



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, Joe de la Cruz, Bruce S. Flax, Bob Frink, Patrice Granatosky, Rich Moravsik, Deborah L. Peruzzotti, and Harry A. Watson

Tuesday, August 18, 2015

7:30 PM

Town Hall Annex - Community Room 1

REGULAR MEETING

I. ROLL CALL

II. SALUTE TO THE FLAG

III. RECOGNITION, AWARDS & MEMORIALS

2015-0202 Proclamation Celebrating Mary Motowidlak Connolly

Proclamation - TC

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

2015-0209 Approval of Minutes (Town Council)

Resolution - Consent

RESOLUTION ACCEPTING TOWN COUNCIL MINUTES

RESOLVED, that the minutes of the Town Council meeting of August 4, 2015 are hereby accepted and approved.

b. Administrative Items

2015-0192 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:

Various Donations - \$7.35 - Groton Utilities Energy Assistance Program

Groton Utilities Matching Funds - \$95.45 - Groton Utilities Energy Assistance Program

Ronald Davis - \$100.00 - Library Renovations

Pfizer Foundation Matching Gifts Program - \$175.00 - Library Renovations

c. Deletions from the Town Council Referral List

2014-0164 Police Chief Recruitment

Referral

2015-0031 Commercial Solid Waste Program

Referral

2012-0050	Potential Disposition of William Seely School Property	Referral
2015-0191	Referendum Date, Form of the Question, and Explanatory Text for the Refurbishment of the Water Pollution Control Facility Effluent Pump Station and Rehabilitation of the Fishtown Road Pump Station Bond Ordinance	Referral
2015-0196	Reappointment of Robert Occhialini to Shellfish Commission	Referral
2015-0197	Reappointment of John Casey to Housing Authority	Referral
2015-0198	Appointment of William Gaynor as a Regular Member to Harbor Management Commission	Referral
2015-0203	Letter in Support of L&M Hospital's Affiliation with Yale	Referral
2015-0204	Miscellaneous and Ad Hoc Committee Appointments	Referral
2015-0205	Referral of Aquarion Water Tower Easement to Planning Commission under CGS Section 8-24	Referral
2015-0206	Referral of Sale of William Seely School Property to Planning Commission under CGS Section 8-24	Referral
2015-0207	Scheduling of Public Hearing on the Sale of William Seely School Property	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. Public Safety - Chairman Moravsik
- f. Committee of the Whole - Mayor Schmidt

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IX. NEW BUSINESS

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| 2012-0050 | Potential Disposition of William Seely School Property | Referral |
|-----------|--|----------|

RESOLUTION AUTHORIZING THE TOWN MANAGER TO SIGN A PURCHASE AND SALE AGREEMENT WITH KINCORA DEVELOPMENT, LLC FOR THE WILLIAM SEELY SCHOOL PROPERTY, WALKER HILL ROAD

WHEREAS, Kincora Development, LLC of Waltham, Massachusetts has expressed an interest in purchasing the Town owned William Seely School property on Walker Hill Road, and

WHEREAS, the Town Council has considered Kincora Development's acquisition of the property on

numerous occasions, and

WHEREAS, the Town Attorney has worked with Kincora Development's counsel to prepare a Purchase and Sale Agreement that has been reviewed by the Town Council, now therefore be it

RESOLVED, that the Town Council authorizes Town Manager Mark R. Oefinger to sign a Purchase and Sale Agreement with Kincora Development, LLC for the William Seely School property, Walker Hill Road.

