

**BOARD OF ALDERMEN  
REGULAR MEETING  
AUGUST 3, 2009**

The Board of Aldermen of the City of Milford held their Regular Meeting on Monday, August 3, 2009 in the aldermanic chambers of City Hall. Chairman B. Blake called the meeting to order at 7:31 p.m. Chairman Blake asked those present to join in saluting our flag and recognized Kevin Curseaden to lead the Pledge of Allegiance.

1. Roll Call

Board Members Present

J. Blacketter  
B. Blake  
V. Ditchkus, Jr.  
A. Giannattasio  
M. Hardiman  
S. Manning  
R. Nunno  
J. Patterson  
J. Rosen  
J. Toohey  
N. Veccharelli  
P. Vetro  
R. Vitali  
S. Willey

Also Present

Mayor J. Richetelli, Jr.  
L. Bull DiLullo, Mayor's Admin. Asst.  
W. Smith, Jr. City Attorney

Excused

B. Bier (vac.)

Mayor Richetelli noted for the record that Ald. Bier was on a family vacation.

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.

G. Parrott – 105 Carlson Drive – reading from a prepared statement reminded the Board they voted to support this funding at the last meeting and that she spoke in favor of this project. She stated preparation to speaking tonight she called upon her own experience as a middle school teacher in another district and spoke as to what it is like to teach from a cart as well as travelling down the hallways crowded with students. She described it as being similar to attempting to traverse a football field. Reading from her statement she spoke as to the loss of valuable teaching time when you are on a cart and making sure you leave time to pack up your cart and then make the journey to the next classroom. She stated it leaves no time for questions at the end of class because of the time constraints to get to that next classroom. She stated it is not the inconvenience of the cart that is the problem, but being able to teach to the best of one's ability. She stated there will be 15 teachers on carts at

Jonathan Law next year. She stated she also attended the Board of Finance meeting last month and was disappointed they did not vote in favor of this project as they did not feel it was an emergency.

K. Orrecchio – 165 Broad Street – stated she is the Vice Chairman of the Tree Commission and was before the Board tonight concerning a serious situation at Harborside Middle School regarding a loop for buses. She stated the project has impacted a significant portion of the property, specifically a cucumber magnolia. She went on to describe the tree as very impressive and one as being number 3 in the State of this variety. She stated this tree has been cut to protect the equipment. She also stated the equipment will compact the roots and damage the tree. She also noted the driveway is being constructed so that it will go around this tree and that it is likely this tree will survive. Ms. Orrecchio stated there seems to be no reason not to move this project away from the tree reiterating it is a very significant tree. She expressed her hope the Board of Aldermen will make a Resolution making it imperative to save this tree. She also questioned the proper procedure, i.e. the Planning and Zoning Board, Tree Commission, the Tree Commission would have been aware of this prior to this work beginning. She also pointed out input is usually received from the police and fire departments. She questioned if this project is safe and proper, stating it isn't for the tree.

L. Costen – 58 Ridge Street – stated she wished to speak in support of the Jonathan Law addition, adding her kids would not have any gain from the project because her youngest is a senior. She stated when a teacher is without a classroom it is very difficult to hunt down a teacher for a signature. Ms. Costen stated her other reason for speaking tonight concerned her engineering company, which has 12 employees. She stated she stayed here in Milford because they enjoy it. She stated she received a letter she other day from the tax office concerning an audit, which stated she would be audited for 2006, 2007, 2008 and 2009. She stated this provides a problem for her because she is already overworked. She asked if perhaps the Board could recommend they only conduct audits of business owners for two years. She stated a lot of time is required to get all this together and makes it very difficult for the small business owner.

L. Malone – 14 Eighth Avenue – stated she has here tonight on behalf of the Mayor's Open Space Committee regarding the site on Burnt Plains Road. She stated it was difficult to come before the Board especially during these economic times. She stated the City could save money by purchasing this site which is approximately 7 acres, which could have the potential for 7 homes. Reading from a prepared statement she spoke as to the costs involved with new homes compared to open space which cost nothing and adds natural beauty and environment to the City. She also referenced the downtown Plan of Conservation.

T. Ivers – stated he was here tonight on behalf of the Milford Clean Energy Task Force. He stated he was happy to report they have completed their task and have a comprehensive report which is a 20 page executive summary. He went on to explain the details of the report which includes the three goals of the project. He stated he looked forward to the Board's feedback and expressed his hope the Board would approve it. He also thanked the members of the task force who have put in so much time to put this together.

