



Town of Groton, Connecticut

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Meeting Minutes Town Council

**Mayor Heather Bond Somers, Councilors Dean G. Antipas, Bruce S. Flax, Bill Johnson, Karen F. Morton,
Deborah L. Peruzzotti, Rita M. Schmidt, James L. Streeter, and Harry A. Watson**

Wednesday, November 7, 2012

7:30 PM

Town Hall Annex - Community Room 1

REGULAR MEETING

I. ROLL CALL

The meeting was called to order at 7:42 p.m. by Mayor Somers.

Members Present: Mayor Somers, Councilor Antipas, Councilor Flax, Councilor Johnson, Councilor Morton, Councilor Peruzzotti, Councilor Schmidt, Councilor Streeter and Councilor Watson

Also present were Town Manager Mark Oefinger, Director of Public Works Gary Schneider, Town Clerk Betsy Moukawsher and Office Assistant Lori Watrous.

II. SALUTE TO THE FLAG

The Salute to the Flag was led by Bill Spicer.

III. RECOGNITION, AWARDS & MEMORIALS

2012-0305 Proclamation Honoring Ulysses B. Hammond

PROCLAMATION HONORING ULYSSES B. HAMMOND

Read

The proclamation was read by Town Manager Mark Oefinger.

PUBLIC HEARINGS:

2012-0259 Sandy Hollow Road Curbing

Heard at Public Hearing

Mayor Somers called a recess for the Public Hearing at 7:45 p.m.

The Notice of Public Hearing pursuant to a resolution passed by the Town Council was read by Town Clerk Betsy Moukawsher.

Director of Public Works Gary Schneider stated that the Public Works Department has reviewed adding curbing on Sandy Hollow Road. He highlighted areas where curbing could be added, noting that there will be no curbing in an area on the east of Pequot Woods where all excess drainage would go down one individual's driveway. Mr. Schneider stated that temporary curbing will be installed near the church, but permanent curbing and driveway aprons will not be completed this year.

Bill Spicer, 49 Noble Avenue, Noank, is a member of the church. He stated that Sandy Hollow Road pitches and water in the middle and south side of the road flows into the church driveway. He is in favor of curbing the road and would like to see the curbing placed right up against a tree located near the church driveway. Mr. Spicer realizes that over time this would create problems, but he would like the Town to grant the church permission to do repairs as they are needed.

The Town Manager noted that there is an undeveloped wooded area on the north side of the road that will not receive curbing.

There being no further comments, Mayor Somers closed the Public Hearing at 7:53 p.m.

2012-0310

Gravel Street Pump Station Lease

Heard at Public Hearing

Mayor Somers called a recess for the Public Hearing at 7:53 p.m.

The Notice of Public Hearing pursuant to a resolution passed by the Town Council was read by Town Clerk Betsy Moukawsher.

The Town Manager remarked that there is a requirement in the Connecticut General Statutes (CGS) that a public hearing be held when the Town leases or sells property. Mr. Oefinger noted that the Council approved the site plan for this project and a CGS Section 8-24 referral was sent to the Planning Commission. The Planning Commission replied negatively because of the liability to the Town and the fact that it would set a precedent of placing a private propane tank on Town property.

Ken Navarro, a member of Historic Mystic LLC, gave a brief summary of the project. He noted that the group received site plan approval with contingencies that are currently being worked out with Town staff. If Historic Mystic LLC can lease at least 25% of the building space, it is willing to proceed with the entire project. He noted that propane is a safe, affordable energy source. Mr. Navarro stated that the Town will be fully indemnified and Historic Mystic LLC will provide insurance and meet all building and safety codes.

Trisha Cunningham, 70 Mill Road, North Stonington, Greater Mystic Chamber of Commerce President, stated that the business community supports this project and would like to see the property developed.