Legislative History

2/7/2012	Mayor	Referred	Town Council Economic Devel
3/27/2012	Town Council Economic Development Committee (2011)	Discussed	
5/22/2012	Town Council Environment/Energy Committee (2011)	Discussed	
7/24/2012	Town Council Economic Development Committee (2011)	Not Discussed	
8/15/2012	Town Council Committee of the Whole	Motion	
	<i>to enter executive session at 8:51 p.m. to discuss the potential disposition of William Seely School and to invite the Town Manager to attend</i>		
8/15/2012	Town Council Committee of the Whole	Discussed	
	<i>The executive session concluded at 9:06 p.m.</i>		
1/22/2013	Town Council Committee of the Whole	Motion	
	<i>to enter executive session at 8:48 p.m. to discuss 2012-0050 Potential Disposition of William Seeley School and to invite the Town Manager to attend</i>		
1/22/2013	Town Council Committee of the Whole	Discussed	
	<i>The executive session concluded at 9:08 p.m.</i>		
1/28/2014	Town Council Committee of the Whole	Not Discussed	
2/4/2014	Town Council Committee of the Whole	Motion	
	<i>to enter executive session at 6:58 p.m. to discuss 2012-0050 Potential Disposition of William Seely School</i>		
2/4/2014	Town Council Committee of the Whole	Discussed	
	<i>The executive session concluded at 7:30 p.m.</i>		
3/11/2014	Town Council Committee of the Whole	Not Discussed	
3/25/2014	Town Council Committee of the Whole	Discussed	
	<i>Town Manager Oefinger explained that this item is on the agenda to have a further discussion about whether to dispose of the Williams Seely School property and if so how.</i>		
3/25/2014	Town Council Committee of the Whole	Motion	
	<i>to enter executive session at 8:29 p.m. to discuss 2012-0050 Potential Disposition of William Seely School</i>		

Property and to invite Town Manager Mark Oefinger to attend

3/25/2014 Town Council Committee of Discussed
the Whole

The executive session concluded at 9:05 p.m.

8/26/2014 Town Council Committee of Discussed
the Whole

The Town Manager has met with two developers interested in the William Seely School property and the Chipperini property. Both developers would need to work out an arrangement with the private property owner, and the Town Manager has no idea when or if that will occur. The Town currently has no backup plan for relocating Parks and Recreation programming, but given the developers' timeframe, there may be other options.

9/23/2014 Town Council Committee of Discussed
the Whole

Town Manager Oefinger reported that he met with a developer interested in purchasing the William Seely School property and the developer has submitted a draft letter of offer. To discuss the proposal in detail, the Committee should go into executive session.

9/23/2014 Town Council Committee of Motion
the Whole

to enter executive session at 9:58 p.m. to discuss #2012-0050 Potential Disposition of William Seely School and to invite the Town Manager to attend

9/23/2014 Town Council Committee of Discussed
the Whole

The executive session ended at 10:20 p.m.

10/14/2014 Town Council Committee of Motion
the Whole

to enter executive session at 6:40 p.m. to discuss #2012-0050 Potential Disposition of William Seely School and to invite the Town Manager, Mr. McCabe, and Mr. Mancuso to attend.

Councilor Flax noted receipt of a call from Gretchen Chipperini, and he suggested that Ms. Chipperini and the Town are in two different places

10/14/2014 Town Council Committee of Discussed
the Whole

The executive session ended at 7:08 p.m.

10/28/2014 Town Council Committee of Not Discussed
the Whole

12/9/2014 Town Council Committee of Motion
the Whole

that the members of the Town Council Committee of the Whole, along with Town Manager Mark R. Oefinger and Town Attorney Eric Callahan, go into Executive Session at 6:46 p.m. pursuant to General Statutes sections 1-200(6)(D), 1-200 (6) (E) and 1-210 (b) (10), to discuss the negotiation and potential sale of the former Seely School Site and an attorney-client privileged document and legal advice related to the same

12/9/2014 Town Council Committee of Discussed
the Whole

The executive session concluded at 7:28 p.m.

3/24/2015 Town Council Committee of Not Discussed
the Whole

4/14/2015 Town Council Committee of Not Discussed
the Whole

4/28/2015 Town Council Committee of Discussed
the Whole

Town Manager Oefinger provided a brief update on the disposition of William Seely School.