G. Salvatore – 17 Saint Andrews Lane – stated she wished to speak on the bonding of Law. She expressed her hope the Board would move forward on this. Reading from a prepared statement Ms. Salvatore spoke as to reimbursement of the project. She also pointed out bids came in almost \$1,000,000 less than projected. She stated the building codes would be changing so this was another reason to proceed at this time. She also stated the construction project would bring much needed jobs to Milford. Ms. Salvatore stated she also wished to follow up on the two Law teachers who spoke earlier this evening about being on a cart. She stated it is very difficult for a teacher to move forward through the hallways.

R. Platt – 132 Platt Lane – stated he wished to second Ms. Orrecchio's plea for the tree at Harborside. He also spoke as to the Law project and being on a cart as a teacher. He spoke personally from when he was a history teacher in East Haven and how difficult it is to work from a cart. He stated tonight he wished to speak regarding the demolition delay Ordinance which was withdrawn at his request. He stated things need to be tweaked in the proposal. He also stated there are some State changes that would have to be addressed. He pointed out the State is also working on the penalty for non-compliance. He expressed his hope to have a much improved Ordinance for the Board's September meeting. Finally, he stated he has been asking for the appointment of a Historic Properties Committee and expressed his hope he would see this on the September agenda.

S. Glennon – 99 Carlson Drive – stated she wished to speak concerning the Jonathan Law projects. She stated she is President of the high school ptsa, One Voice and that this group stands behind this project. She stated she also wished to clarify the two ladies who spoke earlier are not teachers at Law. Ms. Glennon stated she attended the Board of Finance meeting and that the prevailing topic at that meeting was safety. She stated safety is a big concern when a teacher is on a cart as they attempt to traverse the hallways. She also pointed out Law is short two science classrooms. She also noted there was a prevailing topic at the Board of Finance meeting of commitment and that the work would get done. She stated if the taxpayer is going to realize a savings it would be best to pass this now.

M. Winters – 76 Cedarhurst Lane – asked the Board to support the purchase of the Burnt Plains Road property. She stated it is a pristine piece of property that should be maintained and not as another subdivision. She stated there is a proposal of another 7-10 houses on Cedarhurst Lane and possibly on Burnt Plains Road, which would mean not only another 7 plus more children, but 7 plus more cars. She asked about the pollution levels. She stated this is an opportunity that cannot be lost. In closing she stated as a Nebraskan she quoted Warren Buffet. She also stated there is a vision here in Milford that started with Eisenhower Park and asked what would have happened if that had been lost as well as the Solomon property. She stated these are parcels that have been purchased as opened and asked what would Milford look like if we hadn't.

D. Bercury – 162 Melba Street – stated she is a member of the Conservation Commission speaking in favor of the purchase of the Burnt Plains Road property. She spoke as to the benefits of open space which can be seen in two parts. It is a way to preserve forest land, wild life corridor and of course the location of this property. Reading from a prepared statement she spoke as to some of the other benefits which include monetary benefits. She stated if the land is lost the land would be replaced with impervious surfaces. She stated it was time to take a hard look and the potential development of this land. She encouraged the Board to support the purchase of open space. She stated in addition to purchasing these spaces they needed to be maintained. She also suggested coming up with varying ways to make these purchases.

J. Dockendorff – 15 Tapping Circle – stated he is the President of the Preservation Trust and a member of the Mayor's Open Space Commission. He stated the Open Space Commission along with the Mayor has worked very hard to put this package forward along with the water company. 15-20 years from now land will be scarce. He stated this is an intricate piece of property and encouraged the Board to support the purchase.

J. Schuld – 259 Burnt Plains Road – stated he live adjacent to the Burnt Plains Road parcel and has watched this area change from a beautiful country area with apple orchards to something like a highway. He stated it would be a shame to see this go to yet another developer. He stated he would like to see the City purchase this as open

space and preserve it. He also noted that Orange Avenue School is already overcrowded and expressed concern what it would do to the school with a development. He implored the Board to please leave this as open space.

G. Box – 110 Erna Avenue – stated she was speaking regarding Eisenhower Park and was concerned with the New England Mountain Bike Association that has claimed they have permission to go in the take and mark the trails. She stated she just found out tonight there are historic stone walls that are intertwined through the park. She stated there is so much they need to know before going in there and just making changes. Ms. Box stated it is also her understanding the target date is mid August as they have backing from Subaru International. She stated she believes red flags have been raised and need to know what is being disturbed in the park. She also referred to the Friends of Eisenhower Park and in their newsletters they seem to approve of all of this. She also spoke as to the types of bikes being driven through the back of the park and asked the Board to consider the impact this type of project would have on the park. She stated it was her hope some of the Board's present as well as the Recreation Department would speak with this group.