Michael Noel, 100 Williams Street, is against leasing this area to developers. He stated that the Town has lost too many parking spaces already and most locals do not want to pay to use the parking lot. He feels that the propane tank is too big a liability for the Town, and a simple solution would be to use electricity instead.

Michael Gillen, 3 Mallard Road, Mystic, is a store owner in downtown Mystic. He supports the project, noting that many people have worked long and hard to see it move forward.

There being no further comments, Mayor Somers closed the Public Hearing at 8:13 p.m.

IV. RECEIPT OF CITIZENS' PETITIONS, COMMENTS AND CONCERNS

James Roy, who owns 233 River Road, Mystic, and 58 Cottage Street, John Kelley Memorial Fund President, stated that many sites for the John Kelley statue have been considered and rejected for various reasons. So far, \$30,000 has been raised for the project, and the group considers the Mystic parklet to be the most appropriate site for the statue. Mr. Roy noted that when the site is approved, the group can move forward to the design stage of the project.

Bill Billing, 15 Ashby Street, Mystic, whole-heartedly supports the Mystic parklet for the site of the John Kelley statue, stating that Mr. Kelley has inspired many people in Town. Mr. Billing read a letter from Amby Burfoot, who stated that Mr. Kelley changed his life. Mr. Burfoot also supports this project.

Cheryl Desmaris, 81 High Street, Mystic, owner of Mystic Drawbridge Ice Cream, stated that Mr. Kelley was a coach, teacher, and mentor. She fully supports the memorial.

Maggie Jones, 233 River Road, Mystic, remarked that John Kelley was a humble man who was loved and admired, a role model for young and old. She read a letter from State Lawrence, owner of Clad In, who also supports placing the statue in the Mystic parklet. Mr. Lawrence wrote that

John Kelley was a local legend who loved an active outdoor lifestyle.

Mike Gillen, 3 Mallard Road, Mystic, is also in support of the Mystic parklet as the site for the statue, stating that it will be good to have a nice guy honored in this way.

Rose Marie Althuis, 4 Apple Tree Lane, Mystic, thanked the Town for its excellent service and tremendous effort during the hurricane. Ms. Althuis stated that the day after the storm, it took her 45 minutes to resolve an issue of where a commercial truck could dispose of storm debris. She thinks that the timeframe was excessive and staff should be more knowledgeable in directing citizens and updating current contact information. Ms. Althuis also stated that traffic has been going too fast on her street.

V. RESPONSES TO CITIZENS' PETITIONS, COMMENTS AND CONCERNS

Councilor Watson suggested that Ms. Althuis contact the Town Manager to have the speeding issue referred to the Traffic Authority.

In answer to Councilor Flax, the Town Manager stated that because of the hurricane, any storm related debris was accepted at the Transfer Station.

VI. CONSENT CALENDAR

a. Approval of Minutes

2012-0311 Approval of Minutes (Town Council)

RESOLUTION ACCEPTING TOWN COUNCIL MINUTES

RESOLVED, that the minutes of the Town Council meeting of October 16, 2012 are hereby accepted and approved.

This Matter was Adopted on the Consent Calendar.

