

**BOARD OF ALDERMEN  
REGULAR MEETING  
MARCH 2, 2015**

The Board of Aldermen of the City of Milford held their Regular Meeting on Monday, March 2, 2015 in the aldermanic chambers of City Hall. Chairman Vetro called the meeting to order at 7:45 p.m. Chairman Vetro asked those present to join in saluting our flag and reciting the Pledge of Allegiance.

**1. Roll Call**

**Board Members Present**

**Also Present**

B. Bier  
B. Anderson  
M. Casey  
D. German  
S. Fontana  
A. Giannattasio  
J. Golden  
M. Hardiman  
D. Kubek  
S. Shaw  
F. Smith  
G. Stanford  
N. Veccharelli  
P. Vetro  
R. Vitali

Mayor Benjamin G. Blake  
Jonathan D. Berchem, City Attorney  
S. Fournier, Mayor's Admin. Asst.  
J. Rohrig, City Clerk

Chairman Vetro deferred to Mayor Blake for a special presentation. He stated from time to time he has the pleasure of recognizing some truly special people. He stated tonight they was pleased to celebrate and recognized Milford Pop Warner's football and cheerleading squads, who represented Milford in the State, Regional and Nationals. Mayor Blake went on to present a proclamation to each member of the teams who won both their State and Regional events and went on to participate in the Nationals in Florida.

Chairman Vetro announced a 5-minute recess to allow the teams to exit the chamber.

Chairman Vetro reconvened the meeting in public session at 8:15 p.m.

**2. Public Statements**

Public statements are limited to the legislative function of the Board of Aldermen. He stated only residents; taxpayers or electors may address the Board. The time limit granted to each speaker shall be three (3) minutes. He asked each speaker to adhere to the three-minute limit.

M. Kramer - 104 W. River St - distributed handouts. Spoke of demolition and destruction of homes. She went on to explain the handout regarding preservation and preserving residential character. She stated they are trying

to identify those homes that meet the criteria and willing sign a document allowing. She stated Milford is blessed to have two historic areas in Milford. She asked the Board to consider the preservation Ordinance.

R. Platt - 132 Platt Lane - stated he also had handouts for the Board. He stated first, he wished to show the Board his scrapbooks of homes that have been lost over the years. Also, he stated he had a timeline of Milford Preservation history. Mr. Platt stated Milford's record on architectural preservation has been spotty at best and troubling in fact. He stated a few houses have been save, but Milford has lost too many. He continued reading from a list of houses lost. He stated he just doesn't want to lose any more houses to his scrapbook. He continued with an explanation of the handout.

C. Coulter - 258 Gulf Street – stated he moved to Milford 7 yrs ago in part because he was impressed with the historical structures of Milford. He stated he now lives next to a vacant lot, a home which will never come back.

D. Chaucer - 104 Hawley Avenue – commented just two houses down from where he lives sits a vacant lot because the house was demolished a few months ago. He stated it was the summer home of the founder of the Republican Party. He stated had the new Ordinance been in effect an easement could have been put in place which would have saved that home. He spoke of Joseph R. Hawley (medallion) and that it was Mr. Hawley who invited Abraham Lincoln to Connecticut, where he went on to speak in five different cities in Connecticut.

R. Cahill - 32 Pumpkin Delight Road - Vice President of the Milford Preservation trust. It would be a positive thing for Milford to pass this and show Milford values its heritage. She went on to highlight the economic benefits to homeowners, i.e. Ms. Cahill also pointed out it is completely voluntary for the homeowner. Reading from a prepared statement she spoke of the tax credits available to a homeowner and that owners of historic homes in Connecticut were eligible to apply for Federal loans after storm Sandy. She directed the Board to the Preservation Trust website and invited anyone to call with questions.

J Platt - 132 Platt Lane – stated she has lived in Milford for 50 years and loves its historic homes. She expressed here hope that the Board they would approve this Ordinance.

A. Mayer - 50 Prospect Street – stated there has been a lot of really good reasons and discussion tonight. She stated it is not just the historic homes, but the vibrancy of Milford. She stated she was looking to the Board for support of this Ordinance.

S. Rathport - 44 Prospect Street - stated he was in favor of the Ordinance.

3. Consideration of the Minutes of the Regular Meeting of the Board of Aldermen held on February 2, 2015.

Ald. Veccharelli and Ald. Hardiman made and seconded a motion to approve the minutes of the Regular Meeting held on February 2, 2015. Motion carried unanimously.

4. Consideration of the Minutes of the Special Meeting. None.

## 5. Chairman's Report and Communications.

Chairman Vetro spoke of the amount of snow this winter. He stated he hoped for a special prayer that the snow would melt for the annual St Patrick's Day parade next Saturday.