J. Prisco – 11 Riverdale Road – expressed his hope the Board would pass item 8 on the agenda, however he had concerns regarding the parking for handicapped spaces. He stated he asked for handicapped parking at the land and it was not done. He also commented with regard to the bonding at Law and asked the Board to move forward right away with that project. Mr. Prisco also stated he has been a senior citizen advocate for many years. He asked the Board to appoint another committee to look into senior tax relief again and asked the Board not to waste any more time.

A. Berman – 77 Pelham Street – stated she is the Chair of the Environmental Concerns Coalition. She stated she spoke as to the importance have having contiguous pieces of land to make it viable for wildlife and protecting nature in general. She stated out City will not survive if we keep paving over every piece of land and that to have a sustainable community we need to protect open spaces. She stated this is a piece of land we cannot afford not to purchase. She thanked those who have spoken in support of this. Ms. Berman also stated the ECC encourages the Board to be prompt in appointing an advisory committee and expressed her hope it would be very soon.

B. Bing – 93 Branca Court – stated he did not plan on being here tonight and that he has never been to a Board of Aldermen meeting before. He stated he was here to ask for more bike lanes and also that the existing ones be cleaned up a little. As an avid bike rider he spoke of the importance of the bike lanes. He stated he rides every day and does all his errands on his bike. He also suggested the public could benefit from some education as to biking and bike safety on the roads with vehicles. He reiterated his reason for being here tonight is keeping the bike paths sweep of debris, etc and that he has also contacted the State DEP and that they did come out and clean some of the State roads. He also reiterated education on sharing the roads with motorists so everyone could be on the same path.

3. Consideration of the Minutes of the Regular Meeting of the Board of Aldermen held on July 6, 2009.

Ald. Vetro and Ald. Hardiman made and seconded a motion to approve the minutes of the Regular Meeting of the Board of Aldermen held on July 6, 2009. Motion carried unanimously.

4. Consideration of the Minutes of the Board of Aldermen held.

None.

## 5. Chairman's Report and Communications.

Chairman Blake welcomed everyone and extended a happy summer to all. He reported the Walnut Beach Association held their annual event and despite the rain it was a good event. He also reported Stephen Studer and Doug Novack from the KRIT team were present tonight and deferred to Mr. Studer for an update.

Mr. Studer stated he wished to let the Board know it is the Committee's intention to present the first installment of their report during the Board's September meeting. He stated one of the concepts the Committee is exploring is the idea of a concierge type system which would provide the best support for the City. He stated they are also looking into cross-training of the clerks.

## 6. Mayor's Report and Recommendations:

Mayor Richetelli stated he respectfully was submitting for consideration items 8a-8f on the agenda. He stated he also wished to bring to the Board's attention items 9a and 9b for their consideration as New Business. In addition, he directed the Board to item 6a reporting once again, the City of Milford has been awarded the Certificate of Achievement for Excellence in Financial Reporting by the Government Finance Officers Association (GFOA). He explained this achievement is the highest form of recognition in governmental and financial report and extended congratulation to the Finance Director, Judy Doneiko and her staff for all of their hard work and reaching this milestone. Mayor Richetelli stated he wished to follow up on the comments made during the public comment by Mr. Ivers and explained the City had reached its goal of 2010 in 2009. He stated he looks forward to the next goal which is a 10% reduction of energy and stated he believed the City would clearly reach those goals as outlined in the Clean Energy Task Force's report. Also, with regard to Eisenhower Park, Mayor Richetelli stated no permits have been given out to this group. He stated they have met with Park, Beach and Recreation, the Open Space Advisory Commission and the Conservation Commission. He stated he has scheduled a meeting with Mr. Woyciesjes and other members to find out the group's actual scope of work and what they are proposing to do. Mayor Richetelli stated no work would be taking place in August.

## 7. Unfinished Business:

None.

Ald. Patterson and Ald. Manning made and seconded a motion to re-order the agenda and bring forward item 12a.

12a. Ald. Patterson reported the Ordinance Committee met earlier this evening regarding one Ordinance. He reported item 2 on the agenda had been tabled and item 3 was removed at the request of the City Historian.

Ald. Patterson and Ald. Hardiman made and seconded a motion to approve an Ordinance appropriating \$4,050,680 for Phase III additions, alterations and energy conservation improvements at Jonathan Law High School and authorizing the issuance of \$4,050,680 bonds of the City to meet said appropriation and pending the issuance thereof the making of temporary borrowings for such purpose.

