the Town Council at its meeting on April 2, 2013 rejected the Noank Fire District's Noank School Reuse Committee reuse proposal, and

WHEREAS, over the last year the Town Council has received numerous ideas and suggestions

concerning the reuse of the Noank School property, including proposals that would involve selling all or a portion of the property, now therefore be it

RESOLVED, that the Town Council reconfirms that it is their desire that the former Noank School property remain publicly owned and not sold for private development purposes.

Legislative History

7/8/2014	**Town Council Committee of the Whole**	**Recommended for a Resolution**	
7/15/2014	**Town Council**	**Deleted from Referral List - Action to be taken**	
7/15/2014	**Town Council**	**Postponed to a Certain Time**	**Town Council**

Councilors agreed to table this item until the next Town Council meeting.

2014-0205 **Memorandum of Understanding (MOU) for Noank School Community Garden** **Referral**

RESOLUTION AUTHORIZING THE DEVELOPMENT OF A MEMORANDUM OF UNDERSTANDING (MOU) FOR THE CREATION OF A COMMUNITY GARDEN AT THE FORMER NOANK SCHOOL PROPERTY

WHEREAS, the Town Council passed a resolution at their meeting on May 20, 2014 directing that a lease with the Noank School Public Gardens group be prepared, and

WHEREAS, the members of the Noank School Public Gardens group and Town staff have had follow up discussions and are now of the opinion that leasing the property is not a viable alternative for the Noank School Public Gardens, and

WHEREAS, the Noank School Public Gardens group is still desirous of creating an appropriately sized community garden at the former Noank School property, now therefore be it

RESOLVED, that the Town Council directs the Noank School Public Gardens group and Town staff to prepare a draft/proposed Memorandum of Understanding (MOU) for Town Council review and approval that would allow for the establishment of community gardens at the former Noank School property.

Legislative History

7/8/2014	**Town Council Committee of the Whole**	**Recommended for a Resolution**	
7/15/2014	**Town Council**	**Deleted from Referral List - Action to be taken**	
7/15/2014	**Town Council**	**Postponed to a Certain Time**	**Town Council**

Councilors agreed to table this item until the next Town Council meeting.

2014-0159 **Resale of Town Owned Property Acquired through Tax Foreclosure** **Referral**

RESOLUTION MAKING A DETERMINATION REGARDING TOWN PROPERTIES ACQUIRED THROUGH TAX SALE OR FORECLOSURE

WHEREAS, the November 2013 Process for Resale of Town Owned Property requires the Town Council to review properties acquired through tax sale or foreclosure and to make a determination of whether the properties are to be used or reserved for town purposes or sold, and

WHEREAS, the Town Council has reviewed six parcels acquired through tax sale/foreclosure and referred them to the Planning Commission under CGS Section 8-24, and

WHEREAS, the Planning Commission has recommended action consistent with staff's recommendation for the parcels, now therefore be it

RESOLVED, that the Town Council makes the following determinations on the six properties acquired through tax sale/foreclosure:

PIN 261917116969E Conrad Street - Designate as Town open space
PIN 270017017868E 1500 Gold Star Highway - Sell
PIN 169806380107E Laurelwood Road/Poquonnock Road - Sell
PIN 169806381089E Laurelwood Road - Sell or retain as excess right-of-way
PIN 168912973189E Toll Gate Road - Designate as open space
PIN 169812864158 84 Central Avenue - Sell

and be it further

RESOLVED, that the sale of the properties that exceed $10,000 in fair market value is referred to the RTM.

Legislative History

5/12/2014	**Mayor**	**Referred**	**Town Council Committee of th**
6/10/2014	**Town Council Committee of the Whole**	**Discussed**	

Sal Pandolfo, Director of Finance, and Cindy Small, Tax Collector were present to address the Council. Mr. Pandolfo explained that the Town occasionally forecloses on properties due to non-payment of taxes. In accordance with the police approved by the Council in November 2013, the Council must now decide what to do with the properties. Staff is recommending three parcels for sale and three for retention as open space or for future sale. Councilors received a revised list reflecting corrected appraisal figures for property on Laurelwood Road.

Discussion followed on some of the properties, their locations, and the lack of development potential. Councilor Flax asked if there is any value trading the properties for other properties that may be useful to the Town for fields or a storage warehouse, for example. Town Manager Oefinger explained that these properties would not be comparable for trading. Councilor Peruzzotti asked if the cost to acquire some properties is worth it and the Tax Collector noted that some parcels are deeded directly to the Town.

Town Manager Oefinger explained that the next step in the process is to refer all but the triangular parcel off Winding Hollow Road to the Planning Commission under CGS Section 8-24. The disposition of the Winding Hollow Road parcel remains undecided at this time.

6/10/2014	**Town Council Committee of the Whole**	**Motion**

to refer six Town-owned properties as outlined in the June 3, 2014 staff referral memo from Sal Pandolfo and Cindy Small, to the Planning Commission under CGS Section 8-24

7/22/2014	**Town Council Committee of the Whole**	**Discussed**
7/22/2014	**Town Council Committee of the Whole**	**Recommended for a Resolution**

2014-0169 LaValley Property, Packer Road **Referral**

RESOLUTION ACCEPTING THE LAVALLEY PROPERTY, 126 PACKER ROAD, AS OPEN SPACE

WHEREAS, William LaValley, the owner of 126 Packer Road, Mystic, has offered to give his vacant parcel to the Town of Groton as open space, and

WHEREAS, the acquisition of the LaValley property was referred to the Planning Commission under CGS Section 8-24, and

WHEREAS, the Planning Commission recommended that the Town acquire the property for open space because the property is wetlands, bounded by Haley Brook, within the 100 year flood plain, and within Groton Utilities' future water supply watershed, now therefore be it

RESOLVED, that the Town Council accepts the LaValley property at 126 Packer Road, Mystic as open space.

Legislative History

5/20/2014	**Mayor**	**Referred**	**Town Council Committee of th**
6/10/2014	**Town Council Committee of the Whole**	**Discussed**	

A letter was received from William LaValley, owner of 126 Packer Road, offering the vacant parcel to the Town as open space. Mr. LaValley's original intent was to build on the property, but he can no longer afford to do that. There is no Town use for the property. Deb Jones, in her capacity as the Environmental Planner, recommends acceptance of the property as open space because it is undevelopable and almost entirely within the floodplain. If the Council wants to accept the property, the acquisition must be referred to the Planning Commission under CGS Section 8-24.

6/10/2014	**Town Council Committee of the Whole**	**Motion**

to refer acquisition of the LaValley property at 126 Packer Road to the Planning Commission under CGS Section 8-24

7/22/2014	**Town Council Committee of the Whole**	**Discussed**
7/22/2014	**Town Council Committee of the Whole**	**Recommended for a Resolution**

2014-0209	**Lease of a Portion of Fitch Middle School to Project LEARN**	**Referral**
2014-0210	**Extension of Leases for 36-40 Central Avenue to TVCCA**	**Referral**

X. OTHER BUSINESS

XI. ADJOURNMENT