

**BOARD OF ALDERMEN  
SPECIAL MEETING  
FEBRUARY 11, 2008**

The Board of Aldermen of the City of Milford held a Special Meeting on Monday, February 11, 2008 in the aldermanic chambers of City Hall. Chairman B. Blake called the meeting to order at 7:07 p.m. and asked everyone present to join in saluting our flag and reciting the Pledge of Allegiance.

1. Roll Call

Board Members Present

B. Bier  
J. Blacketter  
B. Blake  
A. Giannattasio  
M. Hardiman  
B. Lambert  
S. Manning  
R. Nunno  
J. Patterson  
J. Toohey  
N. Veccharelli  
P. Vetro  
R. Vitali  
S. Willey

Also Present

Mayor J. Richetelli, Jr.  
J. O'Connell, Mayor's Admin. Asst.  
R. Platt, City Historian

Chairman Blake welcomed everyone. He stated he would provide some background and quick overview as to why they are here. He stated the issue tonight is a lot located at 72 Old Field Road. He explained located at 72 Old Field Road was the historically important house that the City sought to protect and that it would be preserved and maintained. Chairman Blake also noted the property was sold at a significantly lower price. He also spoke as to the covenant concerning the Cadley House. He stated they were not here to lay blame or engage in partisan bullying, but to ascertain why the City finds itself in such a position. He expressed his hope that after tonight's conversation they would know what direction to proceed. He stated that Cadley House only existing now in our memories and photographs. Chairman Blake stated this meeting would also help to understand why permits were issued and why the mechanisms in place failed. He stated they would have conversations as to how they should proceed forward. He stated the speakers tonight would be the Mayor and City Historian. He thanked both for being present here tonight and for their forthrightfulness and willingness to be here. Chairman Blake stated he had asked that someone from the Building Department be here tonight, but that he did not see anyone here from that department. He also stated they have slides tonight that will give everyone a better idea as to what they are talking about. Chairman Blake continued to the slide show explaining each of the slides specifically noting the assessor's card, an Article from the Northeast Preservation Trust, the deed from when the property was sold, the covenant and the Demolition Delay Ordinance (pages 390 & 391). Chairman Blake stated if any of the aldermen would like a slide to show up during the discussion we would be happy to do that. He reiterated this meeting is a directed conversation and that it should shed some light and give a better understanding how to proceed forward.

Mayor Richetelli stated he wished to direct his comments directly to the people of Milford. Reading from a prepared statement, the Mayor commented the proceeding tonight abuses the Board of Aldermen for explicitly political purposes and could pose a legal risk to the City. He stated as the former Chairman of this Board, he knows there is a proper way to propose and discuss legal issues. He stated it boggles his mind that the Chairman did not see fit to invite the City Attorney and that common sense would dictate the conduct of this Board. He stated if anyone should know how to responsibly propose and discuss legal issues, and to initiate legal action, you would think that person would be a lawyer. He continued that the Chairman, who is a lawyer, had made thinly veiled statements about the owner of the Cadley Property and Westwood Ranches and called this meeting to take "action". He went on to say that the Chairman has suggested that the proposed action should be legal in nature and had led the public to believe this meeting will consist of the discussions of some sensitive issues as well as legal strategies and lawsuits. He cautioned that such discussions should be done with due care and caution and that matters concerning any legal action should be done in Executive Session. Mayor Richetelli called the comments irresponsible and careless. He also stated the meeting was being held despite strong warnings from the City Attorney and also spoke as to putting the citizens and the City through costly litigation. He also stated the meeting fails to properly disclose the business of the Board tonight and is ill advised. Mayor Richetelli suggested care and caution be taken by each Board member. He also spoke as to a meeting, which took place on December 23, 2007 with himself, the Chairman and City Historian, and that they were presented with detailed information and documents that day. He stated they were asked repeatedly for their information. He stated there is no information to give the Chairman or the Board. He explained prior to the purchase of this property the Aldermen were informed and noted there were some Democrats that stated the Cadley house should be demolished. He noted this was a consideration of the purchase. Mayor Richetelli gave a detailed explanation as to what transpired in 2002 when the Cadley heirs applied for and received approval from the courts to build a six home subdivision. He briefly discussed the pricing structure. He spoke as to the Open Space Advisory Committee who voted in favor of this and that all the facts were then given to the Board of Aldermen at the time. He went through that process. He also gave a detailed explained as to the facts leading up to the purchase of this property and all that transpired during the discussions to purchase. Mayor Richetelli stated the Cadley property is not on any historical list and that in fact it was Mr. Cadley himself who would not allow it. He explained the appraisal for the 5 lots and their discussions with each of the developers who were interested in this property. He spoke in detail as to the appraisal of the 5 lots. He stated they received the two best parcels for \$875,000 and save the remaining 3 lots with the historic easement and Lots 4 & 5 with no easements. He spoke as to preserving a prime piece of property with unobstructed open space. He stated the ensuing attacks over this deal are reckless attacks and reiterated the purchase and preservation of this property was a top priority. He also noted the Preservation Trust had no interest in purchasing this house and that no one spoke before Planning and Zoning asking for any protection. Mayor Richetelli read from the appraisal report from March, 2007. He stated the plan was always to dismantle and reuse whatever possible. He referenced the Milford Academy property where the same was done. He stated the dismantling took over 4 weeks with a cost to Westwood Ranches of \$100,000 and compared it to a demolition which would have taken only 4 hours. He also referenced an article in Connecticut Preservation News and read specific excerpts from the article, which speak specifically to the Cadley property. Mayor Richetelli went on to speak of a long list of accomplishments concerning preserving open space and buildings in the City. In summary, he stated the Cadley property could have been a 6-lot subdivision and the property demolished devoid of any resemblance. He spoke as to the beautiful vista overlooking Gulf Pond. He stated they needed to drop the vicious and pointed attacks and work together. He thanked the Board and the Citizens for being here tonight.