b. Administrative Items

2012-0306 Special Trust Fund Contributions

RESOLUTION ACCEPTING CONTRIBUTIONS TO SPECIAL TRUST FUNDS

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

- Margaret and Frank Adams - \$100.00 - Groton Utilities Energy Assistance Program
- Mark Bassler - \$25.00 - Groton Utilities Energy Assistance Program
- Robert and Phyllis Boggs - \$10.84 - Groton Utilities Energy Assistance Program
- Andrew Ciminera - \$5.00 - Groton Utilities Energy Assistance Program
- Marjorie Fondulas \$50.00 - Groton Utilities Energy Assistance Program
- Dolores and David Gonzales - \$50.00 - Groton Utilities Energy Assistance Program
- Jonathan and Michiko Johnson - \$30.00 - Groton Utilities Energy Assistance Program
- Girard and Hali Keeler - \$25.00 - Groton Utilities Energy Assistance Program
- Charles and Janet Kepner - \$15.00 - Groton Utilities Energy Assistance Program
- Lawrence and Beverly Lacerte - \$20.00 - Groton Utilities Energy Assistance Program
- Gail Narita - \$25.00 - Groton Utilities Energy Assistance Program
- Robert and Lynne Rogers - \$25.00 - Groton Utilities Energy Assistance Program
- Debra Russ - \$25.00 - Groton Utilities Energy Assistance Program
- James and Ann Sailors - \$20.00 - Groton Utilities Energy Assistance Program
- Robert and Gail Smalley - \$25.00 - Groton Utilities Energy Assistance Program
- Orin Stark - \$15.00 - Groton Utilities Energy Assistance Program
- Robert and Mona Szegda - \$25.00 - Groton Utilities Energy Assistance Program
- Marsha Cimmerian- \$5.00 - Groton Utilities Energy Assistance Program
- City of Groton Matching Funds - \$522.30 - Groton Utilities Energy Assistance Program
- Groton Public Library Circle of Friends - \$3,010.00 - Library Miscellaneous
- Lois Babcock - \$25.00 - Groton Utilities Energy Assistance Program

Joseph and Susan Bennett - \$10.00 - Groton Utilities Energy Assistance Program
 Cheryl and David Burnett - \$25.00 - Groton Utilities Energy Assistance Program
 Juliet Carfaro- \$100.00 - Groton Utilities Energy Assistance Program
 Kay Chester -\$20.00 - Groton Utilities Energy Assistance Program
 Joann and David Cornell - \$10.00 - Groton Utilities Energy Assistance Program
 Veronica and David Cousens - \$25.00 - Groton Utilities Energy Assistance Program
 Lani and Jose Flores - \$5.00 - Groton Utilities Energy Assistance Program
 Elisa Giommi - \$10.00 - Groton UUtilitiesEnergy Assistance Program
 Charles and Rosemary Hall - \$20.00 - Groton Utilities Energy Assistance Program
 Clifton Martelle \$50.00 - Groton Utilities Energy Assistance Program
 Donald O'Neil - \$20.00 - Groton Utilities Energy Assistance Program
 Robert Plante - \$20.00 - Groton Utilities Energy Assistance Program
 Margaret Robertson - \$25.00 - Groton Utilities Energy Assistance Program
 Reverend Bruce Shipman - \$5.00 - Groton Utilities Energy Assistance Program
 Anthony and Andrea Skiff - \$30.00 - Groton Utilities Energy Assistance Program
 William White \$10.00 - Groton Utilities Energy Assistance Program
 Theodore Frase - \$40.00 - Social Services Discretionary
 Lee Treadway - \$20.00 - Social Services Discretionary
 E. C. Lambert - \$50.00 - Social Services Discretionary

This Matter was Adopted on the Consent Calendar.

2012-0308

Tax Refund

RESOLUTION APPROVING TAX REFUND

WHEREAS, the following, for the reason indicated, has overpaid taxes in the amount specified, and

WHEREAS, the Tax Collector has recommended the amount be refunded, be it

RESOLVED, that the tax refunds indicated below are hereby approved.

Groton Fitness LLC - \$20,348.20 - Excess Payments

Groton Fitness LLC - \$290.72 - Excess Payments

This Matter was Adopted on the Consent Calendar.

c. Deletions from the Town Council Referral List

2012-0012

Review of Town Council Appointment Policy

This Matter was Deleted from Referral List - Action to be taken on the Consent Calendar.

Passed The Consent Calendar

A motion was made by Councilor Antipas, seconded by Councilor Watson, to adopt the Consent Calendar, including all the preceding items marked as having been adopted on the Consent Calendar.

The motion carried unanimously

VII. COMMUNICATION REPORTS (Other than Committee Reports)

a. Town Councilors

Councilors received emails regarding the propane tank, traffic concerns, and parking problems.