Ald. Vetro and Ald. Hardiman made and seconded a motion to waive the reading of the Ordinance in its entirety. Motion carried unanimously.

Ald. Willey asked if anyone from the Board of Education was present to speak on this.

Chairman Blake replied he did not believe so.

Ald. Willey stated he had a question regarding projected student levels and that he would have liked to have seen those numbers before voting on this.

Ald. Willey and Ald. Ditchkus made and seconded a motion to table this matter until next month.

Chairman Blake stated he attended the Board of Finance meeting last month and that it was his understanding the current enrollment level is 1,000 and that it was anticipated to stay relatively static and that it would remain that way for at least 6 years.

By roll call vote, the motion to table fails 11 no (Blacketter, Blake Hardiman, Manning, Nunno, Patterson, Rosen, Toohey, Veccharelli, Vetro, Vitali) and 3 yes (Ditchkus, Giannattasio, Willey).

Ald. Willey stated if they are going to see a steep decline in enrollment that could be relevant. He stated Senator Slossberg said it best when she remarked about the unprecedented economic times we are in and that you don't just spend money if you don't have to. He stated education is very important, but it is still not clear to him how spending \$4,000,000 benefits teachers on carts. He also spoke regarding the assumptions being made on reimbursement for the project. He stated it is actually not know what that reimbursement rate will be. He also spoke as to the process in which this came to the Board and the tradition in which the Mayor prepares the Capital Improvement Plan and forwards it to the Board of Finance and then it comes to this Board with their recommendation. He stated this Board overruled that entire process which he stated sets a terrible precedent on how bonding is done. He also stated there is a double standard in the budget. He stated the Board of Education will still be receiving increases as well as stimulus money and on the City side the employees took pay cuts. He stated these double standards needed to be addressed.

Ald. Blacketter commented Ald. Willey is very compassionate about this, but that it is clear the science laboratories were meant to be done at this school. The school is short two science labs and need them. She stated this is merely a matter of personal opinion, but the critical need as to the improvements has been shown.

Ald. Patterson asked how much debt they would retire this year.

Mayor Richetelli replied he did not have that information but he would get it.

Ald. Patterson commented this really won't cost the taxpayer. He spoke to the bonds retiring were contemplated when the numbers were put together in the budget. He stated this coast has not been budgeted for.

Chairman Blake stated they heard testimony from the principal at the school and school administrators that there are 15 teachers on carts and over the years teachers have been working out of boiler rooms and closets

which have been converted. He stated in terms of being fiscal, an investment has already been made on this project.

Ald. Ditchkus questioned the rush to get this done. He stated this issue has become a political football. He also pointed out it is not known what the reimbursement rates will be. He also spoke about the monies that have been spent on the plans and referred to a project several years ago at West Shore Middle School where the plans were drawn on an 8 x 11 1.2 piece of paper with a magic marker. He also spoke about the addition at Matthewson School and the question asked over and over if there was enough space and it turned out it wasn't. He also spoke regarding comments made about the building codes being changed and getting the work done before that happens. He stated that should be sending up red flags, if this is being rushed to get it done before these changes and questioned what impact the changes would have.

Ald. Nunno stated he and Ald. Vitali serve on the Permanent School Facilities Building Committee and were given detailed plans as to the addition. He stated he would have hoped those details were brought to the Republican caucus adding he brought them to his.

Ald. Ditchkus stated a copy was always put in the aldermanic packet. He stated West Shore Middle School benefited from it and had the Board at the time not requested to see those plans who knows what West Shore would have received.

Ald. Vetro stated the building codes change all the time. He stated the thought is that since the money has been spent on the drawings proceeding with the project would keep in tune with the monies already spent.

Ald. Manning stated she attended the Board of Finance meeting. She stated a lot of what is being brought up tonight was addressed at that meeting. She also pointed out the Finance Director spoke as to reimbursement and what would be received. She stated having our children learn in a safe environment is paramount.

Ald. Veccharelli stated this Board did a decent job with the City budget and that taxes when down and not up. He also stated this Board has been liberal in bonding and has a very good financial rating. He stated the needed to do this and that the Board of Education has shown in details what this shovel ready project will do for the community. He stated the project is ready and money has already been spent. He agreed this has become a political issue and it should not be. He stated the project came in 25% under the bid and that it is a good bid. He stated it is critical and necessary this work get done and that this Board needed to be smart and move forward so that the kids in that school could function how they should. He stated he was in favor of this.

