



Town of Redding, Connecticut
Board of Selectmen
Regular Meeting Minutes
April 19, 2004

Present: Ketcham, Miller, Takacs

Mrs. Ketcham called the April 19, 2004 meeting to order at 7:30 pm in the Hearing Room.

Executive Session:

Motion: That the Board of Selectmen recess to executive session for contract negotiations.
Miller, Takacs. Approved. Unanimous.

The meeting recessed at 7:31 pm

RECONVENE

Mrs. Ketcham reconvened the meeting in public session at 8:20 pm

Present: Ketcham, Miller, Takacs

Others: 14 members of the public

Media: Redding Pilot

APPROVAL OF MINUTES

Motion: That the Redding Board of Selectmen approve the minutes of the March 15, 2004 meeting as submitted. Miller, Takacs. Approved. Unanimous.

DISCUSSION OF CELLULAR TOWER LOCATIONS WITH WIRELESS EDGE COMMUNICATIONS, LLC

Mrs. Ketcham reported the Siting Council will hold a public hearing on two AT&T applications for locations of cell towers. Mrs. Ketcham reported that during the past year, the town has sought alternate locations, but none have been acceptable to AT&T.

Wireless Edge Communications, LLC, a firm that works to help municipalities find the best site for cell towers, presented another alternate site for consideration. Tom McHugh and John Arthur of the firm suggested a lower on the Stormfield property that is owned by the Town of Redding. The tower could be co-habited by six wireless carriers and would replace the tower that serves the Redding Police Department.

Discussion of the potential use of the property for a cell tower followed. Many members of the audience asked questions and voiced their concerns. Mrs. Ketcham suggested the Board of

Selectmen do a site walk of the property under discussion. A site walk was scheduled for Friday, April 22, 2004 at 1 pm.

UPDATE ON STREETScape ENHANCEMENT FOR MAIN STREET/OLD MILL ROAD
BL Company prepared a survey of Main Street and Old Mill Road for review. A question regarding the management of parking arose at the Georgetown Master Plan Committee meeting. Mrs. Ketcham reported that traffic control regulations contain a section regarding parking. The regulations give the Police Department the authority to regulate and manage parking.

Michael Nostin addressed the Selectmen on behalf of his family property and the property owned by Mr. & Mrs. Holdridge and Joe Levkoff. The plan calls for these owners to give up 25 feet of frontage for parking and they are willing to do so, pending an agreeable incentive from the Planning Commission. The current incentive hinders future development of their property. Mr. Nostin also suggested that the parking regulations should be crafted to allow for "reserved" parking for the owners/tenants of the property during their regular business hours, such as ½ hour parking. He was confident such details would be worked out.

Mr. Holdridge expressed a concern that the plan could make access to his property impossible. Mr. Levkoff asked that attention to detail is necessary. He added that some vague areas have yet to be answered. Mrs. Ketcham agreed that all of the concerns stated need to be considered.

DISCUSSION ON WATER POLLUTION CONTROL COMMISSION PROPOSAL FOR RESIDENTIAL RATE REDUCTION

Mr. Konow, Chairman of the WPCC, reported the Commission plans to hold a Public Hearing for a rate reduction for the purely residential properties of the Georgetown Sewer Area. The Commission's budget must come under review by the Board of Selectmen and Board of Finance, but the WPCC has the right to establish and revise fair and reasonable rates for the users of the system. Mr. Konow added that revenue has now reached a level where costs are being covered and it is the time to lower the rates for residential users. Mrs. Miller asked that the definition of residential users be carefully worded and understood.

DISCUSSION AND APPROVAL OF REQUEST FOR A REFERENDUM ON THE TOWN BUDGET

Motion: That the Redding Board of Selectmen send a letter to the Town Clerk indicating that the Board of Selectmen is exercising their right to call a machine vote on the town budget.
Miller, Takacs. Approved. Unanimous.

The Board of Selectmen will recommend to the Town Meeting a referendum date of Tuesday, May 4, 2004.

APPOINTMENTS

Motion: That the Redding Board of Selectmen appoint John Shaban as an Alternate on the Zoning Commission to fill the vacancy created by the resignation of Laurie Richardson.
Takacs, Ketcham. Approved. Unanimous.

RESOLUTION REGARDING SUPPLEMENTAL GRANT AGREEMENT

Resolved, that the duly elected First Selectman, Natalie Ketcham, has been authorized by the Board of Selectmen of the Town of Redding to sign the Second Supplemental Agreement between the State of Connecticut and the Town of Redding for the construction, inspection and maintenance required in conjunction with the replacement of the Diamond Hill Bridge (Bridge No. 05024) over the Saugatuck River utilizing federal funds and a project grant under the State's Local Bridge Program. Takacs, Miller. Approved, Unanimous.

ADMINISTRATIVE MATTERS

1. Status update on Gilbert and Bennett redevelopment: a pre-application meeting is scheduled for next Monday at JRMS. Members of the Planning, Zoning and Conservation Commissions will meet the Steven Soler to review the project.
2. Long Range Financial Planning Committee report: Mr. Takacs reported the group is meeting on a monthly basis and has begun to evaluate specific item. A \$100,000 threshold is needed to be on the agenda. Representatives of the Board of Selectmen, Board of Finance, Redding Board of Education and Region #9 Board of Education, along with the Treasurer and Controller make up the committee. Mr. Takacs added that the Committee is reviewing items in an advisory capacity.
3. Status update on future of Heritage House: Mrs. Ketcham reviewed current status of Heritage House. The primary difficulty is that Heritage House and the police department building share one parcel of land and one well. John Hayes has revised the plan to separate the site into two parcels of land. Health Officer Doug Hartline requested a modification to all for a future septic area for the Heritage House parcel and to comply with the health code. A well will be needed to serve the police department building. Mr. Hayes also suggested a buffer of shrubbery/trees between the two buildings. The Planning Commission has recommended returning Heritage House to single family use with a historic easement on the property. The next step is to appear before the Zoning Board of Appeals for the necessary approvals.
4. Transfer from Contingency: Mrs. Ketcham reported that the Highway Department has received notification from the DEP that the current method of checking the levels in the fuel tanks (use of a stick) is not allowable on tanks over 10 years of age. The Highway Department tanks were installed in 1990. DEP has requested an upgrade to a system with probe monitors. No action was taken on this request, but will be considered when additional information has been received.
5. Meeting of the Council of Small Towns: Mrs. Ketcham reported one topic of conversation was the good news with respect to the state's finances.

ADJOURNMENT

The chair adjourned the meeting at 11:00 p.m.

Respectfully submitted,

Mary Maday, Recording Secretary

FILED SUBJECT TO APPROVAL