Councilor Schmidt noted that a meeting of Children First Groton will be held on November 14, 2012.

Councilor Peruzzotti and Mayor Somers attended the Dr. Martin Luther King, Jr. Scholarship Dinner.

Councilor Streeter and Mayor Somers attended the Military Appreciation Breakfast.

Councilor Streeter talked with numerous downtown Mystic merchants regarding their thoughts about the John Kelley Memorial.

Councilor Morton received an email regarding the lease of the Mystic Oral School property. As part of the Community Emergency Response Team (CERT) she spent many hours at the emergency shelter at Fitch Senior High School.

Councilor Flax thanked Town employees and emergency staff for an unbelievable job.

Councilor Antipas attended a Water Authority meeting and visited the shelter at Fitch Senior High School.

Mayor Somers extended thanks to everyone in the Town who turned out to help with Hurricane Sandy. She noted that it was a "well-oiled machine." The Mayor also mentioned that it takes a lot of time and dedication to run for public office and thanked those who ran in the recent election.

b. Clerk of the Representative Town Meeting

The RTM meeting scheduled for November 14, 2012, has been cancelled. The next meeting will be held on December 12, 2012.

c. Clerk of the Council

The Town Clerk noted that Groton's election results are available on the Town website and GMTV. She remarked that there was a 69% voter turnout, with 1,593 absentee ballots returned.

d. Town Manager

The Town Manager informed the Council that a storm assessment will be done. He thanked all residents, volunteers, Town staff, the Navy, the Coast Guard, and the CERT team for their assistance during and after the storm. Mr. Oefinger noted that an OpSail meeting will be held on November 13, 2012, the retirement party for Economic Development Specialist Barbara Strother will be held on November 15, 2012, and Town holiday distributions will be held on November 16, 2012, and December 21, 2012. Any citizen wishing to donate food or toys should bring them to the Human Services Department.

e. Town Attorney

No report.

VIII. COMMITTEE REPORTS

a. Community & Cultural Development - Chairman Schmidt

No meeting, no report.

b. Economic Development - Chairman Johnson

No meeting, no report.

c. Education/Health & Social Services - Chairman Watson

No meeting, no report.

d. Environment/Energy - Chairman Peruzzotti

No meeting, no report.

e. Finance - Chairman Morton

No meeting, no report.

f. Personnel/Appointments/Rules - Chairman Flax

No meeting, no report.

g. Public Safety - Chairman Streeter

No meeting, no report.

h. Public Works/Recreation - Chairman Antipas

No meeting, no report.

i. Committee of the Whole - Mayor Somers

Mayor Somers noted that the resolutions on tonight's agenda are a result of the Committee of the Whole meeting. The committee also discussed the John Kelley statue, various grants, and a resolution regarding Southeast Area Transit (SEAT).

IX. UNFINISHED BUSINESS

None.

X. NEW BUSINESS

2012-0012 Review of Town Council Appointment Policy

RESOLUTION APPROVING A REVISED TOWN COUNCIL APPOINTMENT POLICY FOR BOARDS AND COMMISSIONS

WHEREAS, the Town Council Appointments Policy was last revised effective January 15, 2008, and

WHEREAS, the Personnel, Rules and Appointments Committee of the Town Council has considered revisions to the policy including the reappointments procedure, updated list of Boards and Commissions (Appendix X), and updated Charter references (Appendix B), now therefore be it

RESOLVED, that the Town Council adopts the Town Council Appointments Policy as attached, said policy to be effective immediately.

A motion was made by Councilor Flax, seconded by Councilor Morton, that this matter be Adopted.

The motion carried unanimously

XI. OTHER BUSINESS

Suspension of the Rules

A motion was made by Councilor Watson, seconded by Councilor Flax, to suspend the rules to consider seven resolutions: the Telecommunicators Collective Bargaining Agreement, a Resolution Authorizing the Mayor to Sign a Resolution Regarding Transit Service in Southeastern Connecticut, the John Kelley Memorial, a Local Prevention Council Grant for Ledge Light Health District, a Year Round Expanded DUI Enforcement Grant, a Port Security Grant - Marine Group Equipment, and a Port Security Grant - Marine Vessel Maintenance. The motion carried unanimously.