Mayor Richetelli commented the Board is well aware of this position on this. He further commented on two remarks made by Ald. Veccharelli, one he stated he wholeheartedly agrees with and that his protecting the City's strong financial position which is paramount, but stated he disagreed that they have been liberal in its bonding. Mayor Richetelli stated the bond rating agencies have congratulated the City and it has been reflected in their reports and in the City's low debt rate. He stated he wished to continue in that vein and to be conservative. He stated what is borrowed today will have to be paid and it will be paid by our children.

Chairman Blake remarked if they have been conservative in the past, this past year they were ultra conservative. He stated there was very little bonding done.

Ald. Vitali commented these are the worst of time and the best of times to go ahead in these financial times. He also spoke as to this being political. He stated it's a philosophy and that this is important to this town. He stated being a former administrator he knows how vital it is to have teachers happy in what they are doing and that the position of an administrator is to ease the teacher's burden. He stated years ago we weren't concerned with physical plants because the focus was the academics. He challenged everyone to take the time to go through our schools and see what the environment looks like. He also alluded to some of the remarks being made this evening as to whether this would increase academics. He stated CMT scores are up 10%, however CAPT tests are down dramatically. He stated the reality is what is best for our kids and the community and that he had made up his mind.

Ald. Toohey stated this is very difficult especially because this is her district. She stated she had one constituent say to her is doesn't matter if it is 50% off if you still can't afford it. Ald. Toohey stated this Board made cuts on the city side and held dollars, but that the education side gave nothing back. She also stated she did not feel this was political. She also commented as to the cost at \$4,000,000, but that it was actually more than that because you had to factor in maintenance which has not been talked about. She stated this was not talked about and that it needed to be considered. She expressed her hope this would not be a political vote, but about how this City bonds and whether it really is the right time.

Ald. Willey commented he is a finance guy and goes by the comment of saving money by spending money. He also expressed concern about loading our kids up with debt that they don't deserve. He stated this is all politics adding this was brought up by the Democratic side. He also commented schools need to be adequate not great, but that we need great teachers.

By roll call vote, the motion carried 10 yes (Blacketter, Blake, Hardiman, Manning, Nunno, Patterson, Rose, Veccharelli, Vetro, Vitali) and 4 no (Ditchkus, Giannattasio, Toohey, Willey).

#### 8. New Business:

8a. Ald. Vetro and Ald. Ditchkus made and seconded a motion to approve the request for Resolution RE: Designation of the Walnut Beach Enhancement Committee. Motion carried unanimously.

8b. Ald. Vetro and Ald. Ditchkus made and seconded a motion to approve the Resolution Re: Authorizing Purchase of Open Space on Burnt Plains Road from South Central Connecticut Regional Water Authority, acceptance of financial terms and authorizing funding for said purchase.

Chairman Blake recognized representatives from the Regional Water Authority.

Mayor Richetelli introduced Tom Chaplick, Vice President, Regional Water Authority and Kevin Curseaden, City of Milford's representative to the Regional Water Authority Board.

Ald. Veccharelli stated he had a question about the area, noting it was a wet area and asked if it was buildable, if it was in the wetlands and also the typography of the land.

Mayor Richetelli responded the land had received four (4) appraisals. He stated the topography shows certain slopes, however it is fairly dry. He stated it was appraised as a residential lot on 7 acres. He stated the question has been how many lots, which has been determined to be 2 lots to as many as 6 lots.



Ald. Veccharelli acknowledged the presence of the City Planner and asked if he could advise as to how many lots there could be.

Mr. Sulkis responded without a detailed it would be hard to say, but he would expect at least 6 lots. He stated it is an RA zone and explained it is a deep lot with restrictions. He stated the concern would be with the dead-end street.

Ald. Veccharelli asked if they would have to allow a certain amount of open space.

Mr. Sulkis explained it would be up to the Planning and Zoning Board, but there was a possibility of at least 10%.

Ald. Veccharelli commented there could be a happy partnership where they could get some contiguous with the lots and save money as well.

Ald. Toohey asked about the 10% discussed and that it was her understanding that was chosen by the developer.

Mr. Sulkis pointed out someone developing the land would try to maximize this. He stated he would recommend to the Planning and Zoning Board they try to link the two City open space lots and explained.

Ald. Toohey asked if the possibility exists that they would not recognize the request and ultimately lose the contiguous lots.

Mr. Sulkis spoke as to the Plan of Conservation and Development and ability to get a parcel of land adjacent to open space.

Ald. Blacketter spoke as to prioritizing open space and maintaining the. She stated this opportunity allows for wildlife, etc. She asked what other areas exist in the City if they were not to acquire this parcel.

Mr. Sulkis replied there are some in the northern part of Milford. He also stated there are other lots that may not be RA, but something else. He stated it was important to take advantage of these opportunities when they come up, because it doesn't happen that often and we don't have crystal balls to know when it might happen again.