Chairman Blake stated the purpose tonight was not partisan bullying but to discuss an issue of public concern. He stated it was important they have this discussion and debate and not be threatened by chilling affects of litigation. He stated he wished to be clear that is the purpose of this meeting and not to lay blame. Chairman Blake also noted that these are public meetings and that the City Attorney is invited to attend all meetings.

Mayor Richetelli responded the City Attorney was never asked to be at this meeting. He stated if she had been asked to be here she would have.

Chairman Blake stated he did not formally invite her. He stated he assumed she would be the guide on the side as she usually is at our meetings.

Ald. Veccharelli stated the public asked for the tonight's meeting and that they wanted to know why the building was torn down and how it happened. He stated tonight our Chairman called this meeting to try and get those answers. He commented this is a good meeting and expressed his hope it did not turn nasty and partisan and that they only get answers. He spoke as to the covenant that the City had and that it clearly stated they were going to keep the historical value and pretty much leave it alone. He asked if the Mayor was in agreement that the covenant was to save the property the way it looked.

Mayor Richetelli responded that all properties where they have purchased Colonial or historic homes they have put deed restrictions on to maintain as much of the structure.

Ald. Veccharelli referred to a picture of the house then and now and commented there does not seem to be a lot of putting back of the old materials, but rather a new house. He stated it does not look like it was preserved. He spoke as to the comments that it was in worse decay than known and that he was not purveyed to that information. He stated from the assessor's card it looked like the building was in pretty good shape and noted the card actually stated good to excellent. He stated that dismantle and demolish in this case are pretty much the same. He commented maybe the contractor tried to fool you. He suggested possibly other people should have been brought in to give another opinion. He stated he had the utmost respect for the Mayor and believed him to be honest. He spoke as to Executive Board meetings and that it should stay there, but stated he made no bones that he was not in favor of buying the Cadley house. He stated he did not want to spend the money and that was him the Mayor referred to. He spoke as to building another big house and making taxes on it. He stated the people of Milford spent money to protect this property and it was his feeling we really did not get our monies' worth and that the house really was not protected. He stated to the Mayor, where it broke down was when he gave the ok to dismantle, but pretty much it was demolished. Ald. Veccharelli stated he appreciated the Mayor being here. He commented with regard to demolition and dismantle and commented maybe we would marry them.