2012-0317 Telecommunicators Collective Bargaining Agreement

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

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, 2011 through June 30, 2014, 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 the 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 term July 1, 2011 - June 30, 2014.

A motion was made by Councilor Watson, seconded by Councilor Peruzzotti, that this matter be Adopted.

The motion carried unanimously

2012-0318

Resolution Authorizing the Mayor to Sign a Resolution Regarding Transit Service in Southeastern Connecticut

RESOLUTION REGARDING THE FUTURE PROVISION OF TRANSIT SERVICE IN SOUTHEASTERN CONNECTICUT

WHEREAS, the Southeastern Area Transit (SEAT) district was formed by the action of the original eight member municipalities in 1975; and

WHEREAS, in April of 2011, the nine current SEAT member municipal chief elected officials first learned of a fuel release that had been discovered by SEAT in August 2010 at the SEAT facility in Preston; and

WHEREAS, during discussions with SEAT and the Connecticut Department of Transportation, as well as with legal counsel, questions concerning the liability for what will be the significant cost of cleanup of the fuel release remain unanswered and in fact the individual municipalities may potentially be responsible for this cost either legally or due to the inability of SEAT to pay; and

WHEREAS, the Connecticut Department of Transportation has offered a solution to this dilemma offering to pay for the cost of the cleanup contingent upon SEAT withdrawing its related claim against the State of Connecticut and the development of a new management model for the provision of transit in southeastern Connecticut; and

WHEREAS, the nine current SEAT member municipal chief elected officials wish to see a better future for, and provision and growth of quality transit service in their municipality and throughout southeastern Connecticut; now therefore be it

RESOLVED: That the nine municipal chief elected officials who have affixed their signature below respectfully request that the Connecticut Department of Transportation take on the responsibility for the cleanup of the fuel release and its full associated costs; and be it further

RESOLVED: The chief elected officials from SEAT's nine member municipalities hereby request and express their support for the Connecticut Department of Transportation to assume responsibility for the operation and management of transit service in the southeastern Connecticut region, and that the SEAT board of directors be replaced by an advisory panel comprised of the chief elected officials from their municipalities or their designee, acting by and through the Southeastern Connecticut Council of Governments, whose staff will provide administrative and technical support as needed to the Connecticut Department of Transportation; and be it further

RESOLVED: The Mayor is authorized to sign the above-described resolution on behalf of the Town of Groton.

A motion was made by Councilor Streeter, seconded by Councilor Peruzzotti, that this matter be Adopted.

The motion carried unanimously

2011-0177

John Kelley Memorial

RESOLUTION IN SUPPORT OF PLACING A JOHN KELLEY MEMORIAL STATUE AT THE

TOWN-OWNED PARKLET IN DOWNTOWN MYSTIC

WHEREAS, Mr. James Roy, Chairman of the John Kelley Memorial Fund, is leading an effort to establish a memorial to honor the late John Kelley, a two-time Olympian, Fitch High School teacher, winner of the 1957 Boston Marathon and Groton resident, and

WHEREAS, the effort has considered a number of locations for a life-size bronze statue of Mr. Kelley, and

WHEREAS, after meeting with Mr. Roy and his associates, the Town Manager has approached the Town Council about locating the statue at the Town-owned parklet at the corner of Route 1 and Bank Street in downtown Mystic, now therefore be it

RESOLVED, that the Town Council expresses its support for locating the John Kelley memorial statue at the parklet, pending additional review of the statute's design and approval of its placement at the parklet.

A motion was made by Councilor Antipas, seconded by Councilor Watson, that this matter be Adopted.