6/23/2015 Town Council Committee of Discussed
the Whole

Town Manager Oefinger stated that there is nothing new to share on this item at this time.

7/28/2015 Town Council Committee of Discussed
the Whole

Town Manager has draft leases and a purchase sales agreement that are not for distribution. Councilors can review the documents individually for discussion at the next meeting with the Town Attorney. The next steps will be to hold a public hearing and make a CGS Section 8-24 referral to the Planning Commission.

8/11/2015 Town Council Committee of Motion
the Whole

8/11/2015 Town Council Committee of Recommended for a
the Whole Resolution

2015-0206 Referral of Sale of William Seely School Property to Referral
Planning Commission under CGS Section 8-24

RESOLUTION REFERRING THE SALE OF THE WILLIAM SEELY SCHOOL PROPERTY TO THE PLANNING COMMISSION UNDER CGS SECTION 8-24

RESOLVED, tht the Town Council refers the sale of the William Seely School property to the Planning Commission, pursuant to CGS Section 8-24.

Legislative History

8/11/2015 Town Council Committee of Recommended for a
the Whole Resolution

2015-0207 Scheduling of Public Hearing on the Sale of William Seely Referral
School Property

RESOLUTION SETTING A PUBLIC HEARING ON THE PROPOSED SALE OF THE WILLIAM SEELY SCHOOL PROPERTY

RESOLVED, that the Groton Town Council will hold a public hearing pursuant to CGS Sec. 7-163e on the proposed sale of the William Seely School property on Tuesday, September 15, 2015 at 7:30 p.m., at Town Hall Annex, Community Room 1.

Legislative History

8/11/2015 Town Council Committee of Recommended for a
the Whole Resolution

2015-0191 Referendum Date, Form of the Question, and Referral
Explanatory Text for the Refurbishment of the Water
Pollution Control Facility Effluent Pump Station and
Rehabilitation of the Fishtown Road Pump Station Bond
Ordinance

RESOLUTION SETTING REFERENDUM DATE AND FORM OF THE QUESTION AND AUTHORIZING EXPLANATORY TEXT FOR THE REFURBISHMENT OF THE WATER POLLUTION CONTROL FACILITY EFFLUENT PUMP STATION AND REHABILITATION OF THE FISHTOWN ROAD PUMP STATION BOND ORDINANCE

WHEREAS, the Town Council and the Representative Town Meeting of the Town of Groton have approved an "ORDINANCE APPROPRIATING \$8,230,000 FOR THE DESIGN AND REFURBISHMENT OF THE WATER POLLUTION CONTROL FACILITY EFFLUENT PUMP STATION AND REHABILITATION OF THE FISHTOWN ROAD PUMP STATION AND AUTHORIZING THE ISSUANCE OF BONDS AND NOTES IN THE SAME AMOUNT TO FINANCE SAID APPROPRIATION", now therefore be it

RESOLVED, that the ordinance be submitted for approval or rejection at a referendum to be held Tuesday, November 3, 2015. Voters approving the ordinance will vote "Yes" and those opposing the ordinance will vote "No", and be it

FURTHER RESOLVED, that the question to be printed on the ballots shall be worded as follows:

"SHALL THE ORDINANCE APPROPRIATING \$8,230,000 AND AUTHORIZING THE ISSUANCE OF BONDS AND NOTES IN THE SAME AMOUNT FOR DESIGN AND REFURBISHMENT TO THE WPCF EFFLUENT PUMP STATION AND REHABILITATION OF THE FISHTOWN ROAD PUMP STATION BE APPROVED?", and be it further

RESOLVED, that the Town Clerk is hereby directed to issue any and all warnings, publish all such notices, and file all such statements and reports concerning said referendum as provided by law, and be it further

RESOLVED, that the Town Clerk is authorized and directed to prepare a concise explanatory text regarding said Ordinance, such text and explanatory material to be subject to the approval of the Town Attorney and to be prepared and distributed in accordance with Section 9-369b of the Connecticut General Statutes.