## 6. Mayor's Report and Recommendations:

Mayor Blake asked for the Board's consideration of items 8a-8j. He stated this year the St Patrick's Day parade is celebrating 25 years. Mayor Blake stated in celebration of last year's 375<sup>th</sup> Birthday, the Anniversary Committee and the Milford Public Schools held a contest "Name that Room." He stated he was pleased to announce the winners of the contest

1. The Captain Kidd Room – Anna Byers, East Shore Middle School, Grade 6.
2. The Peter Prudden Room – Kyra Grace Johnson, East Shore Middle School, Grade 6.
3. The Ansantawae Room – Nicholas Lynn, Foran High School, Grade 9.

## 7. Unfinished Business

None.

## 8. New Business (from Mayor's Report Items 8a-8j)

8a. Ald. Veccharelli and Ald. Anderson made and seconded a motion to approve the appointment of (D) Carolyn L. Ramadon-Augur, 97 North Street, 06460, as a member of the Board of Assessment Review to fill the present vacancy (term expiring 12/31/17). Motion carried unanimously.

8b. Ald. Veccharelli and Ald. Golden made and seconded the request for the appointment of (R) Brad Gaglione, 82 Shelter Cove Road, 06460, as a member of the Pension and Retirement Board to fill the present vacancy (term expiring 12/31/17). Motion carried unanimously.

8c. Ald. Veccharelli and Ald. Golden made and seconded a motion to approve the appointment (D) Benjamin Gettinger, 17 Orchard Road, 06460, to complete the unexpired term of Kevin Curseaden (appointed to Regional Water Authority, Board of Directors) on the South Central Connecticut Regional Water District Representative Policy Board (term expiring 6/30/16). Motion carried unanimously.

8d. Ald. Veccharelli and Ald. Golden made and seconded a motion to approve the request per the recommendation of the Planning and Zoning Board dated February 4, 2015 for acceptance of the donation of a parcel of land known as "0" White Oak Road (Map 75, Block 922, Parcel 23).

Ald. Anderson stated in doing his due diligence and making several telephone calls to various city departments including the city attorney's office he became aware that the sewer commission is not aware of this transaction nor have they approved it.

Ald. Anderson and Ald. Stanford made and seconded a motion to postpone the matter to next month's meeting so that the Board would have more time to gather additional information.

Ald. Giannattasio asked City Attorney Berchem if there was any reason to postpone this item based on Ald. Anderson's testimony. He asked if something was needed in writing from the Sewer Commission.

Attorney Berchem explained this came to the City Attorney's Office as an 8-24 request. He noted the property is adjacent to the pump house and the Planning and Zoning Board gave a favorable recommendation. He stated he would defer to Ald. Anderson if he had further questions, but stated legally this Board is not required to seek the approval of the Sewer Commission.

Ald. Giannattasio asked if the City had met its legal responsibilities. He also asked if there are sewers on the street. He suggested the matter not be table and that the Board could vote the original motion up or down.

Attorney Berchem stated legally everything has been met to bring this referral to your Board.

On the motion to postpone, by roll call vote the motion carried 9 yes (Anderson, Golden, Hardiman, Kubek, Shaw, Smith, Stanford, Veccharelli, Vetro) and 6 no (Bier, Casey, Fontana, German, Giannattasio, Vitali).

8e. Ald. Veccharelli and Ald. Golden made and seconded a motion to approve the recommendation to the Planning and Zoning Board dated February 4, 2015 for approval of a five-year lease, with one additional five-year extension to the Milford Fine Arts Council for property located at 81 Naugatuck Avenue. Motion carried unanimously.

8f. Ald. Veccharelli and Ald. Kubek made and seconded a motion to approve the request for the City of Milford to enter into an Agreement offering a Certified Nursing Assistant Program and to authorize the Mayor, Director of Employment and Training, and/or City Attorney's Office to take all steps necessary, including the signing of all documents to effectuate said program.

Ald. Fontana asked about any concerns regarding liability, i.e. classroom liability, etc. She asked if someone could come back and sue the city.

Attorney Berchem provided the background of the program. He explained this program was approved in 1994 and has been approved each year since. Originally it was between the City and private industry, however because this is a name change the thought was it would be best to bring it before the Board of Aldermen. In terms of liability, he stated he could not guarantee someone would not sue, but the City is insured for the program through its CIRMA policy.

Ald. Vitali asked if there are fees involved for taking the course.

Mayor Blake stated Ms. Streit who administers the program is here tonight and could address questions.

Ms. Streit stated anyone that is eligible under the guidelines can participate in the program.