Mayor Richetelli stated he wished to address Ald. Veccharelli's questions. He stated the condition of the home was represented to him through a building inspection report, which he assumed was authentic. He also stated he was told by some who had been in the house that it was in deplorable condition. He also pointed out the lot on the assessor's card does not mean good condition. He stated the assessor did not examine condition of the inside of the house and that they simply do a drive by and photograph the property. He also pointed out that in discussions with the former Board of Aldermen it was always represented that the house would be moved and turned 90° for safety reasons. He also stated there was talk about putting in sidewalks and that it was Chairman Blake who came to his office in December and asked that. He explained it was when it came time to move the house that they decided they would dismantle it to move it. He also stated he was empowered by the Board of

Aldermen by the Resolution to do that. He read a portion of the Resolution. He also stated there would be an addition on the house which was permitted in the covenant. He explained the original Cadley house is a small section of the house and that there have been a number of additions onto the house such as the kitchen, garage, etc. He also noted the same was done with the Downs House, Treat, etc. He stated many look at the Treat House and say it is beautiful and noted what is being done at the Cadley house is the same as was done with the Treat House. He also commented that perhaps he should have reported to the Board that it was going to be dismantled

Chairman Blake responded the authority to execute documents expired after the sale. He also stated in terms of moving the house, that it was contemplated. He also referred to the covenant and stating it says if the house were going to be moved it would be done so that the entire house would be moved. He continued reading the language of the covenant regarding alterations, etc. He also pointed out this was a recorded land deed.

Ald. Manning asked if the City Historian could possibly provide some information at this time and combine it with the statement made by the Mayor.

Mr. Platt stated he thought he was going to be asked questions and provide a statement. He spoke as to the comments that this is politically motivated and also commented that regardless of the majority of this Board he would have done the same thing. He stated he was infuriated at one time at the loss of the house. He also stated he has friends on both sides of the aisle. He spoke of the December 24, 2007 meeting and stated he had seen plans beforehand. He stated his point is home they came to lose this house and not what was going to be built there. He also commented with regard to the comments that this was saved from a 6-lot subdivision is really changing the subject, but we have a 4-lot subdivision and lost a landmark and also two barns which were written up in the Milford Preservation Trust. He stated he did not know it was necessary to come forward and save the house. He also spoke about concerns they were having with the Downs House and Prospect Street. He went on to congratulate the Mayor for what he has done with regard to the Downs House, Gulf Street, etc. and that maybe he has been lulled into a false sense of security that the right thing was done. He stated the Cadley house is not part of a historical district and that it is all by itself. He spoke as to the resources inventory list with its date of 1790. He stated he has been an advocate for saving Milford houses and continues to be interested in the saving of these homes. He stated it was irrelevant that we needed to come forward because he thought that was being done. He spoke as to the inspection report and that he did not know of it or had ever seen it. He also stated the members of the Milford Preservation Trust were never asked. He stated he would question who made the report and that all he has heard is that there is an inspection report. He stated he has heard from people who were in the house that it was sound and from others that it was not. He reiterated he did not know of this report. He spoke as to the pieces taken down over the four weeks and that these still have not been put in and that the house still will not be the 1790 Cadley house. Mr. Platt stated he wrote to the Mayor on May 12, 2007 regarding the City's intent to buy. Mr. Platt stated he wished to suggest a survey be conducted because of Native American remains in the area. He stated October was the first he heard of any possible work on the house and that he was told there would be renovations. He stated he wrote gains on December 3, 2007 and again on December 13, 2007 with no reply, which he commented seemed like a pattern to him. He stated he asked a State archeologist if he knew there would be work on the property.

Mayor Richetelli stated he did not consider Mr. Platt one of those politically motivated individuals. He stated the statement made that he did not respond disturbs him. He stated that an archeological study was undertaken. The Mayor stated a meeting was set up which took place on December 24, 2007 and that the meeting took place rather than a formal written letter. He stated the City Attorney, City Planner, Building Official, the developer

and Chairman Blake were all in the room. He reiterated, no he did not write a letter, rather he took action and set up the meeting with every conceivable part present. He also commented the barns were never part of this deal and that was made very clear. He explained they are on Lots 4 and 5 and they were never part of the deal. Mayor Richetelli spoke as to the preservation groups noting many of these groups don't have money but noted in some towns the preservation trusts go out and raise money and purchase properties. He explained here in Milford the city takes that task on and buys properties when they can.

Ald. Lambert thanked Mr. Platt for being here as the designated City Historian. She asked if he could explain the process if a demolition permit is requested for a property built before 1902.

Mr. Platt explained a notice of intent to demolish is filed and that he should be notified by the building official. He stated this has never happened and that he has been notified by the contractors in each case which to date is about 5. He noted in all those instances they were insignificant and were buildings that were going to be replaced. He also commented it has always been an informal procedure. Mr. Platt also commented that since he has not heard from the building official he wrote to him with a copy to the city attorney with no reply.