Legislative History

7/30/2015	Mayor	Referred	Town Council Committee of th
8/11/2015	Town Council Committee of the Whole	Recommended for a Resolution	
2015-0196	Reappointment of Robert Occhialini to Shellfish Commission		Referral

RESOLUTION REAPPOINTING ROBERT OCCHIALINI AS AN ALTERNATE MEMBER OF THE SHELLFISH COMMISSION

RESOLVED, that Robert R. Occhialini, 49 Prospect Hill Road, is reappointed as an alternate member of the Shellfish Commission for a term ending 12/31/19.

Legislative History

8/4/2015	Town Council Personnel & Appointments Committee	Recommended for a Resolution	
2015-0197	Reappointment of John Casey to Housing Authority		Referral

RESOLUTION REAPPOINTING JOHN CASEY TO THE HOUSING AUTHORITY

RESOLVED, that John P. Casey, 65 Pequot Avenue, Mystic, is hereby reappointed to the Groton Housing Authority for a term ending 7/31/20.

Legislative History

8/4/2015	Town Council Personnel & Appointments Committee	Recommended for a Resolution	
2015-0198	Appointment of William Gaynor as a Regular Member to Harbor Management Commission		Referral

RESOLUTION APPOINTING WILLIAM GAYNOR AS A REGULAR MEMBER (FROM AN ALTERNATE MEMBER) TO THE HARBOR MANAGEMENT COMMISSION

RESOLVED, that William G. Gaynor, 377 Tyler Avenue, is appointed as a regular member (from an alternate member) to the Harbor Management Commission, for a term ending 9/1/16.

Legislative History

8/4/2015	Town Council Personnel & Appointments Committee	Recommended for a Resolution	
2015-0203	Letter in Support of L&M Hospital's Affiliation with Yale		Referral

RESOLUTION AUTHORIZING THE MAYOR TO SEND A LETTER IN SUPPORT OF THE PROPOSED AFFILIATION BETWEEN L&M HEALTHCARE, INC. AND YALE NEW HAVEN

HEALTH SYSTEM

WHEREAS, Mayor Schmidt has proposed submitting a letter to the State Office of Health Care Access in support of the proposed affiliation between L&M Healthcare, Inc. and Yale New Haven Health System, and

WHEREAS, the Town Council has reviewed a draft of the letter, now therefore be it

RESOLVED, that the Town Council supports submission of the letter from Mayor Schmidt in support of the proposed affiliation between L&M Healthcare, Inc. and Yale New Haven Health System.

Legislative History

8/11/2015 Town Council Committee of Discussed
the Whole

8/11/2015 Town Council Committee of Recommended for a
the Whole Resolution

2015-0204 Miscellaneous and Ad Hoc Committee Appointments Referral

RESOLUTION MAKING APPOINTMENTS TO MISCELLANEOUS AND AD HOC COMMITTEES

RESOLVED, that the following individual is appointed as noted:

Eastern Regional Mental Health Board Catchment Area Council - David Hume, 157 Deerfield Ridge Drive, Mystic

Legislative History

8/11/2015 Town Council Committee of Discussed
the Whole

8/11/2015 Town Council Committee of Recommended for a
the Whole Resolution

2015-0205 Referral of Aquarion Water Tower Easement to Planning Referral
Commission under CGS Section 8-24

REFERRAL TO PLANNING COMMISSION UNDER CGS SECTION 8-24 OF A PROPOSAL TO GRANT AN EASEMENT OVER A PORTION OF TOWN OWNED PROPERTY TO AQUARION WATER COMPANY FOR A WATER TOWER

RESOLVED, that the Town Council refers to the Planning Commission, pursuant to CGS Section 8-24, the granting of an easement over a portion of Town owned property at Northeast Academy to Aquarion Water Company for construction of a water tower.

Legislative History

8/11/2015 Town Council Committee of Recommended for a
the Whole Resolution

X. OTHER BUSINESS

XI. ADJOURNMENT