Motion carried unanimously.

8g. Ald. Veccharelli and Ald. Golden made and seconded a motion to approve the Memorandum of Understanding (MOU) between the Milford Prevention council and the City of Milford, Milford Police Department for the configuration, maintenance, update and distribution of Public Engines, Inc. Tipsoft V<sup>3</sup>

Software, and to authorize, the Mayor, Police Chief, and City Attorney to take all steps necessary, including signing all documents to effectuate said MOU.

Chairman Vetro asked Sgt Nielsen to come forward to answer any questions the Board may have.

Sgt, Nielsen introduced Wendy Gibbons, Director of the program.

Chairman Vetro asked for a brief description of the program.

Sgt. Nielsen explained it is an application for crime reporting tips program. He cited as an example if there were a rash of car break-ins in the area, you would report it through this program. He stated another example could be underage drinking. A student may not want to share that information with someone in the school, so with this program they are able to intervene and assist. He also spoke about texting and of a template on any smart phone. He added there is anonymity for all these tips. He provided the Board with handouts. Sgt. Nielsen continued with an explanation of the handout. He stated this is a way to reach out to the public and engage with them and make our community safe.

Ald, Golden asked how people would hear about this.

Sgt. Nielsen stated they would advertise this, also through social media, etc.

Ald. Golden asked who receives the information.

Sgt. Nielsen explained the administrative tree when information come in and how it would be forwarded to the correct area.

Ald. Golden asked if the app could be used in other cities.

Sgt. Nielsen replied yes. He explained how it would be provided by a link.

Ald. Kubek stated she sees a lot of merit with the program, but expressed concern with the potential of false claims, and also the question of animosity.

Sgt. Nielsen explained how they look at the information and then vet it thoroughly. He stated they would be required to gather information and look to the credibility of the complaint.

Ald. Kubek expressed concern of the system being abused and how that would add to the workload of the officers.

Sgt. Nielsen stated initially that was a concern of his, but the kids really do take the program seriously.

Ald. Vitali stated he serves as Chair of the Milford Prevention Council. He stated he wished to thank Wendy and Jeff for their work. He also stated they were able to find a vendor that is reliable. He addressed the collaboration and the meaningful work with the community which the community has bought into and that the parents have embraced.



Ms. Gibbons thanked Ald. Vitali and pointed out this program came about as a result of the concerns of the community.

Ald. Giannattasio thanked Sgt. Nielsen for the work. He asked about the cost and who would pay for the program moving forward.

Ms. Gibbons stated they have secured a grant going forward from the United Way and working on another grant. She stated they would continue looking for additional funding and expressed hope of the possibility of a line item in the police department budget.

Ald. Anderson asked about protocols about a non-criminal matter.

Sgt. Nielsen stated it would be forwarded to the proper department.

Attorney Berchem noted with apologies to Ald. Vitali, he stated if the Board approves this tonight he will correction the name of the Chairman of the Board to read "Raymond G. Vitali."

Motion carried unanimously.

8h. Ald. Veccharelli and Ald. Golden made and seconded a motion to approve the request for Solar Power & Services Agreement between GRE 366 Milford Library, LLC and the City of Milford for the installation and operation of solar photovoltaic system on city owned property located at 57 New Haven Avenue, and to authorize the Mayor, Public Works Director and City Attorney to take all steps necessary, including signing all documents to effectuate said agreement. Motion carried unanimously.

8i. Ald. Veccharelli and Ald. Golden made and seconded a motion to approve the request for Solar Power & Services Agreement between GRE 364 Milford Housatonic, LLC and the City of Milford for the installation and operation of solar photovoltaic system on city owned property located at 1255 Oronoque Road, and to authorize, the Mayor, Public Works Director and City Attorney to take all steps necessary, including signing all documents to effectuate said agreement. Motion carried unanimously.

8j. Ald. Veccharelli and Ald. Golden made and seconded a motion to approve the request for Resolution Re: Historic Document Preservation Grant and to authorize the Mayor, Finance Director, City Clerk and City Attorney to take all steps necessary, including signing all documents, to effectuate said grant acceptance. Motion carried unanimously.

9. New Business not on the Agenda which may be introduced by a two-thirds (2/3) vote of those present and voting.

None.

10. Budget Memo Transfers

Ald. Veccharelli and Ald. Golden made and seconded a motion to approve Budget Memo Transfers #5 and 6, Fund 10, FY15. Motion carried unanimously.

## 11. Refunds

(a) Ald. Veccharelli and Ald. Golden made and seconded a motion to approve Consideration of Refunds in the amount of \$7,388.84.