Ald. Ditchkus stated he had some concerns as well as questions. He spoke with regard to the assessor's card, specifically the grade. He stated that has been brought up and also out to the papers. He asked if this refers to the condition of the property. He also commented regarding the difference between grade and condition of a property. He stated he felt there has been a breakdown of communications or failure by the previous Board in failing to ask enough questions. He stated he felt they did not ask enough questions and didn't take the step beyond to ask what would have happened if the house could not be moved. He pointed out the previous Board gave the Mayor the right to have the sale of the property. He also stated the goal was to protect the property as best they could as well as open space. He also commented they just cannot go out and buy every parcel of land. Ald. Ditchkus commended the City Historian on the list that he has of the houses to keep, but reiterated they just cannot afford to buy all those properties. He spoke as to the covenant and stated the previous Board knew and proceeded to read the last line of paragraph 1. He stated the Board knowingly gave that consent to the Mayor. He continued reading the language. He stated he was not trying to justify, but believed they just didn't ask enough questions. He also spoke as to what was brought up by the Mayor and City Historian and that there is just no clear language as to what is demolition and what is dismantling. He stated there just is no specific answer to dismantling.

Mayor Richetelli stated they do not have a dismantling permit. He stated he wished to be clear that at no time did he consider there would be a demolition on this property.

Chairman Blake commented no one could think this was anything but a demolition. He explained in order for this to have been a dismantle you would have had to carefully number and list each piece of brick and wood. He asked if you could honestly look at the pictures and say there is not a demolition.

Mr. Platt explained the process for a dismantle and that the wood is carefully taken down as well as numbered and coded and then properly stored. He stated it is clear this is not being done at the Cadley property. He also stated the person taking the building down is not a restoration contractor. Mr. Platt stated he was never approached for signing off on the demolition delay permit and that was what the contractor was issued. He asked why he was not approached and that it is a courtesy. He reiterated he should have been approached. Mr. Platt stated the Mayor's Assistant told him that it was just a restructure.

Chairman Blake commented the City made an investment when we sold a waterfront property for \$200,000. He stated common sense has to kick in and there must have been some common sense that this historic home was going to be moved. He stated the covenant does not say it was going to be moved, but “if” it was moved. He stated the word dismantling was never brought up. He stated this violates the terms of the covenant and that the city reduced the price and sold a waterfront property for \$200,000 is a violation.

Ald. Blacketter referred to pages 390 and 391 pointing out the city historian and anyone on the list be notified within seven (7) days. She also pointed out Section 6-7 and stated this has never been done. She stated this is something they should follow up with the building department. She asked to the Mayor, why if this was a dismantling why the City Historian was not made aware of it as the expert he is. She also spoke as to the amount spent, noting the City paid \$875,000 and the other three properties were \$400,000 and commented they were looking to spend money to same the house because the developers weren’t willing to do that.

Ald. Giannattasio commented at the end of the day we doubled the amount of open space and that they should not lose sight of that. He thanked the Mayor for doing that. Ald. Giannattasio also commented he thought the Mayor addressed many questions during this opening statement.

Ald. Nunno asked if the Mayor was aware of the plans to take the house down. He proceeded to read the language in the covenant and asked the Mayor if he thought his actions were in violation of the covenant.

Mayor Richetelli responded he is not an attorney, so he would not be in a position to give a legal opinion as to the document. He read a letter he wrote to Westwood Ranches wherein he told them they would have to dismantle and put back together using as much of the original structure as possible.

Ald. Patterson stated the open space is not the issue here because the City did benefit. He stated they received plans of a replica, which he stated he did not believe would include a 2-car garage. He stated it was also supposed to be as close to the original structure. He commented he did not feel vinyl siding or 2-car garages are a replica. He stated the intentions of the covenant have been circumvented.

Mayor Richetelli noted the covenant allows for additions to the house as long as from the street line the house looks the same. He spoke as to the Treat House, Downs House, Stowe Barns. He also commented there were many additions to the house.

Ald. Willey commented Ald. Patterson and Ald. Nunno are asking questions, but the Chairman has only given speeches. He stated it seems the Chairman has already made up his mind.

Chairman Blake stated he considered himself a source of information and whether or not he is an expert with regard to some of the negotiations he felt he is here to share those. He stated the meeting is not intended to lay blame or start partisan bickering.

