



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, January 20, 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. Administrative Items

2014-0336 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:

Joellen Anderson - \$500.00 - Social Services Discretionary

Cardinal Honda - \$350.00 - Social Services Discretionary

E. C. Lambert - \$200.00 - Social Services Discretionary

Russ Musante - \$125.00 - Social Services Discretionary

Elaine Sloan - \$25.00 - Social Services Discretionary Fund

Ralph and Diana Stanzione - \$150.00 - Social Services Discretionary

Lee Vincent - \$50.00 - Social Services Discretionary

City of Groton - Matching Funds - \$13.74 - Groton Utilities Energy Assistance Program

Robert & Phyllis Boggs - \$8.66 - Groton Utilities Energy Assistance Program

Orin Stark - \$20.00 - Groton Utilities Energy Assistance Program

Constance Watrous - \$200.00 - Groton Utilities Energy Assistance Program

Fleet Reserve Association Brancy 20 - \$275.00 - Veterans' Memorial Park

Daughters of Isabella - \$100.00 - Library Miscellaneous

Margaret and Frank Adams - \$100.00 - Groton Utilities Energy Assistance Program

Hali Keeler - \$25.00 - Groton Utilities Energy Assistance Program

Anne-Marie Quagliaroli - \$20.00 - Groton Utilities Energy Assistance Program

Suisman, Shapiro - \$1,000.00 - Groton Utilities Energy Assistance Program

Barbara Weeman - \$10.00 - Groton Utilities Energy Assistance Program
Anonymous - \$20.00 - Social Services Discretionary
Robert Ashworth - \$100.00 - Social Services Discretionary
Northern Lights - \$500.00 - Social Services Discretionary
Barbara Palm - \$1,000.00 - Social Services Discretionary
Nancy Plauman - \$100.00 - Social Services Discretionary
David Rose - \$95.00 - Social Services Discretionary
Barbara Servidio - \$100.00 - Social Services Discretionary
Kenneth and Laura Brown - \$100.00 - Library Miscellaneous
Alan M. Major - \$63.00 - Library Miscellaneous
Nancy d'Estang - \$100.00 - Library Miscellaneous
Kathleen Miner - \$100.00 - Social Services Discretionary
Gerald and Mary Piserchia - \$1,000.00 - Social Services Discretionary
Josephine Bright - \$15.00 - Groton Utilities Energy Assistance Program
Ronald Cooke - \$25.00 - Groton Utilities Energy Assistance Program
Herta Payson - \$250.00 - Groton Utilities Energy Assistance Program
Denise and Matthew Shafner - \$50.00 - Groton Utilities Energy Assistance Program
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 Du Rocher - \$20.00 - Parks and Recreation Revolving
Juan Duran - \$5.00 - Parks and Recreation Revolving
Chinwe Wrike - \$40.00 - Parks and Recreation Revolving
James Eskra - \$40.00 - Parks and Recreation Revolving
Larry Grundy - \$15.00 - 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 Knoblock - \$5.00 - Parks and Recreation Revolving
Beverly Lavalley - \$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 Nelson - \$10.00 - Parks and Recreation Revolving
Nina Nelson - \$5.00 - Parks and Recreation Revolving
Kathryn Roschmann - \$10.00 - Parks and Recreation Revolving
Penelope Simmons - \$10.00 - Parks and Recreation Revolving
Katy 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
Johann Ward - \$10.00 - Parks and Recreation Revolving
Katherine Wilhelm - \$40.00 - Parks and Recreation Revolving
Jeanne Yello Robe - \$2.00 - Parks and Recreation Revolving
Marsha Zimmermann - \$30.00 - Parks and Recreation Revolving
Katherine Zod - \$5.00 - Parks and Recreation Revolving

Noank Rowing - \$3,000.00 - Parks and Recreation Revolving
 Pfizer Foundation Volunteer Program - \$1,000.00 - Library Miscellaneous
 Jack Komorowski - \$2,000.00 - Social Services Discretionary
 Lee Vincent - \$50.00 - Social Services Discretionary
 Robert and Phyllis Boggs - \$9.66 - Groton Utilities Energy Assistance Program
 Mary and Christine Dickson - \$25.00 - Groton Utilities Energy Assistance Program
 Argie Moore - \$20.00 - Groton Utilities Energy Assistance Program
 Barbara Weeman - \$10.00 - Groton Utilities Energy Assistance Program
 Matthew Perry - \$30.00 - Library Miscellaneous

