

THE BOROUGH OF WOODMONT
31 Clinton Street
Woodmont, CT 06460
MEETING OF BOARD OF WARDEN AND BURGESS
May 5, 2014

The meeting of the Board of the Borough of Woodmont was held on Monday, May 5, 2014 at the Richard J. Austin Borough Hall.

The meeting was called to order by Warden Bonessi at 8:04 P.M. In attendance were Burgesses: John Barrett, Michael Krauss, Chuck Rockwell, Christopher Schmeisser, and Barbara Wagner.

Also present were: Clerk Wm. Guelakis, Custodian Joe Rogers, Tax Collector Kelley Cummings, and Treasurer Robert Listorti.

Pledge of Allegiance

Approval of Minutes

The March 3, 2014 minutes were reviewed by the Board. Burgess Krauss made a Motion to approve the minutes with changes, seconded by Burgess Schmeisser and the Motion carried unanimously.

Freeholders I

28 Freeholders in attendance in addition to Borough personal submitted by Burgess Rockwell.

Barry Held of 12 Anderson Ave has a list of concerns about 1556 New Haven Ave: The Inland Wetlands report did not mention anything about soil testing or anything about the placement and maintenance of storm infrastructure for drainage and sewage due to close proximity of the homes. She has concerns about the many unreported accidents that take place at the corner of New Haven and Anderson Avenues plus the difficulty of entering and exiting the property even for a single family household. Nobody is addressing safety.

Wendy Fitzgerald-Held of 12 Anderson Ave is very concerned about 1556 New Haven Ave since most regulations do not apply to affordable housing. The current proposal for an eight families, approximately 32 people, in addition to all the formally presented issues above: Needed sidewalks for foot traffic, a traffic study is needed, an additional fire hydrant, basically these people are going to have to live without the safety standards normally required. Police chief Mellow has only gave conditional approval. According to the conservation of zoning regulations, every effort should be made to ensure the integrity of single family zoning, and that multiple family units should be targeted along route 1 towards downtown according to planning and zoning.

Pamela Gona of 23 Bonsilene St is concerned since these families are going to need 13-14 parking spaces. Warner St is not suitable for parking and issues already exist on Bonsilene St. for safety vehicles. This presents a safety issue.

Kelley Cummings of 7 Chapel St said that since the day care at Fannie Beach School has been closed this has left additional rooms vacant. She has asked the mayor for the use of some of these rooms for additional storage for the library and for use to start workshops within the community. She is asking the Borough to say something.

Jerome Fiorentino of 1 Private Way is a landlord who owns a 12 unit building at the corner of Hawley Ave and Duval St. He questioned the dollar amount for an affordable unit being both 60 and 80 percent of the median income for a family in Milford at \$75,000 which is \$45,000 at 60%. If a family spends 1/3 of their income on a rent, it should not exceed \$1250 a month at \$45,000 annually. Since Jerome's rentals are approximately \$1150/ month, he believes his rentals would qualify as affordable housing. If that is the case, he could easily circumvent planning and zoning and build a multiple unit at the end of the driveway of his rental property. He would like to know how this is all monitored and enforced.

Tina Andranovich of 1564 New Haven Ave lives next door to 1556 New Haven Ave. He does not maintain the property, gutters are falling off, a dead skunk was left to rot on the property, does not plow the snow. There will be too many people living in too little of a space. This is an ATM for the developer and this is not his only attempt in Milford.

Jason Deschaine of 27 Chaucer said the proposed three story building will be 9.5 feet from his fence. Runoff from the rain is an issue since Jason has had 2 French drains installed and uses 2 sub pumps due to the high water level from the marsh and Long Island Sound. The proposed property will use storage tanks, but where will they run off to, and the proposed pumping of sewage 11 feet up is a concern if we have a prolonged power outage. Is there any drainage proposed to stop runoff from coming into our yards.

Robin Persan of 21 Chaucer Ct who lives behind the proposed property is concerned and is also speaking for her 80 year old mother. The person proposing this development has come to our house many times trying to persuade my mother to sign a 12 page document allowing him to buy our home so that he can obtain the easements he needs. He says that he would let her live in the house, pay the taxes and maintain the property. Robin has asked him not to come over when she is not home, and the next time she will call the police, this is harassment. This is a very small area and water runoff is a concern, and with parking a problem, the tenants would try to park on Chaucer Ct and would walk through our yards.