Ald. Manning stated on the E. Downs house the City Historian worked with the restoration developer but this was not the case on the John Downs house. She asked if it would have been within his capacity to work with the restoration company and if that should be a future consideration. She also asked if anything has been catalogued.

Mr. Platt responded he has no specific role. He stated he is aware that pieces of the house were carefully put to one side. He stated looking back at that time in December they were carefully putting the wood to the side.

Ald. Manning stated she asked if they were coded. She stated she only has what has been told to her orally and nothing in writing.

Mr. Platt stated he is a genealogist and that he does not know enough about architectural engineering.

Ald. Manning asked if it would be the Building Department that would know that.

Mayor Richetelli referred to an article in a recent issue of Connecticut Preservation. He stated the article discussed the issue of dismantling and that it did not state what dismantling is or contains. Mayor Richetelli also pointed out that the developer on several occasions invited the City Historian to the site, noting there has been communication. He also spoke as to the Downs House and the amount of material that was re-used there.

Mr. Platt stated he believed it is a modern chimney would be moved.

Mayor Richetelli responded the point is that a good bit of structural integrity of the John Downs house is still there.

Mr. Platt spoke with regard to a workshop he recently attended sponsored by the Historic Preservation Commission regarding easements. He spoke about the workshop and commented the City should not hold historic easements and suggested an organization that has interest.

Mayor Richetelli spoke as to the sample easement referred to. He stated they did not have the benefit of that easement when they did this. He stated they have taken much of the language from the Connecticut Historical Society and if there were a sample easement that comes out they would look into it. He stated if there is an organization that would like to hold the easements he would have no problem with them be transferred to a bonafide historic trust.

Ald. Ditchkus commented that is the first bit of information that Board has heard. He stated where the deeds should be held is very good information. He also commented comparing the Downs House and Cadley House is like comparing apples and oranges. He spoke as to the two properties and reiterated his earlier remarks that maybe the Board at the time just did not ask enough questions. He stated he hoped this meeting would look to find out what they can do to strengthen the process and City Ordinance and where to go from here. He stated there could be language that could be changed in the easement for the future but they would probably need some legal advise from the City Attorney.

Ald. Hardiman commented regarding an article that appeared in the paper. He stated he is not on a witch-hunt and wished to make that public and that he has no political agenda and anyone who knows him knows this statement to be true. He asked if there is a formal process for issuing demolition permits he would like to get a copy of it in writing.

Mayor Richetelli stated he was not sure he understood the question. He stated there is an Ordinance in place.

Ald. Hardiman stated he asking about the process.

Chairman Blake interjected stating he believed Ald. Hardiman meant the administration of the process.

Mayor Richetelli responded he would have to ask the building official.

Ald. Veccharelli commented they know a demolition permit was issued and not a dismantling. He also commented a representative of the building department is not here. He also commented they have to ask, who gave the permit to demolish and since there is no one to ask he has to assume it was the building department. He asked why the City Historian was not notified, which is what our Ordinance states. He stated we just don't want to lose any piece of property like Fort Trumbull. He stated the City Historian should have been notified and then he would have gotten on the horn and made the proper notifications. He also commented he doesn't have to be a 45 minute wait. He asked again why he wasn't notified and remarked it looked again like the building department. He continued with a lengthy statement commenting about following procedures, which don't seem to be followed. He also commented about what seems like the building department had a breakdown of communications and failed to notify the City Historian. He also spoke as to the moving of the building, which he commented would be a neat trick. He stated when he drives by that property he wants to see what used to be there. He spoke as to the money spent to protect it and commented basically it was not protected. He stated it looks like we need more communications within our city departments and asked how we stop this from happening again. He stated he felt this Board should take up whether we were "beat". He also stated that from the beginning he did not want to buy that property, but he went along with it because his colleagues wanted to save that house.

Mr. Platt referred to paperwork he has and that it is a check-off list from the building department but it does not say anywhere on it to consult with the City Historian. He stated the building official himself should contact the City Historian but this language is not found anywhere on the paperwork. Mr. Platt stated they needed to tighten up the paperwork. He also commented the permit was not signed by the building official. He stated someone else in the department signed it and that the building inspector should have realized this error. Mr. Platt spoke as to the model easement by the National Trust. He stated they should be held by a preservation organization. He also spoke as to the Downs House and stated the use of that building has not been determined. He stated originally it was to be sold as a single-family house. He also commented regarding the difference between demolitions and dismantling and commented that any preservation group would say there is no difference between the two, but noted it has not been defined. He stated demolition however has been defined and that the definition does not include dismantling. He also spoke as to the Model Ordinance and suggested this Board take a careful look at it.