Ald. Anderson and Ald. Hardiman moved to amend the motion based on the memorandum from Sue Taft, Acting Tax Collect dated March 2, 2015, which states a new refund amount of \$7,388.84. Motion carried unanimously.

Ald. Smith requested 10 min. recess. The Board recessed at 9:15 p.m.

Chairman Vetro reconvened the meeting in public session at 9:32 p.m.

## 12. Report of Standing Committees:

a. Ordinance Committee – Ald. Smith reported the Ordinance voted by a 3/2 vote to forward to the full Board two Ordinances. He stated the third proposed Ordinance was postponed until a future meeting.

12a-1 Ald. Smith and Ald. Shaw made and seconded a motion to approve An Ordinance Establishing Chapter 18, Planning, Article XXI, Historic Preservation Commission, §§18-218 through 18-232 of the Milford Code of Ordinances.

Ald. Smith stated this particular Ordinance was brought before the Ordinance Committee back in January, but postponed to review the language. He explained it went back to Committee and was forwarded to the City Attorney's Office. He also stated a meeting took place with the City Attorney's Office, which included the minority leader. He stated it was explicitly written in the language that the homeowner had to give the full approval. Ald. Smith stated he felt in light of the 375th celebration it was incumbent on the City to take on this Ordinance. He stated it was important this be recognized and respectfully asked this Board to recognize the work that went into this Ordinance. He stressed this is not a bureaucracy and this it is in the best interests of the City. He also reiterated it is all voluntary.

Chairman Vetro thanked Ald. Smith for the hard work that went into this Ordinance and those folks from the Preservation Trust.

Ald. Casey stated he had a question regarding the interpretation. He stated if a property is already on the state and/or federal registry wouldn't it all ready apply and asked where in the Ordinance did it allow a homeowner to opt out and not be a part of the registry.

Attorney Berchem stated this Commission is taxed with identifying those properties and communicate with those property owners to see if they wish to be a part of this. For properties already on the list, this commission would not oversee them.

Mayor Blake also pointed out if a homeowner is listed on the state registry and there is a request to come off, there is a process and mechanism in place.

Ald. Casey referred to §18-222 which states property already on the registry, and asked how they could then opt out.

Mayor Blake stated he believes there are 9 properties on the historic registry, i.e. St. Peters Church, Chamber building, basically public properties.

Ald. Casey stated he wished to confirm there are 9 public buildings.

Mayor Blake stated they are not all buildings, he stated 2 are bridges.

Ald. Giannattasio asked if this Ordinance is adopted how many houses would fall into the criteria.

Attorney Berchem stated he believed there was a chart presented tonight with 20 homes on it.

Ald. Giannattasio stated the Ordinance is being put in place because of the these 20 houses which have already been identified,

Mrs. Kramer stated during the process they identified houses from the 18th century, two of which are in Woodmont and they thought those houses had the most possibility of being in jeopardy.

Ald. Giannattasio asked if there has been any feedback from the 20 applicants.

Mrs. Kramer stated they had a meeting last Sunday; they also had a speaker from the State come down. She stated some of the homeowners did show up.

Ald. Giannattasio stated he wanted to confirm these people have been informed.

Mrs. Kramer explained the correspondence she sends out to each individual.

Ald. Giannattasio asked Mrs. Kramer her feeling for having this come to the Board of Aldermen.

Mrs. Kramer stated they have received written consent from the homeowner.

Ald. Giannattasio spoke of the potential of oversight. He stated he felt the Board should be aware and receive notification of those homes on the list. He suggested networking with the people and educating them.

Mrs. Kramer stated she would expect the city would be a part of this. She also pointed out a large part of Gulf Street has been lost. Mrs. Kramer stated they are happy to share the list with the Board of Aldermen. Regarding opting out, she stated they would prefer the person just not opt in to begin with.

Ald. Giannattasio stated he did not believe an ordinance was the proper vehicle and that he felt the City should not take a position on someone's home. He stated he would not be able to support this.

Mayor Blake stated this proposal came about by some legislation the state adopted and recognizes historic properties in a town. He stated the other distinguishing characteristic is the ability of the homeowner to control their own destiny, basically they can decide if they wish to be part of this. He also spoke of some of the



incentives, grants, etc that were spoken about earlier in the evening. He stated that basically is the impetus of this Ordinance.

Ald. Vitali commented tonight this Board is hearing words such as “opt in”, “opt out”, “destiny”, etc. He stated additional this Board has heard if you buy a house you buy it for a particular reason. He expressed his appreciation to Mrs. Kramer and the committee for the work they put forward, but he did not want to see another level of bureaucracy. He stated it is just another burden on the populous. A person buying a home knows what they are getting into.

