



Town of Groton, Connecticut

Meeting Minutes

Town Council Committee of the Whole

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

Mayor Bruce Flax, Councilors Dean G. Antipas, Diane Barber, Joe de la Cruz, Greg Grim, Karen F. Morton, Bonnie Nault, Deb Peruzzotti, and Harry A. Watson

Tuesday, September 13, 2016

6:00 PM

Town Hall Annex - Community Room 1

REGULAR MEETING

1. CALL TO ORDER

Mayor Flax called the meeting to order at 6:02 p.m.

2. ROLL CALL

Members Present: Mayor Flax, Councilor Barber, Councilor Grim, Councilor Antipas, Councilor Morton, Councilor de la Cruz and Councilor Watson
Members Absent: Councilor Nault and Councilor Peruzzotti

Also present were Town Manager Mark Oefinger and Executive Assistant Nicki Bresnyan.

3. Calendar and Communications

None.

4. Approval of Minutes

2016-0230 Approval of Minutes (Committee of the Whole)

RESOLUTION ACCEPTING COMMITTEE OF THE WHOLE MINUTES

RESOLVED, that the minutes of the Town Council Committee of the Whole meeting of September 6, 2016 are hereby accepted and approved.

A motion was made by Councilor Antipas, seconded by Councilor Watson, to adopt.

The motion carried unanimously

5. UNFINISHED BUSINESS

None.

6. NEW BUSINESS

2016-0198 FYE 2017 Fire District PILOT

Discussed

- City of Groton

Fire Chief Nick Delia, Mayor Marian Galbraith, and Finance Director Ron Yuhas were present.

Chief Delia distributed copies of the City Fire Department's annual report for 2015-2016. Chief Delia noted the reduction in tax revenue associated with Pfizer, which required significant budget reductions. He reviewed a series of charts showing types of calls, types of alarms, calls by time of day and day of the week, response times, and incidents by district.

Councilor Peruzzotti arrived at 6:10 p.m.

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**Roll Call:** Members Present: Mayor Flax, Councilor Barber, Councilor Grim, Councilor Antipas, Councilor Morton, Councilor de la Cruz, Councilor Peruzzotti and Councilor Watson  
Members Absent: Councilor Nault

**Discussed**

Chief Delia complimented the firefighters and fire chiefs in this region noting that they work well together.

In response to a question from Councilor Watson, Chief Delia addressed hazardous materials classifications and standards.

Chief Delia responded to Councilors questions. Mayor Flax asked for a copy of the fire department's budget, and it was noted that it is on line.

- West Pleasant Valley

City of Groton Fire Chief Nick Delia, District Treasurer Ben Courant, and District Board Member Don Gordon were present.

Mr. Courant explained that the district owns no facilities or equipment. The district contracts with the City of Groton, with the cost determined by a formula. Mr. Courant reviewed his understanding of the history of Odd Fellows/Fairview. The Town Manager noted the Council has been briefed on the current tax issue. Mr. Courant noted the facility has a huge impact on the number of calls in the West Pleasant Valley district. Chief Delia explained that the fire department has reduced the number of calls by working with staff to change the type of response to the facility.

Chief Delia explained the formula for determining the contract payment, noting that West Pleasant Valley pays \$350,000 to get a \$2.8 million fire department. A quick response vehicle and engine respond to calls so that two people are on the scene. There are approximately 442 residents in the West Pleasant Valley district.

**2016-0224****Road Maintenance and Rehabilitation Program - Additional Roads for Calendar Year 2016 - City of Groton****Discussed**

City Mayor Marian Galbraith, Finance Director Ron Yuhas, and Tim Umrysz from the City Public Works Department were present.

Mr. Umrysz explained the City was approached by SCCOG about funding a road project through a LOTCIP grant. The project must be a full reclamation and must be completed in one year. The City determined that Poquonnock Road would be eligible. The estimated cost is \$1,000,000 including drainage and sidewalks. The LOTCIP grant would fund construction, but not engineering costs. The City's engineering firm has estimated the cost for initial engineering is \$8,600, with full engineering estimated at \$125,000 to \$150,000 and the City would like to use Road Maintenance and Rehabilitation Program bond funds. Mr. Yuhas estimated that there will be \$890,000 of authorized funds remaining through the end of the bond. Mayor Galbraith explained that in addition to \$8,600 in Calendar Year 2016, the City is also looking for a commitment to use bond funds for future engineering costs. The engineering will cost less than the original milling and repaving project, although the project was not originally identified in the bond project. Utility costs would be covered by Groton Utilities.

Town Manager Oefinger expressed support for the project and taking advantage of the funding opportunity.