Ald. Vitali spoke as to what he has heard tonight. He stated there has been a lot of rhetoric and that there are some rhetorical and some factual issue going on. He asked where they are headed tonight and asked if it is to conclude and put a process in place. He asked the Chairman where he would like this Board to be.

Chairman Blake responded the meeting tonight was when they heard many questions and concerns and whether this Board should be pursue this further.

Ald. Vitali remarked they needed to learn from our mistakes.



Ald. Blacketter spoke as to the Ordinance and whether it is understood or not and what appropriate action may be needed to make the building department aware that things are carried out in accordance with the Ordinance. She stated it is important to ensure that this is resolved and we go forward.

Mayor Richetelli stated the building official has already put methods in place in his office and that the building inspector that signed the paperwork has been properly trained.

Mr. Platt spoke as to the architectural list. He stated there are some 800 pages. He also spoke as to working with the Zoning Board getting recognition of the historical buildings. He commented he would be stepping down from this position in the near future and that it was his desire to get back to genealogy. He spoke as to his loss of confidence of the Mayor because of his failure to correspond with him. Mr. Platt stated the worst insult was that he was not told this building was coming down and also the state archeologist was not told.

Mayor Richetelli stated there is a preservation easement in place and reiterated the house was going to be dismantled. He stated there was never any thought this house would be demolished. He maintained he was always told there would be a dismantling and reconstruction. He stated he still believes the developer intends to put back as much of the house as possible. He also spoke with regard to the comments made by Mr. Platt regarding lack of communication. Mayor Richetelli stated that he did communicate and do so with a face-to-face meeting.

Mr. Platt stated he is referring to his meeting with Mr. O'Connell on October 11, 2007 and that it was late October that the demolition permit was signed. He asked again why he was not told after the house came down.

Mayor Richetelli read his letter dated October 19, 2007 to the developer, which stated the house would be "dismantled", and reuse portions of the beams that have historical significance. He explained the dismantling took over four weeks and that he fully expects the developers will reuse those materials for that house.

Ald. Lambert commented the Mayor has alluded the contractor spent \$100,000 over four weeks. She asked if he was suggesting that it would be built as a historical replica. She also asked about cataloguing and stated that the Mayor keeps saying the work took four weeks. She asked if they presented a catalogue.

Mayor Richetelli stated they did not present a catalogue to him, but they provided a breakdown of cost which is in excess of \$100,000 and that they expect it to be as much as \$175,000 when it is complete. He explained this is what happened with the Treat House and continued with an explanation of the work there and that the house was built with new materials and materials from the old house. He stated the plans he has been shown are a replica of the house from the front.

Ald. Lambert asked the Mayor if he is of the opinion that the covenant was not violated.

Mayor Richetelli responded the house would have new materials and some put into the house. He also commented the Treat House is considered a model of historic restoration, but the Cadley House is a disaster. Mayor Richetelli replied in response to questions concerning the covenant that upon advise of counsel, no the covenant was not violated.

Mr. Platt responded to the comments concerning the Treat House and spoke as to the original foundation and the chimney.

Ald. Manning commented regarding the Treat House and the Cadley House and stated to her knowledge she is not aware of any demolition permit for the Treat House.

Mayor Richetelli responded there was no demolition permit, but that much of that house was taken down.

Ald. Toohey stated they are going around in circles and asking the same questions over and over. She stated the information they have is clear and that the possibility of moving the house was always there. She asked if they had shored up the house if it could have been moved that way without totally destroying the house.

Mr. Platt responded he is not a structural engineer so we could not answer that questions. He stated he would like to ask those questions to a qualified restoration contractor. He stated some of the information he has received tonight is new and reiterated they are questions he would like to ask to a qualified restoration contractor.

