

TOWN OF WILLINGTON

Board of Selectmen
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BOARD OF SELECTMEN

Meeting Minutes
Lower Level Conference Room

November 4, 2019
6:30 PM

**Minutes are not official until approved at the next regular meeting*

First Selectwoman Wiecenski called the meeting to order at 6:30 PM with the following in attendance: Selectmen Boritz & Blessington and residents. First Selectwoman Wiecenski then led the Pledge of Allegiance.

Approval of Minutes:

First Selectwoman Wiecenski moved to approve the minutes of October 21, 2019 with the following correction: page 1; should show 3 votes under approval of minutes. Page 3 item c; RFP Results: remove the 8 at the end of October 1, 2019 and under Efinance PLUS recurring fee should have a \$ instead of a 4 (\$20,111)

Selectwoman Boritz seconded the motion.

Vote: 3 Yes (Wiecenski, Boritz & Blessington) 0 No

First Selectwoman Wiecenski moved to approve the minutes of October 23, 2019 as written.

Selectwoman Boritz seconded the motion.

Vote: 3 Yes (Wiecenski, Boritz & Blessington) 0 No

Present to Speak

No one was present to speak.

Correspondence

There was no correspondence to report.

Status Report

First Selectwoman Wiecenski noted that we received resignation from our Assistant Land Use Agent, Emily Perko at the last meeting. Emily's last day was last Friday, but will continue on as recording secretary for Planning and Zoning as well as IWWC until a new person has been hired. The job has been posted internally with the union and will be listed in the paper on Saturday.

Public Works

Troy sent in an update of what the Public Works' crew has been busy with over the past 2 weeks:

- Roadside Mowing
- Turnpike drainage project is complete (crew will loam in the spring)

- Fixed a couple toilet issues at TOB and drain issues
- Dug out waterways
- Trash at RRRC
- Working on cleaning up after the storm
- Cleaned shop
- Moved desks at TOB

Troy's email included a reminder that Village Hill will be closed this weekend 11/8/19-11/11/19 starting at 6pm Friday-through 6am Monday.

In addition, he reported an update regarding the replacement of oil tanks at the Old Town Hall. We received 3 quotes:

Heritage Oil -\$3400

Energy Unlimited, LLC-\$3400

Emcor Services- \$4970

Troy recommends going with Energy Unlimited per their quote of \$3,400.

Lastly, Troy stated he wanted to remind residents when trees are down and impacting the wires, the Public Works crew WILL NOT remove the tree until Eversource makes it safe to do so. Typically, Eversource has their tree service crew that removes the tree from the live line, and the Public Works crew at that point can clear or clean what is left over. – Thank you.

New Business

A. Discussion – waiver of demolition fees – crumbling foundation – structure/rebuild

First Selectwoman Wicewski noted that we received a request from a resident that has a crumbling foundation to waive some permit fees as a result of extensive work that will need to be done at their home.

Maggie Perracchio, who owns a home at 107 Balazs Road was present. She stated that the waiver for fees currently cover the cost of raising a house that has a bad foundation. Their house is not stable enough to be raised and are now looking at demolishing it and needing to rebuild. The fees associated with this are more in line with a new build; which is because of the foundation. Ms. Perracchio stated that she and her husband are looking for a waiver of the fees to demolish and rebuild.

First Selectwoman Wicewski noted back in 2016, a Town Meeting was held to authorize the Board of Selectmen to find a solution offset the costs. The Board at the time gave the Building Official permission to waive the fees of lifting a home and replacing the existing foundation. This case is different because if they lift the house, there is a chance that it could likely collapse.

Our Building Official went out to the house and assessed the situation last week. Mr. Rupert emailed the Selectmen notifying them that he sees no objection in waiving any of the permit costs. First Selectwoman Wicewski noted that this is a unique situation – even if we had 3 homes with this type of case – it is a small number and we need to look at them as a case by case scenario. It is important to do what we can to get these people back into their homes.