The motion carried unanimously

2012-0303

Local Prevention Council Grant for Ledge Light Health District

RESOLUTION AUTHORIZING THE TOWN MANAGER TO SIGN A LOCAL PREVENTION COUNCIL GRANT FOR THE LEDGE LIGHT HEALTH DISTRICT

WHEREAS, the Ledge Light Health District can apply for a Local Prevention Council grant in the amount of \$5,675, and

WHEREAS, grant funds will be used by the Groton Alcohol and Substance Abuse Prevention (GASP) Coalition for programs designed to reduce the abuse of alcohol, tobacco and drugs in the Town of Groton, now therefore be it

RESOLVED, that the Town Council authorizes Town Manager Mark R. Oefinger to sign the Local Prevention Council Grant Application in the amount of \$5,675 for Ledge Light Health District.

A motion was made by Councilor Peruzzotti, seconded by Councilor Flax, that this matter be Adopted.

Councilor Antipas took exception to the list made by Ledge Light Health District by gender and race.

The motion carried unanimously

2012-0307

Year Round Expanded DUI Enforcement Grant

RESOLUTION AUTHORIZING A GRANT APPLICATION FOR THE CONNECTICUT DEPARTMENT OF TRANSPORTATION DIVISION OF HIGHWAY SAFETY 2013 DUI GRANT

WHEREAS, the Groton Town Police plans to utilize The Connecticut Department of Transportation's Division of Highway Safety 2013 DUI grant funding to support their DUI enforcement operations that go beyond normal police patrols. The grant provides for a concerted year-round effort to enforce DUI laws and consists of both Field Sobriety checkpoints as well as Vehicular Detection Patrols. The goal of the grant is to increase law enforcement presence above and beyond normal police patrols in order to address the increased incidence of drinking and driving around the grant period, which runs until September 14, 2013, and

WHEREAS, the purpose of the grant is to support the driving under the influence law enforcement efforts in the prevention, detection, and apprehension of DUI offenders during the expanded time period, now therefore be it

RESOLVED, that the Town Manager may apply for The Connecticut Department of

Transportation's Division of Highway Safety 2013 DUI grant with an anticipated total state grant amount of \$75,500 including the police department soft match portion (75/25) amount of \$18,875 as provided under the grant provisions.

A motion was made by Councilor Johnson, seconded by Councilor Schmidt, that this matter be Adopted.

The motion carried unanimously

2012-0312 Port Security Grant - Marine Group Equipment

RESOLUTION AUTHORIZING APPLICATION FOR A PORT SECURITY GRANT FOR MARINE PATROL GROUP EQUIPMENT

WHEREAS, the Port Security Grant Program (PSGP) makes grant funding available to law enforcement agencies to support enforcement/homeland security operations, and

WHEREAS, a grant would fund the purchase of cold weather gear for members of the Group II, Port of New London Marine Group to wear during certain water/air temperature conditions as defined by the U.S. Coast Guard for marine operator safety, now therefore be it

RESOLVED, that the Town Manager or his designated agent may apply for a Port Security Grant of \$48,000 to purchase crew dry suits for Marine Group personnel to perform their functions during the winter months.

A motion was made by Councilor Morton, seconded by Councilor Flax, that this matter be Adopted.

The motion carried unanimously

2012-0313 Port Security Grant - Marine Vessel Maintenance

RESOLUTION AUTHORIZING APPLICATION FOR A PORT SECURITY GRANT FOR MARINE PATROL VESSEL MAINTENANCE

WHEREAS, the Port Security Grant Program (PSGP) makes grant funding available to law enforcement agencies to support enforcement/homeland security operations, and

WHEREAS, a grant would be used to fund the proper maintenance of the Group II, Port of New London Marine Group patrol/fire suppression vessels, now therefore be it

RESOLVED, that the Town Manager or his designated agent may apply for the Port Security Grant of \$25,000 for maintenance of the Group II, Port of New London Marine Group patrol/fire suppression vessels.