Mayor Richetelli stated he was not in a position to answer that but that he did ask that question to the builder and the owner's attorney. He stated he was told that it could not be moved and that it could not be put into the same footprint. Mayor Richetelli stated this was the information he relied on. He also pointed out many years ago there was talk of an Ordinance of Demolition by Blight or Demolition by Neglect which allow a house to be demolished due to the owner's neglect. He stated there was a list and that one of those houses on that list was 72 Old Field Lane or the Cadley property. He also commented regarding remarks made by Chairman Blake about moving the house. He asked what they would then do with the property, would they leave it as a rotting house.

Chairman Blake commented you couldn't buy a house on the water in Milford for \$200,000.

Ald. Vitali commented the dialogue was becoming a play on words. He stated it was simplistic and asked why they just don't ask the developer or contractor what will go back into the house.

Chairman Blake responded the Mayor has a set of plans on file but that he did not know if those plans included what timbers would go back into the house. He referred to the pictures they looked at the evening and also commented that as of January 30, 2007 they only have new building material and that it does not appear anything is being used.

Ald. Vitali remarked he would think you would only want new materials at these early stages and that what you are seeing in these early photographs would not be reused wood.

Mayor Richetelli stated the developer, builder and building representatives are at this Board's disposal at any time and that he believed they would continue to do so.

Ald. Veccharelli stated this all comes down to the dollar and that he believed this is a money issue. He stated he thought that someone who wanted a new house was going to live there. He spoke as to the \$200,000 figure that was taken off. He continued with a speech as to the dollars and numbers here.

Mayor Richetelli stated he has pointed out to the Board of Aldermen as well as Ald. Veccharelli the number of realtors and developers that were interested in this property and that the highest price they could get was

\$1,000,000. He continued with a lengthy explanation with regard to the pricing, bidding etc. He also stated that in the future he would be willing to work with the Board if they want to come up with new procedures. He also stated the City has a good record with historical preservation. He stated that possibly mistakes were made but that he would work harder in the future so that this does not happen again.

Chairman Blake stated he was not going to defend the vote of the previous Board but that when they voted it was with the historic preservation covenant which in his mind was not complied with.

Mr. Platt spoke as to the previous comments regarding demolition by neglect and stated the Cadley House was never on that list to the best of his knowledge. He spoke as to 417 Gulf Street, which was, but never 72 Old Field Lane. He also spoke to this inspection report, which he stated he did not know about and that he still has not see a copy of it. He pointed out the demolition permit was signed 11 days after he spoke with Mr. O'Connell.

Ald. Blacketter stated they have worked already with modifications to the Ordinance and have put into the horizon to follow state regulations and work with the building department to make sure the Ordinance is understood.

Ald. Ditchkus commented they have gotten off base. He commented regarding the remarks of one of his colleagues who earlier stated he wanted it torn down and then when the vote came along voted against it. He stated this Board has gotten way off base. He also stated the Chairman has indicated the Board might take a consensus to see where to go. Ald. Ditchkus stated he did not believe that would be a good idea without counsel here. He stated the Chairman, Majority and Minority should sit down with counsel and see what they should do. He also stated if there is to be litigation it should be done in Executive Session. He reiterated there should not be any vote and that they should seek the advice of the City Attorney. He also spoke regarding the purchase price of this property which has been a topic tonight and what they got for that price and also commented as to questions being asked over and over and the legal piece which is missing. He spoke as to the changes made to the demolition Ordinance last month and that he had suggested at that time that they not rush into it. He stated it was time to move forward without putting the City at risk.

Ald. Vetro commented there are some members of this Board that seem to misunderstand the intent of this meeting. He stated there are many who had questions and were asked why this happened so they decided they should get together and discuss this and learn. He stated many of the questions were answered tonight. He thanked the aldermen for being here tonight as well and Mr. Platt and the Mayor.

Ald. Patterson asked if it was last March that this inspection was conducted.

Mayor Richetelli responded yes.

Chairman Blake asked if the inspection was done in March and the property was not going to be moved why this Board was not notified.

Mayor Richetelli responded due diligence was taken with respect to the purchase of this house. He stated the March 2007 inspection clearly states it was a visual inspection from the outside and at the time it was not going to be moved.

Chairman Blake asked if it was the consensus of this Board based on the suggestion of Ald. Ditchkus to have the Chairman, Majority and Minority leaders meet. (no vote was taken of the Board)

Ald. Ditchkus and Ald. Toohey made and seconded a motion to adjourn. Motion carried unanimously.

The Board adjourned at 10:18 p.m.

Respectfully submitted,

Kathleen K. Huber  
Board Secretary