b. Deletions from the Town Council Referral List

2014-0001	Unaffiliated and Other Appointments (2014 Standing Referral)	Referral
2014-0002	Republican Town Committee Appointments (2014 Standing Referral)	Referral
2014-0003	Democratic Town Committee Appointments (2014 Standing Referral)	Referral
2014-0004	Pending Litigation (2014 Standing Referral)	Referral
2014-0005	Labor Negotiations (2014 Standing Referral)	Referral
2014-0006	Revised Position Descriptions (2014 Standing Referral)	Referral
2014-0007	Property Acquisition/Sale (2014 Standing Referral)	Referral
2014-0008	Joint Meeting with City of Groton (2014 Standing Referral)	Referral
2014-0009	Joint Meeting with Board of Education (2014 Standing Referral)	Referral
2014-0010	Joint Meeting with Groton Long Point Board of Directors (2014 Standing Referral)	Referral
2014-0012	Meeting with State Legislators (2014 Standing Referral)	Referral
2014-0162	General Discussions Related to Town Financial Matters (2014 Standing Referral)	Referral
2014-0263	Mystic Indoor Sports - Request for Financial Incentive	Referral
2014-0337	Contingency Transfer for the Maintenance and Operation of Fitch Middle School	Referral
2014-0339	Road Reconstruction Bond - Year 3 Projects	Referral
2014-0341	Miscellaneous and Ad Hoc Committee Appointments	Referral
2015-0012	Public Hearing on a Request for Financial Incentive for Former Pfizer Building 114	Referral
2015-0014	Referral of Acquisition of Sisisky Property to the Planning Commission Under CGS Section 8-24	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

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

Town Manager Oefinger explained the request by Matt McCormack, a potential buyer of Mystic Indoor Sports on Welles Road, to obtain a tax incentive from the Town. The assistance he is looking for will be applied to the current taxes as well as improvements to the property, which has never been done before. Usually the abatement applies to improvements only. The Town Manager solicited Councilors' initial thoughts about applying the abatement to taxes due. Councilor Frink requested that the breakeven point be identified. Councilor Cerf expressed concern with applying abatement to existing taxes because it would set a dangerous precedent for anyone buying distressed property. Councilors Watson, de la Cruz, and Flax expressed a willingness to have a dialog with Mr. McCormack. The Town Manager explained the history and condition of the current business.

**10/14/2014 Town Council Committee of Not Discussed
the Whole**

**10/28/2014 Town Council Committee of Discussed
the Whole**

Town Manager Oefinger provided a brief overview of the request by Matt McCormack for financial assistance that would allow him to purchase and improve Mystic Indoor Sports. The proposal includes consideration for taxes that are due on the current development, not just new development. Mr. McCormack is proposing a fairly large outlay for this type of business and it will take time for the business to hit its stride.

Mr. McCormack explained his interest in developing the property for indoor sports and his discussions with Town staff. This has been a distressed property for many years with zoning, environmental, and fire issues. Mr. McCormack plans to remove the old building, address violations, and clean up the property. The Town is owed over \$150,000 in back taxes, which Mr. McCormack plans to pay. Mr. McCormack has worked with the current owner, who is in bankruptcy, and there is a purchase and sales agreement in place with the court. The proposed includes construction of a new multi-use sports building and demolition of the house for construction of a state of the art club house. Mr. McCormack spoke of the synergy with a fitness center that is being developed and the opportunity to create a wellness center in Old Mystic.

In response to Councilor Antipas, Mr. McCormack stated he is not affiliated with any current owners and he will be financing the project himself.

Discussion followed on the current and potential taxes on the property. It was noted that the incentive policy is flexible and allows the Town Council to set the terms. Staff will provide a report for the Council outlining the incentive if the Council is amenable to applying the abatement to the current development as well as future improvements. Discussion followed on the mechanics of applying the abatement as buildings are constructed and including a 'lawback' provision.

All Councilors expressed support for the facility and the abatement on current and proposed improvements.

A public hearing could tentatively be held on November 18th, pending finalization of the proposal (costs and impacts).

**10/28/2014 Town Council Committee of Motion
the Whole**

to schedule a public hearing on the Mystic Indoor Sports request for financial incentive.

Councilor Moravsik stated he would like to see a work schedule for the project

**10/28/2014 Town Council Committee of Discussed
the Whole**

The Town Manager noted that the property is residentially zoned and the proposed development will require a zone change or regulation amendment. Councilor Peruzzotti asked for various incentive scenarios for the Council to review.

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

Town Manager Oefinger provided an update on discussions with Mr. McCormack, who has submitted his final proposal for financial incentives. The Council had previously authorized a public hearing, which will be held on December 16th. The Council will receive a staff analysis at that time. The Town Manager review the request outlined in Mr. McCormack's letter.

12/16/2014 Town Council Heard at Public Hearing
The Town Clerk read the call for the Public Hearing.

Matthew McCormack, 501 Ocean Avenue, New London, gave a presentation on his proposal to participate in the Town of Groton tax abatement program.

The Director of OPDS, Jonathan Reiner, explained in detail the tax abatement that Mr. McCormack has proposed. He stated that the current business yields approximately \$20,669 in annual taxes. He also explained some other possible benefits to the community, if this project is built as described. He estimated that the abated taxes would be approximately \$146,496 over the seven year program. He estimated that Mr. McCormack would be paying approximately \$136,823 in taxes over the same period. He stated his support for this proposal saying that this is a good way for the Town to help a struggling business.

