



Thomas S. Scarpati
First Selectman

TOWN OF MADISON CONNECTICUT
06443-2563
BOARD OF SELECTMEN

William Gladstone
Noreen Kokoruda
Kathi Traugh
Charles F. Walz

MEETING DATE: Monday, July 24, 2006

MEETING PLACE: Madison Room (Room A), Town Campus

Selectman Scarpati called the regular meeting of the Board of Selectmen to order at 7:06 p.m. Present were Selectmen Scarpati, Walz, Kokoruda, Gladstone, and Traugh.

1. **Public Hearing** for the purpose of receiving public comment, opposition and support for the following: Bradley Road Vision Study. Selectman Scarpati recognized Economic Development Commission member Jim Satterwhite.

Mr. Satterwhite gave a summary of the work the EDC had done by Planametrics, and Yale Urban Design that is referred to as the Bradley Road Vision Study.

Priorities of the Vision includes:

Create consistent setbacks and parking regulations, and create consistent development.

Open Tuxis Pond area

Encourage a shared parking plan

Encourage a combined plan of increasing both vehicular and pedestrian access ways

Further development of residential, mixed use, and commercial

Pursue a 2-level tiered parking at the new train station

Establish a downtown development authority with property owners, businesses, and citizens

Develop a wastewater management plan

Mr. Satterwhite said the EDC is asking the Board of Selectmen to initiate: the creation of a downtown development authority, begin wastewater management system planning; redesign train station parking to include a tiered parking structure and enable a north/south access; coordinate state and national funding to acquire the old train station property and make it available to development; and recommend amending the Plan for Conservation and Development with elements of the Vision Study.

Police Commission Chairman Emile Geisenheimer said the Police Commission should be consulted with issues of parking and traffic.

Mr. Satterwhite said that this is only at the concept stage and the police commission will be part of future discussions.

Madison resident Barbara Davis, Stone Road, asked what the number was for the parking at the new train station. Selectman Scarpati said the current number the State has is 199 – and the current train station with the strip is 150 maximum. He said that last week he visited the Department of Transportation and they support the plan of a tiered parking and not take more property for parking. They are going to initiate this in the Phase II, including the north side access – all happening with State funding.

Chairman of the Planning & Zoning Commission (PZC), Joe MacDougald said any move to amend the Plan of Conservation and Development should be in conjunction with studies done beforehand.

David Youngerman, Stanton Court, said that this study was a good academic proposal. He said if fully built, it looks like it will radically change how we all use the downtown in the future different from our current quaint village. He said that on a combined basis, this study does not provide any alternate levels of density and development. He said in his opinion the town should consider the funding needed if the State doesn't provide monies for the train station tiered parking. He questioned the cost of the wastewater plan as well as the impact and unintended consequences could come about from upgrading capacity with a wastewater system.

Carol Altieri, 54 Edinburgh Lane, recommended intensive education about reducing driving and promoting walking, bicycling and carpooling.

Selectman Scarpati said that the Selectmen are asked to endorse not approve the Vision Study. He said it bears the question whether we want to plan or let things happen. He said endorsing still requires approvals as further developments are proposed.

MOVED by Selectman Traugh and seconded by Selectman Kokoruda to close the public hearing. This was unanimously approved.

REGULAR SESSION

2. Approval of minutes – June 26, 2006 and Special Meetings on June 20th, July 6th and July 10th.

MOVED by Selectman Traugh and seconded by Selectman Walz to approve the minutes from the June 26, 2006 meeting. Selectman Traugh asked to have the recording secretary's name typed at the end of future Board of Selectmen minutes. Selectman

Kokoruda said that on page 222 – change Community Fund to Community Foundation. The minutes were then unanimously approved as amended.

MOVED by Selectman Gladstone and seconded by Selectman Kokoruda to approve the minutes of the June 20, 2006 meeting. This was approved 4-0-1 (Walz abstaining).

MOVED by Selectman Walz and seconded by Selectman Gladstone to approve the minutes from the July 6, 2006 meeting. This was unanimously approved.