First Selectwoman Wicewski stated that the Perracchio's were not eligible for grant funding at first because of the home's stability. Ms. Perracchio said that they will be able to receive the same amount of funding as if they were raising the home.

First Selectwoman Wiecenski stated that we could be looking at between \$2,000 – \$4,000 in fees with the demolition and rebuild. The Captive was able to review and find a way to cover the cost of the foundation replacement and we should look at this in the same way.

First Selectwoman Wiecenski then moved to authorize the Building official to waive all Town fees associated with construction of a new home at 107 Balazs Rd. This waiver only applies for this home as a direct result of existing structural deficiencies caused by a crumbling foundation. This waiver shall not apply to any fee required to be charged by the State of Connecticut and Eastern Highlands Health District.

Upon waiver of the fees the building official shall notify the homeowner in writing that the fee has been waived including the amount of all fees waived.

This waiver provision shall be effective November 4, 2019 for the duration of the project until a certificate of occupancy is issued.

Selectwoman Boritz seconded the motion.

Selectman Blessington then referenced an email drafted by the Building Official; noting that he would be in favor of waiving any costs we can; but it sounds like Mr. Rupert kicked it back in our court. First Selectwoman Wiecenski clarified that the only fees the Land Use Department is able to waive are for the outlined crumbling foundations. Anything else must be determined by the Board of Selectmen. She added that the homeowner is looking to demolish the structure; and the only reason the Building Inspector got involved is because she asked him to weigh in on it. The town could definitely see a loss in revenue with the waived fees, but the outcome certainly outweighs that. Lastly, First Selectwoman Wiecenski warned that we will not be able to waive the state fee; which is .26 cents per thousand nor any fees from the Health District.

Selectman Blessington said he is in favor of waiving any fees that we have jurisdiction over. First Selectwoman Wiecenski noted when the original motion was made in 2016; when the then Board of Selectmen authorized all fees other than the state fees; the state then waived them as well. There is still room for discussion to see if the state will waive them and she will advocate for the homeowner. She believes the language in the motion is strong enough allow us to take this on a case by case basis.

Selectwoman Boritz stated that it makes sense for us to create a standard procedure for review of applications that are above and beyond.

Vote: 3 Yes (Wiecenski, Boritz & Blessington) 0 No.

B. Appointments

First Selectwoman Wiecenski moved to re-appoint Carolyn Johnson as a regular member of WiSE - Willington Sustainability & Energy (WiSE) Committee effective November 5, 2019; expiring November 4, 2022

Selectman Blessington seconded the motion.

Vote: 3 Yes (Wiecenski, Boritz & Blessington) 0 No

First Selectwoman Wiecenski moved to re-appoint Norman Nadeau as a regular member of WiSE - Willington Sustainability & Energy (WiSE) Committee effective November 5, 2019; expiring November 4, 2022

Selectwoman Boritz seconded the motion.

Vote: 3 Yes (Wiecenski, Boritz & Blessington) 0 No

Good & Welfare

We still have 2 openings on our CIP Committee. We are also expecting a resignation from a member on the WiSE Committee; from someone who no longer resides in town. If anyone is interested in serving on either of these committees; please contact the Selectmen's office.

Tomorrow is Election Day. Please be sure to stop by the PTA bake sale. All proceeds will benefit the Willington Scholarship Foundation.

The Scouts are holding their annual food drive. Bags were placed around town (with the exception of Route 32 and Tolland Turnpike) in hopes to be filled with non-perishable food items. The scouts will pick up the food next weekend. For residents who live on Route 32 and Tolland Turnpike, they are welcome to bring the food items to the Town Office Building.

First Selectwoman Wiecenski moved to adjourn the meeting at 6:48 PM

Selectwoman Boritz seconded the motion.

Vote: 3 Yes (Wiecenski, Boritz & Blessington) 0 No.

Respectfully submitted,
Robin Campbell
Administrative Assistant