Kathleen Stanley of 28 Anderson Ave said that she has lived on Anderson Ave all her life as well her father. My daughter wants to buy into the American dream, and next week has an opportunity to buy a house on Chaucer CT. How do I advise my daughter about this?

Frank Grazioso of 27 Hawley Ave is concerned about the proposal for 1556 New Haven Ave. Frank is also concerned about the heavy trucks that have been used for the beach restoration project having damaged our roads and storm drains. Warden Bonessi said that he and Jim Mallico have walked the route to access the damages and will be submitting a report for recovery. The company had video tapped the route prior to the project and does have contingency funds for necessary repairs from damages due their trucks. Frank also cited the damage to a storm drain on Hawley and

Duval. Jim Mallico said that the damage is superficial and will patch the cement making it more visually appealing.

Bill Stark of 17 Chaucer Court who shares a boundary with the proposed development at 1556 New Haven Ave. One additional concern is with the fire department. We need to know if they have addressed the accessibility of the buildings due to the very small parking area to accommodate the turning radius needed by fire trucks. Has the need for a new fire hydrant and sprinkler systems for the rear two buildings been addressed? The manhole covers on the street and at the rear of the properties are shown to have an 8 inch pipe connecting the two with no connectivity to the buildings. The pitch between the covers shows that the one on the property is 3 feet lower, and how will they be able to create a 1 degree pitch to the street? How will trash be handled? How will snow removal be handled? What about recycling bins? How will this property be managed? Do they have a marketing plan? What about proof of ability qualifying them under state statute and does he qualify? Access to mass transit is required, but the bus schedule is insufficient with no evening or Sunday service. For pedestrian safety, the 2009 Complete Street Law requires all contractors to have all their developments compliant. Bill also requested that the Borough submit a letter opposing the project to planning and zoning.

Carlene Olderman of 10 Dixon Street had a question concerning the beach restoration project. She wants to know if any sand will be added to the beach. Warden Bonessi explained this project that is not a recreational project. Warden Bonessi talked about the history with the Army Corps of Engineers. There will be a top layer of beach material added when they are completed. This material is our material that was banked before they started and they will use some additional beach material as well.

Report of the Tax Collector

None. Burgess Barrett gave an update to the Board on the new service that is handling the tax software system.

Report of the Warden

Warden Bonessi reported that he really did have much to say that the work on the Woodmont Beach. Hazard mitigation work to be done on rip rap between Clinton and Wall Streets will begin after the beach restoration project has been completed. Jim Mallico and E&D Landscaping to perform the work.

Report of the Constable

Report for April 2014 submitted by Constable Jablonski:
There were no complaints or problems to report on for the month.

Report of the Clerk

Clerk Guelakis reported that he is currently working on the new Borough website.

Report of the Treasurer

DISBURSEMENTS MAY 5, 2014

BOROUGH		LIBRARY	
Cablevision	\$36.04	AT&T	\$88.85
United Illum. Co	\$66.64	TOTAL	\$88.85
United Illum. Co	\$118.98		
Joseph Rogers	\$115.44		
Lynn Foss	\$150.00		

So. Conn Gas	\$439.92
Robert Listorti	\$36.04
TOTAL	\$963.06

CITY		BUILDING COMMITTEE	
		Environmental Testing and Consulting	
E&D Landscaping LLC	\$2,570.00	Bill Guelakis	\$3,130.00
Land & Sea Security	\$78.00		\$100.00
Mallico Paving Co Inc.	\$5,896.20	TOTAL	\$3,230.00
Turf Masters LLC	\$1,200.00		
United Illum. Co	\$2,231.82		
TOTAL	\$11,976.02		

Committee Reports:

Planning & Zoning

Burgess Wagner reported that 73 Beach Ave has been approved for the construction of a single family house and that approval is pending for Beach House apartments.

Police & Safety

No Report.

House

Burgess Rockwell reported that the police responded to our alarm at Borough Hall last week. The good news is that the old boats out by the garage have been removed.

Lighting

No Report.

Beaches

Burgess Krauss reported that the beaches are in good condition.

Public Works

No Report.

Finance

No Report.

Library

Burgess Wagner reported that there are plans to clean up the old out dated computers and television by replacing them with new equipment. There will be a meeting on May 15th concerning this effort.