MOVED by Selectman Walz and seconded by Selectman Gladstone to approve the minutes from the July 10, 2006 meeting. This was approved 3-0-2 (Kokoruda and Traugh abstaining).

3. Citizen Comments

Jim Elesh, 162 Middle Beach Road, proposed the adopting of a Quality of Life Ordinance on construction noise to have construction cease after 7 p.m.

Barbara Davis said that instead of an ordinance – the P&Z has a time limit – why not add Zoning Board of Appeals.

Jack Davis, 14 Longview Terrace, said why not resolve this with simply having residents talk to the contractors, and not initiate another law.

Selectman Scarpati said the Selectmen will put a letter together for the building department to hand out with permit applications and ask as a courtesy and see how that goes.

Mary Farrell, 77 East Wharf Road, expressed objection to the Town considering Vision Appraisals to do the next revaluations, citing unfair treatment and poor response to concerns and questions.

Melanie Clark, 71 Beekman Place, said that the Job Evaluation Committee didn't approve the job before the Deputy Director of Emergency Management was put in; the public hearing went a half hour longer than the agenda and the Selectmen should look into a procedure for this; and she didn't know in advance about the Senior Center and Academy School feasibility studies.

OLD BUSINESS

4. Approval of minutes from Special Meeting on May 9th and May 15th. (tabled 6/12/06). Selectman Traugh said that she and Helen Burland worked on these minutes.

MOVED by Selectman Kokoruda and seconded by Selectman Walz to untable agenda item #4. This was unanimously approved.

MOVED by Selectman Kokoruda and seconded by Selectman Traugh to approve the minutes from Special Meeting on May 9th and May 15th. This was unanimously approved.

5. Discuss and take action on endorsing the Bradley Road Vision Study. (tabled 6/26/06).

MOVED by Selectman Gladstone and seconded by Selectman Kokoruda to untable agenda item #5. This was approved 4-0-1 (Walz abstaining).

Selectman Gladstone said he would like to endorse this and let Planning & Zoning look at it and also see further work done to fine tune it.

Selectman Kokoruda concurred and said this endorsing is in concept only. She said she agreed with David Youngerman's comment about possible development with the

onset of a wastewater system and how, if done right, the charm of the current downtown can be preserved.

Selectman Traugh said this study reflects just one perspective, economic development and the Selectmen's role is to ensure that all perspectives come to bear. She said there were a number of issues raised in the public hearing tonight that need to be explored, and that it is the Selectmen's authority to send this study to the other town boards for their due process.

Selectman Walz said that he wants to get this over to Planning & Zoning, and get the same kind of planning that was done on the Downtown Village District. He said endorsing the full study is more than he wants to do.

Selectman Gladstone said that endorsing means the Selectmen recognize the need to take control of development and further study what the future of the downtown is going to be, and there's a need to set up something of a framework to guide both the town and developers in their planning.

Selectman Traugh said that the Selectmen are just approving this for further study by Planning & Zoning, the Conservation Commission – not approving specific elements in it.

Selectman Scarpati said the Planning & Zoning Commission will understand the Board of Selectmen defines this as a strategic direction and he endorses this as a strategic direction. He said how this gets phased in will be discussed sometime in the future and the Selectmen support this in concept of looking at that area of town.

MOVED by Selectman Kokoruda and seconded by Selectman Gladstone to endorse the Bradley Road Vision Study. This was approved 4-0-1 (Traugh abstaining).

6. Discuss and take action on short-term plan for Dispatch. (tabled 6/12/06)

MOVED by Selectman Gladstone and seconded by Selectman Kokoruda to remove this item (#6) from the agenda. This was unanimously approved.

7. Discuss and take action on request for BOF regulation change regarding Radio Reserve Account. (tabled 6/12/06). No action on this item.

8. Discuss and take action on revised Administrative Procedures for the use of Recreational Facilities in the Town of Madison. (tabled 6/26/06) No action on this item.