Ald. Casey expressed his appreciation to Mrs. Kramer answering so many questions. He asked the current inventory of residential properties included in the national registry and state registry.

Mr. Platt explained a national registry is outside what is being talked about. He stated there are no properties outside the national registry. He stated what they are trying to do is apply to the state historic preservation office for state registration.

Ald. Smith spoke to Ald. Vitali's comments. He stated the state registry has to have a local body to work with to enable this to work. He stated this is not meant to add bureaucracy, but to advise someone who may not be aware they are living in a historical home. This is where the people of the City are represented. At the end of the day money wins, and progress is progress and historical homes will fall. He reiterated this is an opt-in or opt-out voluntary program.

Ald. Vitali piggybacking on the comments of Ald. Smith commented in general about the preservation of properties. He stated this Board went through this when the Golf Commission came before this Board regarding the property adjacent to the golf course and this Board turned down acquiring that space. He stated he did not wish to see a double standard, adding there have been a number of properties this Board has turned down.

Ald. Shaw stated she never expected this would be so controversial. She stated she felt there is misinformation. She thanked the historic preservation for their work. She stated the community has had every opportunity to speak for or against this Ordinance. She stated this is all manufactured controversy. She stated this is an opportunity for people to voluntarily be a part of the process.

Ald. Giannattasio expressed his disappointment his colleagues are so passionate and yet they reject an amendment to make the Board of Aldermen a part of this. He stated if this Board is going to create this ordinance this Board is entitled to oversight.

By roll call vote, the motion carried 8 yes (Anderson, German, Hardiman, Kubek, Shaw, Smith, Stanford, Vetro) and 7 no (Bier, Casey, Fontana, Giannattasio, Golden, Veccharelli, Vitali).

12a-2. Ald. Smith stated the Ordinance Committee also met regarding the demolition Ordinance which was initially proposed in January. He stated the waiting period was 90 days, the new proposed Ordinance in January extended the time period to 180 days, but members of this Board felt it was onerous. He stated the Committee reached a compromise and the recommendation was to make the waiting period 120 days. He stated this is a way to protect homes before a demolition can occur. He stated it came out of Committee by a 3/2 vote.

Ald. Smith and Ald. Shaw made and seconded a motion to approve An Ordinance Amending Chapter 6, Buildings and Building Regulations, Article I, In General; Demolition §§6-7 and 6-10 of the Milford Code of Ordinances.

By roll call vote, the motion carried 11 yes (Anderson, Bier, German, Golden, Hardiman, Kubek, Shaw, Smith, Stanford, Veccharelli, Vetro) and 4 no (Casey, Fontana, Giannattasio, Vitali).

- b. Public Safety and Welfare Committee – no report.
- c. Public Works Committee – no report.
- d. Claims Committee – no report
- e. Rules Committee – no report.
- f. Personnel Committee – no report.

13. Report of Special Committees:

- a. Liaison Sub-Committee – Board of Education – no report.
- b. Liaison Sub-Committee – Flood & Erosion Board – no report.
- c. Liaison Sub-Committee – Park, Beach & Recreation Comm. – no report
- d. Liaison Sub-Committee – Planning & Zoning Board – no report.
- e. Liaison Sub-Committee – Sewer Commission – no report.
- f. Liaison Sub-Committee – Harbor Management Commission – no report.
- g. Liaison – Council on Aging – no report.
- h. Permanent School Facility Building Committee – no report.
- i. Liaison Sub-Committee – Library Board – no report
- j. Liaison Sub-Committee – Fowler Memorial building – no report
- k. Liaison Sub-Committee – Milford Redevelopment & Housing Partnership – no report.
- l. Golf Course Commission – no report.
- m. Inland Wetlands Agency – no report.
- n. Liaison Health Department – no report.
- o. Devon Revitalization Committee – no report.
- p. Human Services Commission – no report
- q. Liaison Pension & Retirement Board – no report.
- r. Milford Government Access Television (MGAT) – no report.
- s. Liaison – Milford Progress, Inc. – no report.

14. Executive Session. A two-thirds (2/3) vote of those present and voting is required for any item to be considered in executive session. A two-thirds (2/3) vote of those present and voting is required to go into executive session.

The Chairman shall announce, in public session, those items to be covered in executive session and call for a vote to enter executive session. If a two-thirds (2/3) vote, to enter executive session, is obtained, the hall shall be cleared and executive session declared.

None.

Being no further business to discuss, Ald. Veccharelli and Ald. Shaw moved to adjourn at 10:14 p.m. Motion carried unanimously.

Respectfully submitted,



Kathleen A. Kennedy  
Recording Secretary