Mayor Richetelli commented the Open Space Advisory Committee is always looking for these types of opportunities adding they are a dedicated group of people passionate about acquiring open space. He also pointed out the terms worked out with the Regional Water Authority are favorable. He stated the City will also be applying for a grant and that the possibility exists they will get 50%. He also commended Mrs. Letty Malone and her group for all of their efforts and diligent work.

Chairman Blake asked if the City was prepared to apply for the grant adding they have known about this for about a year and asked why it hadn't been applied for sooner.

Mayor Richetelli explained this has not been around for a year and that they are working on this through the City's grant writer.

Ald. Ditchkus stated the map in front of them shows access from two different locations, noting if you look at this from Branca Court it fits ideally. He also stated although this is an RA zone, a developer will pay the money for this parcel. He also added they have not even talked about 8 30 g which could come up. He stated there is an opportunity here with two different accesses and they should go forward with it.

Ald. Veccharelli stated he has always been an advocate of open space. He stated he had difficulty with the Law project and that there are times when something has to give. He also pointed out on Branca there are 36 units, but in looking at this parcel, it looks like possibly 5 houses as well as a shot with connectivity. He wondered if they could slice the parcel and perhaps save some money here and there and still have the best of both worlds. He stated this is one time he would have to say no.

Mayor Richetelli pointed out the vast majority of the money that would pay for this are funds not paid for by the taxpayers, from Fund 18, Park, Beach & Recreation fund and Golf Course open space fund. He stated \$260,000 is from funds not paid for by the taxpayers, but by open space funds. He stated the Open Space Advisory Committee has looked at this space for years and that it is strategically right. He questioned why the Board would want to go against them.

Ald. Giannattasio commented he would be in favor of this.

Ald. Manning added she too would support this.

Mayor Richetelli directed the board to the Resolution wherein the language was spelled out. He stated this purchase is similar to the Orange Avenue purchase and the soccer fields built there. He also noted there is an outstanding loan to the open space account in the amount of \$360,000 with the stipulation that when the Downs House is sold.

Ald. Manning asked about the funds from the general operating budget.

Mayor Richetelli explained the accounts fall under the purvey of Planning and Zoning and would need their approval.

Ald. Manning and Ald. Toohey moved to amend the motion to add the following language to paragraph (4): that the money shall be reimbursed from open space funds as available and as approved by the Planning and Zoning Board.

Mr. Sulkis pointed out you never know when you will get money into the account. He explained how the dollars come into the account.

Ald. Manning noted her motion states "as available".

Ald. Ditchkus stated a lot of assumptions are being made. He stated he would like to see that account built back up questioning how they would build that account back up if they just take the money. He also stated if another parcel became available they wouldn't have the monies available. He stated while it sounds good, the assumption is the money.

Ald. Willey requested a 5-minute recess.

The Board recessed at 9:45 p.m.

Chairman Blake reconvened the Board in public session at 10:01 p.m.

Chairman Blake stated for the record they were discussing item 8b and asked Ald. Manning to re-read her motion.

Mayor Richetelli stated the motion should include after the Planning and Zoning Board, and “the Board of Aldermen”.

The amendment carried unanimously.

Ald. Manning acknowledged the speaker who spoke during public comment who spoke so eloquently regarding passive and aggressive open space. She asked if there is a plan in place and how it would be executed and how the public would be notified.

Mayor Richetelli responded that is included in the Resolution and read the language. He stated there are also stipulations placed on the land if they accept DEP funds.

Ald. Manning asked who the management plan and who would actually maintain and oversee.

Mayor Richetelli replied it would remain exactly as it is and be maintained by the Public Works Department as required.

By roll call vote, on the main motion, motion carried 11 yes (Blacketter, Blake, Ditchkus, Giannattasio, Manning, Nunno, Rosen, Toohey, Vetro, Vitali, Willey) and 3 no (Hardiman, Patterson, Veccharelli).

8c. Ald. Vetro and Ald. Ditchkus made and seconded a motion to approve the request for allocation Transfer No. 3 (Burnt Plains Road Open Space Purchase).

By roll call vote, on the main motion, motion carried 11 yes (Blacketter, Blake, Ditchkus, Giannattasio, Manning, Nunno, Rosen, Toohey, Vetro, Vitali, Willey) and 3 no (Hardiman, Patterson, Veccharelli).