NEW BUSINESS

9. Discuss and take action on awarding bid for the October 1, 2007 Revaluation to Vision Appraisal for a bid price of \$177,500. Selectman Scarpati recognized Director of Town Services Alma Carroll. Mrs. Carroll said that six bid proposals were received. She responded to Mary Farrell's comment by saying they scheduled those information hearings in 15-minute blocks and the town wants them to expand that and give people more information. She said that the Assessor, not Vision Appraisal should be contacted to address any errors.

Selectman Scarpati said that Vision Appraisal provides a technical service: they bring in software, statistical analysis, and a certain amount of understanding of the real estate market, and they support the assessor's office. He said they don't create the numbers; that the assessor takes responsibility for every number that goes out and she is the only authorized person in town who can adjust those numbers. He added that court

appeals should be avoided by strengthening the process with the Board of Assessment Appeals.

He said that the field card should be the base of any appeal and if someone says their number is wrong it should be against some element on the card.

Mrs. Carroll added that the Appeals process attached to this reval has been extended to 13 months instead of a month.

Mr. Geisenheimer said Vision Appraisal was arrogant throughout the whole process – if you asked them how they came up with a number, they would not disclose nor provide any statistical analysis. He said that he would recommend that whoever is going to do the next reval, present their process in full to the Board of Assessment Appeals before they start their work – and then present their results to the Board of Assessment Appeals when they finish their work.

Mrs. Davis said she thinks that one of Vision Appraisal's towns may have their entire grand list overturned because something wasn't Generally Accepted. She said their background in Massachusetts and Rhode Island should be looked into. She said that the Board of Assessment Appeals have the authority to put a question directly to a judge for a property valued greater than \$500,000 and that should be changed. She said she agrees with Mr. Geisenheimer on the education process on how the appraisals were done so the Board of Assessment Appeals has better information to go on.

Selectman Scarpati asked Mrs. Carroll who besides Vision Appraisal would be considered for the revaluation. Mrs. Carroll said Appraisal Resources have only done one other town in Connecticut and they would also have to license with Vision Appraisal to

use their software. She said Information Application from Florida would need to hire a third party.

Selectman Walz said he didn't want bid price as the only selector given the problems the town has had.

Selectman Gladstone said the town could refine the process and make comparables available.

Selectman Kokoruda said confidence is an issue.

Roberta Willenkin, 255 Neck Road, said hopefully the town could get someone with more transparency. She said that there was no way to understand Vision Appraisal's software and it was flawed.

Selectman Scarpati said he recommends the Selectmen document an official request on this question of transparency and the education of the Board of Assessment Appeals. He said the Selectmen will look at a recommendation of three companies that have done work in Connecticut and their comparable level of outcomes. He reiterated that the appraisal company doesn't make the final numbers, the assessor does; and if there's a question, the assessor will go out and make a final judgment.

Gus Horvath, 50 Beechwood Drive, said that Clinton used Vision Appraisal and did not have the same adverse outcomes and maybe someone should look into what might have been different.

MOVED by Selectman Traugh and seconded by Selectman Kokoruda to table agenda item #9. This was unanimously approved.

10. Discuss and take action on donation of Thor Guard Lighting Protection System from the Madison Jaycees to be installed at the Surf Club.

Selectman Scarpati recognized Director of Beach & Recreation Scot Erskine. Mr. Erskine said this was a lightning detection system that sounds a siren warning, a public safety aid that the Madison Jaycees would install on the roof of the Surf Club building and would have very little ongoing maintenance.

Selectman Kokoruda said this was talked about two years ago and they were waiting for a budget.

MOVED by Selectman Kokoruda and seconded by Selectman Traugh to accept the donation of Thor Guard Lighting Protection System from the Madison Jaycees to be installed at the Surf Club, with thanks. This was unanimously approved.

11. Discuss and take action on proposed new Ordinance “Ordinance Concerning the Designation of the Planning & Zoning Commission as the Town’s Aquifer Protection Agency”.

MOVED by Selectman Traugh and seconded by Selectman Kokoruda to adopt the proposed new Ordinance “Ordinance Concerning the Designation of the Planning & Zoning Commission as the Town’s Aquifer Protection Agency”. This was unanimously approved.