**A motion was made by Councilor Watson, seconded by Councilor Peruzzotti, that this matter be Recommended for a Resolution.**

Mayor Flax noted that with four years' experience, there is an opportunity to compare road maintenance and rehabilitation costs between the Town, City and Groton Long Point.

**The motion carried unanimously**

2016-0223

*The Committee of the Whole recessed at 7:05 p.m. and reconvened at 7:08 p.m.*

**Brownfield Remediation and Development Presentation****Discussed and Recommended no action taken**

*Assistant Director of Public Works Chris Lund, Project Management Specialist Kristin Doundoulakis, and Amy Vaillancourt of Tighe and Bond were present.*

*Ms. Vaillancourt reviewed a PowerPoint outlining the work that was done by her firm at the Town-owned Groton Heights School and vacant lot at 1208 Poquonnock Road.*

*At Groton Heights School, Tighe and Bond conducted a Phase I Environmental Site Assessment; Phase II Subsurface Investigation; Hazardous Building Materials Assessment; and Underground Storage Tank Removal review.*

*Ms. Vaillancourt reviewed the findings. Eight areas of concern were found in the Phase I assessment. The consultant completed 17 borings and conducted a ground penetrating radar survey during the Phase II investigation. Thirteen soil samples were submitted for analysis. The analysis identified pesticides, coal ash, lead, and petroleum in surface soils. There is no legal requirement at this time to clean up the materials. Further actions will be driven by the reuse of the site. Removal of the underground storage tank is required and the project is underway.*

*Hazardous building materials found were asbestos, lead, PCBs, radon (below action level), and mold. The consultant also conducted a universal waste inventory. Tighe and Bond concluded that there is significant deterioration of the building materials and access should be limited. Further investigation will be required for reuse of the site.*

*The estimated costs if the building were to be reused residentially are \$681,000, which includes \$24,000 for tank removal which is already being done using grant funds.*

*Ms. Vaillancourt responded to Councilors' questions.*

*With respect to the former Groton Food Mart site at 1208 Poquonnock Road, Phase I and II assessments were previously completed. That information was used to develop the Phase III scope of work. The consultant reviewed the history of the property which included a gas station and auto repair.*

*Five areas of environmental concern were identified in the Phase I assessment. For the Phase III study, the consultant conducted 27 soil borings, installed seven groundwater monitoring wells, and used ground penetrating radar. There are significant petroleum impacts to site. Ms. Vaillancourt identified a peat layer that is spreading the contamination horizontally, but preventing downward migration. She noted that impacted groundwater may be flowing off-site.*

*Ms. Vaillancourt concluded that although the site is not in a formal clean-up program, the Town as owner cannot do nothing. Remediation is still required. On site impacts have been delineated; off-site impacts require investigation. There is the potential for a Significant Environmental Hazard requiring DEEP reporting if it is found that the petroleum is impacting surface water (Poquonnock River).*

*The estimated cost of on-site cleanup is \$650,000 to \$800,000. This does not include off-site clean up.*

*Ms. Vaillancourt responded to Councilors' questions. The contaminant is floating gasoline rather than heavy solvents. There have been no recent reports of petroleum sheen on the river.*

*In response to Councilor Antipas, Town Manager Oefinger explained the history of the site and the Town's decision to foreclose on the property and try to do the right thing. Ms. Vaillancourt feels that this site is a good candidate for state/federal clean up funds, especially in light of the surrounding resources and residential development. She addressed the potential for litigation with previous owners, but feels that a grant for cleanup is the Town's best option.*

**2016-0113 Tax Incentive Agreement for Branford Manor**

**Not Discussed**

*Town Manager Oefinger noted that this item was not ready for discussion.*

**2015-0184 Aquarion Water Tower - Northeast Academy Property**

**Not Discussed**

*Town Manager Oefinger noted that this item was not ready for discussion.*

**2016-0005 Pending Litigation (2016 Standing Referral)**

**A motion was made by Mayor Flax, seconded by Councilor Peruzzotti, to enter executive session at 8:13 p.m. for discussion of pending litigation (City Highway Arbitration) per CGS Section 1-200(6)(B) and such other statutory provisions as might apply, attendance to consist of the Town Councilors present at this meeting, the Town Manager, and such other person(s) whom the Town Council might designate and are legally authorized to attend for which there are none.**

**The motion carried unanimously**

**Discussed**

*The executive session ended at 9:30 p.m.*

**7. Consideration of Committee Referral Items as per Town Council Referral List**

**Recommended for Deletion:**

**2016-0022 Town Clerk Compensation**

**Recommended for Deletion**

**8. OTHER BUSINESS**

*None.*

**9. ADJOURNMENT**

*The meeting adjourned at 9:34 p.m.*