Beautification

Borough of Woodmont Beautification Committee

Chair Report: Pat Del Vecchio

May 5, 2014

- All projects and repairs have been started but are delayed due to weather and repairs being done to beach as access has been denied.
 - 1 Replacement bench: due in and to be placed ASAP at end of Chapel St. Plaque In and ready for installation by Tom Toigo.
 - All other benches: are in the process of being painted to match blue of trashcan covers.
 - Memorial Bike/Wave Racks ready to install by Anchor Beach by Jim Mallico as weather permits. Plaque ordered and will be installed upon delivery.
 - 4 new municipal trashcans: have been received and in garage. Tom Toigo and Jim Mallico will handle receiving delivery and Donna Mallico and Jacquie Honek will put them together and help Jim Mallico place them.
 - Barrel Trash Cans: new metal barrels to be painted by Donna Mallico and Jacquie Honek.
 - **Correction to Color Scheme**: Beige barrels, blue tops, Woodmont stenciled on side in blue to match new pails.
 - Refillable Credit Card: received and activated. Will use to place orders for paint and supplies.
 - Gardens:
 - Met with Don of E and D Landscaping.
 - Gardens were cleaned, and will be refurbished and replanted as necessary as weather permits. Repair made to finial at Merwin and Abigail.
 - Jim Mallico will pull out growth corner of Beach and Bonsilene when beach project complete.
 - New Gardens/Signs to be installed at Anderson Ave and Rosemary CT: Tom Toigo with E and D Landscaping.
 - Sign Replacement:
 - New Haven Ave Sign: Installed, UI has mapped new line for lighting. Installation of line soon.
 - Landscapers placed 2nd No Dog Sign on Kings Highway side of Village Park.
 - Jim Mallico will replace missing and damaged long, end of road beach signs
 - Installation of replacement sign at New Haven Ave/ Woodmont line and new garden as weather permits by Landscaper.
 - Last Stencil for Walking Tour at old school house on Seabreeze Ave. was approved by City and B of Ed and completed and repairs to other stencils are being made as weather permits by Ellen Twitchell.
 - Markers for fire hydrants to make it easier to locate hydrants buried under heavy snowfall:
 - Spoke to Chief Healy, Milford doesn't provide markers, sent info for ordering and styles, suggested having Platt Tech make up similar markers for economy. Will research and make recommendation for Fall.
 - Boat Planter: Unfortunately, boat Committee was planning to fill with flowers for use at bump out or firehouse has been thrown out so those plans have been cancelled until another boat can be found.
- Next Meeting of the Beautification Committee is May 29th at 4 pm at the Borough Hall.

Respectfully submitted by Chair Pat Del Vecchio on May 5th, 2014.

Approval of Bills

No bills in circulation

Unfinished Business

None

Old Business

None

New Business

1556 New Haven Ave

Burgess Rockwell made a Motion that the Woodmont Board of Warden and Burgesses request that the Planning and Zoning Board reject the proposed housing permit on 1556 New Haven Avenue, seconded by John Barrett, and the Motion passed unanimously.

Southern Connecticut Gas Company

Burgess Barrett Motioned to authorize the warden to negotiate and sign a utility easement with the Southern Connecticut Gas Company to facilitate a high pressure natural gas service for 128 Kings Highway, seconded by Burgess Rockwell, and the Motion passed unanimously.

Placement of additional sand on top of the Army Corp of Engineers beach replenishment

Warden Bonessi stated that it would cost \$139,000 to place 12 inches of sand on Woodmont Beach and that this was probably not the best time to use our certificate of permission for one foot high and fifty feet wide placement of sand between Clinton and Bonsilene Streets. We currently have the top coat from the current beach replenishment project plus our banked sand. Let's give it one season and place the sand next spring giving us one more year of credit with FEMA.

Burgess Barrett Motioned to place additional sand on top of the Army Corp of Engineers beach replenishment, seconded by Burgess Krauss, and the Motion was not passed with only one Burgess voting in favor.

Freeholders II

Hearing None.

Outstanding Items

None

- At 9:52 P.M. Warden Bonessi entertained a Motion to adjourn the meeting. The Motion was made by Burgess Rockwell, seconded by Burgess Barrett and the Motion carried unanimously.

Minutes taken by William Guelakis
Woodmont Clerk