12. Discuss and take action on granting a conservation restriction on Town owned land to the Madison Land Conservation Trust, Inc.

Selectman Scarpati reminded the Selectmen that the property in question was a land transfer and was approved at a town meeting. He said this would give the Madison Land Trust the oversight and management of this parcel.

Fillmore McPherson said the Land Trust has land on both sides of this property.

MOVED by Selectman Kokoruda and seconded by Selectman Walz to grant conservation restriction on Town owned land to the Madison Land Conservation Trust, Inc. This was unanimously approved.

13. Discuss and take action on request to install period type street signs along the Boston Post Road from East Wharf to West Wharf (and possibly on Liberty Street).
Selectman Scarpati recognized Gus Horvath.

Mr. Horvath submitted copies of a list of streets and maps and said some of the signage would be on Town property and installed by the town and a fundraiser would be started to raise money for the signs. He said that the Planning & Zoning and ACA will be consulted.

Selectman Gladstone said the Police department should also look over these signs for a reflective material review.

MOVED by Selectman Walz and seconded by Selectman Traugh to approve the request to install period type street signs along the Boston Post Road from East Wharf to West Wharf (and possibly on Liberty Street), with thanks for the donation part, and contingent on regulation compliance. This was unanimously approved.

14. Discuss and take action on accepting Job Description for “Deputy Director of Emergency Management”.

MOVED by Selectman Traugh and seconded by Selectman Gladstone to accept the job description for “Deputy Director of Emergency Management”. This was unanimously approved.

15. Discuss and take action on acceptance of the early retirement offer to NAGE Communications employees David Burns and Donald Sullivan effective July 31, 2006.

MOVED by Selectman Walz and seconded by Selectman Gladstone to accept the early retirement offer to NAGE Communications employees David Burns and Donald Sullivan effective July 31, 2006, with thanks for their continued service. This was unanimously approved.

16. Discuss and take action on lease agreement between the Madison Historical Society and Madison Youth Services for use of the second floor of Lee Academy from July 1, 2006 to June 30, 2007 for an annual rent of \$3,600.

MOVED by Selectman Gladstone and seconded by Selectman Traugh to approve the lease agreement between the Madison Historical Society and Madison Youth Services for use of the second floor of Lee Academy from July 1, 2006 to June 30, 2007 for an annual rent of \$3,600. This was unanimously approved.

17. Update on Dispatch. Selectman Scarpati recognized Director of Emergency Management John Bowers. Mr. Bowers said the software upgrade for emergency medical dispatch has been installed and the dispatchers are receiving training and they will also be getting training in incident command system dispatch.

Mr. Bowers said that the Fire Department is giving input about the fire protocols and the same thing will be done for the ambulance.

He said that with regard to staffing a part-time dispatcher is moving to full-time and a part-time dispatcher will then be hired, and this will minimize overtime and police officer coverage. He said Ed Brunt has been trained in the crime reporting system called COLLECT.

He said that he solicited policy manuals from other dispatch centers for best practices for Madison's dispatch new policies and procedures manual.

He added that they are upgrading the use of NexGen, computer-aided system that will provide better directions to each service call location in town, location of hydrants and water tank, and specific information about some buildings. He said they want to ask the public to place house numbers where they can be seen by arriving response services, which is actually a town ordinance.

18. Discuss and take action on hiring a consulting firm to study the Town's Emergency Communications Center. Selectman Scarpati recognized Director of Emergency Management John Bowers. Mr. Bowers said that they have received eight proposals but that he and Ed Brunt would like more time to research the backgrounds of the three lowest bidders and hire one of them at a cost not to exceed \$12,000.

Selectman Kokoruda said the town would want a company with experience in working with all three types of emergency services.

MOVED by Selectman Traugh and seconded by Selectman Gladstone to table agenda item #18. This was unanimously approved.

19. Discuss and take action on request from Chief Jakubson to release funds from the Radio Reserve Account to upgrade the radio system's control station.