8d. Ald. Vetro and Ald. Patterson made and seconded a motion to approve the request for the Lease Agreement between the City of Milford and Joseph Arcudi, Christina D’Archangelo and Daniel Bagley, the owner and tenants of 128 Bridgeport Avenue (Map 18, Block 365, Parcel 7) per recommendation of the Planning and Zoning Board dated July 23, 2009.

Ald. Veccharelli inquired as to the language “non-exclusive use and asked what that meant and if this was basically first come/first serve.

Chairman Blake recognized Attorney Brian Lema, who represents Ms. D’Archangelo and Mr. Bagley.

Attorney Lema stated he was retained by Ms. D'Archangelo and Mr. Bagley in connection with this sale. He stated he worked with the City Attorney's office to bring this together. He explained it is a public lot and that any member of the public could use this. He went on to explain a technical requirement of Planning and Zoning, Section 3.17, et seq. Attorney Lema stated it is a non-exclusive lot which means any member of the public could come and use it. He stated there would be no signage on those spaces.

Ald. Veccharelli asked about the five spaces in the event the restaurant closed or there was a reduction.

Attorney Lema explained the owner of the property is Mr. Arcudi and that Ms. D'Archangelo and Mr. Bagley are simply tenants. He stated future tenants at this location would benefit from this use.

Ald. Veccharelli asked if there were a change in the occupancy or reconfiguration of the restaurant if it could change.

Attorney Lema replied yes.

Ald. Manning and Ald. Hardiman made and seconded a motion to table this matter so it could be referred back to the Devon Revitalization Committee.

Ald. Manning stated he has been brought to her attention this did go to the Devon Revitalization for approval, however these plans before the Board tonight are not the plans originally approved by Devon Revitalization; therefore she would like to see this referred back to the Devon Revitalization Committee.

Mayor Richetelli stated with respect to Ald. Manning that when the Devon Revitalization Committee voted to approve the purchase, the plan was a drawing that included 12 spaces. He stated the plan was to increase municipal spaces in Devon. He also pointed out when a firm was hired to look at this, they were able to get 17 spaces, which only adds to the stock of municipal parking spaces in Devon. He also stated a part of the plan of the Devon Revitalization is to promote business in the area and to delay this for another month would financially. He stated this has been a lengthy process and appealed to the Board to vote on this tonight.

Attorney Lema explained the reality of the action is that the City is purchasing this property for the amount actually owed. He also pointed out the bank is willing to do this transaction and if it is pushed back another month it could be critical and possibly they would lose the whole deal.

Ald. Ditchkus stated this meets and exceeds the Devon Revitalization needs. He also pointed out this would not be pushed off a month as it was his understanding the Devon Revitalization meeting has been cancelled for the month of August, therefore this could actually not come before this Board again until October. He also stated this Board knew this was coming and gave the Mayor the blessing to move to this point. He asked the Board to quit the politics on this and move forward. He stated it is the best use of the property and would maximize the use.

Ald. Vetro requested a 5-minute recess. The Board recessed at 10:17 p.m.

Chairman Blake reconvened the Board in public session at 10:29 p.m. He stated they were discussing the amendment and asked if there were further comments.

By roll call vote the amendment failed 10 no (Blake, Ditchkus, Giannattasio, Patterson, Rosen, Toohey, Veccharelli, Vetro, Vitali, Willey) and 4 yes (Blacketter, Hardiman, Manning, Nunno).

On the main motion, by roll call vote, the motion carried 8 yes (Blacketter, Blake, Ditchkus, Giannattasio, Patterson, AToohey, Vitali, Willey) and 6 no (Hardiman, Manning, Nunno, Rosen, Veccharelli, Vetro).

8e. Ald. Vetro and Ald. Patterson made and seconded a motion to approve the request for Resolution Re: Establishment of Account for Donations to the Milford Department of Human Services and Authorizing Expenditures upon approval by the Board of Directors of the Milford Department of Human Services. Motion carried unanimously.

8f. Ald. Vetro and Ald. Ditchkus made and seconded a motion to approve the request to authorize the Milford Police Department to apply for and accept a Justice Assistance Grant from the U.S. Department of Justice in the amount of \$18,609 and a second grant through the State of Connecticut Office of Policy and Management (OPM) in the amount of \$30,000 to be used toward the purchase, installation and operation of a video monitoring system for the Walnut Beach/Wildemere Beach neighborhood and authorize the Mayor and Police Chief to take all steps necessary to effectuate these grants.

Mayor Richetelli recognized Lt. Timothy Connor from the Milford Police Department and thanked him for his work.

Ald. Veccharelli asked the requirements for this grant for the monitoring system.

Lt. Connor responded that area has suffered from a quality of life recently due to the vandalism, liquor violations, litter, etc. He stated this would effectively assist them without assigning additional manpower to the area.