A motion was made by Councilor Schmidt, seconded by Councilor Peruzzotti, that this matter be Adopted.

The motion carried unanimously

Suspension of the Rules

A motion to suspend the rules to consider a resolution for the Gravel Street Pump Station Lease was made by Councilor Streeeter, seconded by Councilor Antipas and so voted unanimously.

2012-0310 Gravel Street Pump Station Lease

RESOLUTION AUTHORIZING LEASE WITH HISTORIC MYSTIC, LLC (CENTRAL HALL BUILDING) FOR PARKING SPACES AND PROPANE TANK AT GRAVEL STREET PUMP STATION

WHEREAS, a substantial portion of a block on West Main Street, Mystic, was destroyed by fire in March, 2000, and

WHEREAS, intense public interest has been expressed in favor of the visual and commercial development of the property that was vacated by fire, and

WHEREAS, a developer has submitted a redevelopment plan that includes retail spaces and residential units, and

WHEREAS, the several permits needed for the development have been approved and re-approved, and

WHEREAS, it is anticipated by the Town Council that any such development that is approved will include increased public access to the river side of the West Main Street property that is to be redeveloped, and

WHEREAS, the developer has argued that the development can not go forward without the provision of adequate parking spaces and installation of a propane tank for the commercial and residential units, and

WHEREAS, the Town of Groton owns a sewer pumping station on Gravel Street that abuts the property that is to be redeveloped, and

WHEREAS, the developer has asked for the Town Council's permission to lease a portion of the sewer pump station property for parking spaces and for the placement of a propane tank, and

WHEREAS, the lease will allow the Town to recover a portion or all of the leased property if it comes to be needed in the future for expanded sewer pump capacity, and

WHEREAS, the Groton Planning Commission reviewed the proposed lease of Town property as provided in CGS Section 8-24 on October 23, 2012 and made a negative recommendation on the lease due to concerns with the inclusion of a propane tank in the proposal, and

WHEREAS, the lessee will provide that appropriate approvals have been and/or will be received from all concerned Town of Groton land use agencies and other government entities having any jurisdiction, and that terms and conditions of such approvals will be complied with throughout the term of the lease and any extensions thereof, and

WHEREAS, in accordance with CGS Section 7-163e the Town Council held a public hearing on November 7, 2012 concerning the potential leasing of a portion of the Gravel Street Pump Station site and has considered the comments received at the public hearing, and

WHEREAS, the Town Council Committee-of-the-Whole has reviewed previous versions of a proposed lease between the Town of Groton and Historic Mystic, LLC, now therefore be it

RESOLVED, that the Town Council authorizes the Town Manager to lease to the developer, Historic Mystic, LLC, a portion of the Gravel Street sewer pump station lot for the purposes stated above and further authorizes the Town Manager to negotiate and sign any appropriate auxiliary provisions related to the approved lease, and be it further

RESOLVED, that this resolution supercedes the resolution associated with Legislative File 2008-0075, which was approved by the Town Council on June 3, 2008.

A motion was made by Councilor Watson, seconded by Councilor Peruzzotti, that this matter be Adopted.

The Town Manager has the lease about 99% complete. He does not believe that this will set a precedent, but because the Planning Commission voted negatively on the CGS 8-24 referral, six affirmative votes will be needed to pass this resolution.

The motion carried unanimously

Roads Ordinance

In light of the passage of the Roads Ordinance, Councilor Flax requested a meeting between the Town, the City, and Groton Long Point to work together to get a better price when bidding.

The Town Manager noted that, unless otherwise directed, he will not be generating CIPs for roads.

XII. ADJOURNMENT

A motion to adjourn at 9:31 p.m was made by Councilor Streeter, seconded by Councilor Peruzzotti and so voted unanimously.

Attest:

*Betsy Moukawsher, Town Clerk
Clerk of the Council*

Lori Watrous, Office Assistant