Councilor Moravsik asked if there is a construction schedule available. In response, Mr. McCormack stated that he expects to break ground within three to four months.

The Town Manager explained the differences between the existing business and the proposed business, stating that the original business was consider a private club and was treated as an association. He also stated that there needs to be zoning changes to conform to the new business plan.

David Cote, 78 Colony Road, Mystic, stated that he is the owner of a business in Town, Aqua Massage, Inc., and a member of the Economic Development Commission. He explained his enthusiasm for Mr. McCormack's project and hopes that it succeeds. He suggested an alternative proposal to tax abatement. He urged the Town Council to consider a tax deferral program. He explained that the Town would not be giving up any tax revenue, but just deferring the payment. He stated that the Council has time to negotiate this proposal.

The Mayor closed the Public Hearing at 7:42 pm.

1/13/2015 Town Council Committee of Discussed
the Whole

1/13/2015 Town Council Committee of Recommended for a
the Whole Resolution

2014-0337 Contingency Transfer for the Maintenance and Referral
Operation of Fitch Middle School

CONTINGENCY TRANSFER FOR THE MAINTENANCE AND OPERATION OF FITCH MIDDLE SCHOOL

WHEREAS, the Town Charter provides for transfers from the Contingency function during the year, and

WHEREAS, transfers are sometimes necessary and represent unforeseen or unexpected expenditures that were not anticipated at the time the FYE 2015 budget was adopted, now therefore be it

RESOLVED, that \$56,370 be transferred from General Contingency #1074 to Public Works-Vacant Schools #1035B for costs associated with utilities and contracted/general maintenance of the former Fitch Middle School.

Refer to RTM.

Legislative History

12/17/2014 Mayor Referred Town Council Committee of th

1/13/2015 Town Council Committee of Discussed
the Whole

1/13/2015 Town Council Committee of Recommended for a
the Whole Resolution

2014-0339 Road Reconstruction Bond - Year 3 Projects Referral

RESOLUTION ACCEPTING YEAR 3 REPORTS FROM THE TOWN, CITY, AND GROTON

LONG POINT FOR THE ROAD MAINTENANCE AND REHABILITATION PROGRAM

WHEREAS, in November 2012 Groton voters approved a five-year road maintenance and rehabilitation program for calendar years 2013 through 2017 that provides funding for the Town, City, and Groton Long Point to maintain and rehabilitate the community's road system, and

WHEREAS, the program requires each entity to file a report with the Town Council by December 30th of each year that identifies the roads completed in the calendar year, compares estimated costs to actual costs, and identifies the roads to be addressed in the upcoming year, and

WHEREAS, it was anticipated that adjustments to the list of roads may be necessary to account for factors such as utility construction, accelerated aging of road surfaces, and planned development over the course of the multi-year project, and

WHEREAS, the Town Council has reviewed the reports and proposed adjustments to the list of roads to be maintained/rehabilitated, now therefore be it

RESOLVED, that the Town Council accepts the Year 3 Road Maintenance and Rehabilitation Program Reports from the Town, City, and Groton Long Point.

Legislative History

	12/19/2014	Mayor	Referred	Town Council Committee of th
	1/13/2015	Town Council Committee of the Whole	Discussed	
	1/13/2015	Town Council Committee of the Whole	Recommended for a Resolution	
2014-0341		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:
School Facilities Initiative Task Force - Katrina Fitzgerald (Board of Education)

Legislative History

	12/19/2014	Mayor	Referred	Town Council Committee of th
	1/13/2015	Town Council Committee of the Whole	Discussed	
	1/13/2015	Town Council Committee of the Whole	Recommended for a Resolution	
2015-0012		Public Hearing on a Request for Financial Incentive for Former Pfizer Building 114		Referral

RESOLUTION SCHEDULING A PUBLIC HEARING ON A REQUEST FOR FINANCIAL INCENTIVE FOR FORMER PFIZER BUILDING 114

RESOLVED, that the Town Council will hold a public hearing on the request for financial incentive by Thomas Green for former Pfizer Building 114 on Tuesday, February 3, 2015 at 7:30 p.m. in Town Hall Annex, Community Room 1.

Legislative History

	1/13/2015	Town Council Committee of the Whole	Recommended for a Resolution	
2015-0014		Referral of Acquisition of Sisisky Property to the Planning Commission Under CGS Section 8-24		Referral

REFERRAL OF SISISKY PROPERTY ACQUISITION TO PLANNING COMMISSION UNDER

CGS SECTION 8-24

RESOLVED, that the Town Council refers the acquisition of two parcels of land on Flanders Road owned by the Estate of Samuel M. Sisisky and Marilyn E. Shaff to the Groton Planning Commission, pursuant to CGS Section 8-24.

Legislative History

1/13/2015	Town Council Committee of the Whole	Recommended for a Resolution
-----------	--	---------------------------------

X. OTHER BUSINESS

XI. ADJOURNMENT