Ald. Veccharelli asked what other areas the department monitors.

Lt. Connor responded the senior center and other areas. He stated they have a management center in place as well and that it is limited to public areas.

Ald. Veccharelli acknowledged there seems to be a problem in that area and expressed his hope this would help.

Ald. Manning stated they had a meeting with the Wildmere Beach Association and the Walnut Beach Association and it was requested that they look into the idea of a camera. She thanked the police department for doing this.

Ald. Ditchkus thanked Lt. Connor and the department for their work. He asked if this system is similar to what they have.

Lt. Connor responded yes.

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.

Chairman Blake noted two items for New Business which the Mayor presented to the Board prior to tonight's meeting, with the request they be placed on the agenda with a 2/3 vote.

Ald. Manning and Ald. Hardiman made and seconded a motion to add to the agenda item 9a) Approval of the appointment of (U) Gary Compare, 34 Opal Street, to fill the unexpired term of Jeffrey Matchett (retired) on the Pension and Retirement Board (Police Local 899), term to expire 12/21/11. Motion carried unanimously.

Ald. Ditchkus and Ald. Toohey made and seconded a motion to add to the agenda item 9b) Board of aldermen approval for Resolution RE: Cash Advance for Phase III, Additions, Alterations and Energy Conservation improvements at Jonathan Law High School.

By roll call vote, the motion carried 12 yes (Blacketter, Blake, Giannattasio, Hardiman, Manning, Nunno, Patterson, Rosen, Toohey, Veccharelli, Vetro, Vitali) and 2 no (Ditchkus, Willey).

Ald. Vetro and Ald. Hardiman made and seconded a motion to approve the appointment of (U) Gary Compare, 34 Opal Street, to fill the unexpired term of Jeffrey Matchett (retired) on the Pension and Retirement Board (Police Local 899), term to expire 12/31/2011. Motion carried unanimously.

Ald. Vetro and Ald. Patterson made and seconded a motion to approve the request for Resolution Re: Cash Advance for Phase III – Additions, Alterations and Energy Conservation Improvements at Jonathan Law High School.

By roll call vote, motion carried 10 yes (Blacketter, blake, Hardiman, Manning, Nunno, Patterson, Rosen, Veccharelli, Vetro, Vitali) and 4 no (Ditchkus, Giannattasio, Toohey, Willey).

10. Budget Memo Transfers

None.

11. Refunds

(a) Ald. Vetro and Ald. Patterson made and seconded a motion to approve Consideration of Refunds in the amount of \$12,075.75. Motion carried unanimously.

12. Report of Standing Committees:

- 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 – Ald. Hardiman reported the Commission voted to buy the golf cart. He also reported they continue to make improvements around the course and building area.

- m. Inland Wetlands Agency – no report.
- n. Milford Academy Community Campus Bldg. Committee – no report
- o. Courthouse Expansion Committee – no report.
- p. Liaison Health Department – no report.
- q. Milford Legislative Action Committee – no report.
- r. Devon Revitalization Committee – no report.

s. Human Services Commission – Ald. Vetro reported senior farmer's market vouchers are available. He also reported energy assistance applications are available August 3 and that the rent rebate ends on September 15. He also reported therapy is available through the Youth and Family Services Program.

- t. Liaison Police Commission – no report.
- u. Liaison Pension & Retirement Board – no report.
- v. Milford Government Access Television (MGAT) – 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.

- (14a) Status report and consideration of settlement of Greatview Village, LLC v. City of Milford  
RE: 447-449 New Haven Avenue

Chairman Blake stated he would entertain a motion to go into Executive Session to address item 14a. He noted items 14(b) and 14(c) had been removed from the agenda. He stated those going into the Executive Session along with the full Board would be the Mayor, City Attorney and City Assessor.

Ald. Vetro and Ald. Patterson made and seconded a motion to go into Executive Session at 10:43 p.m. Motion carried unanimously.

Ald. Ditchkus and Ald. Patterson made and seconded a motion to come out of Executive Session at 10:53 p.m. Motion carried unanimously.

Ald. Vetro and Ald. Patterson made and seconded a motion to authorize the City Attorney to enter into settlement in accordance with the recommendations of the City Assessor as discussed in Executive Session RE: Greatview Village, LLC v. City of Milford (447-449 New Haven Avenue). Motion carried unanimously.

Ald. Ditchkus and Ald. Hardiman moved to adjourn at 10:54 p.m. Motion carried unanimously.

Respectfully submitted,

Kathleen K. Huber  
Recording Secretary