MOVED by Selectman Traugh and seconded by Selectman Walz to approve the request from Chief Jakubson to release funds from the Radio Reserve Account to upgrade the radio system's control station. This was unanimously approved.

20. Discuss and take action on the following line item transfer requests from Communications: \$5,000 to Staff Development from Regionalization/Comm; \$61,000 to

Sal-Tech from Regionalization/Comm; \$10,000 to Supplies from Regionalization/Comm; \$25,000 to Professional & Technical Services from Regionalization/Comm; \$22,000 to Sal-Admin from Regionalization/Comm. Selectman Scarpati recognized Director of Emergency Management John Bowers. Mr. Bowers said that these line-item transfers will cover some of the additional training, the increase in Ed Brunt's salary, and allow for the upgrade of the part-time dispatcher to full-time.

MOVED by Selectman Kokoruda and seconded by Selectman Walz to approve the line-item transfers totaling \$123,000. This was unanimously approved.

21. Update on Long Range Capital Plan. Selectman Scarpati recognized Administrative Services Assistant Helen Burland. Mrs. Burland said that the State Department of Transportation has committed to northbound up-and-over, and the tiered parking for their Phase II construction, and that she and Senator Meyer and State Representative Heinrich will continue to monitor this.

She said construction has begun at Green Hill Road for the softball fields and she reviewed the presentation of it with the Board of Finance and they support adding funding for the synthetic field.

She said she, David Melillo and Stew MacMillan toured a senior facility in Wallingford and discussed development costs, maintenance costs and programming opportunities. She said that the Senior Commission is involved. There was an RFP sent out for professional services: feasibility study for Academy, Island Avenue, and Grange buildings, and four responses were received – and two of them have been interviewed. This is in addition to the facilities study from JCJ looking at the Academy School to be a school or a town hall.

Ms. Clark said that it's only been a few months since the Facilities Review Committee disbanded and she recommends, out of courtesy, that members of that committee be involved and clear up any misconceptions.

Mrs. Burland said that she had a briefing with Mr. Satterwhite about what work the Facilities Review Committee did.

Selectman Gladstone said that the Selectmen want more detailed dollar figures beyond what estimates the Facilities Review Committee report had.

Selectman Traugh asked if Island Avenue School was being looked at for a senior center or a senior/community center. Mrs. Burland said that the study would just look at functionality of the building and limited to anything.

Selectman Scarpati said that the Facilities Review Committee made their recommendations and comparisons and shouldn't presume that that's the way it's going to go: that there were other things that came up while the Committee was doing its work that weren't added to the work. He said that the Selectmen need to present valid numbers for several options, and it's time for town employees to put this information together and gather the additional necessary information as well. He added that once a decision was made that there would be a building committee for it just like the other building projects in the past.

Selectman Kokoruda said she knows these studies need to be done and the Selectmen should move on them.

Selectman Traugh said she feels it's important to have the members of the Facilities Review Committee included

Mrs. Burland said that the next Selectmen's meeting was August 28th, after the Board of Finance meeting and a special appropriation could be approved to be a budget for the studies and then the Selectmen could take action on awarding the bids.

Ms. Clark said then you'd be inconsistent.

MOVED by Selectman Kokoruda and seconded by Selectman Traugh to table agenda item #22 and #23. This was approved 4-1-0 (Scarpati opposed).

22. Discuss and take action on proposal for Senior Center feasibility study.

23. Discuss and take action on proposal for Academy/Town Campus feasibility study.

24. Discuss and take action on special appropriation request from Selectmen's Office of \$69,000 to support professional services required to support the evaluation of facilities both new and existing that assist in the definition of the long range capital plan under development. Two top priority projects under review are the disposition of Academy School and the implementation of a senior center facility.

Selectman Walz asked to have the words "top priority" in the second sentence be deleted.

MOVED by Selectman Walz and seconded by Selectman Kokoruda to approve the special appropriation request from Selectmen's Office of \$69,000 to support professional services required to support the evaluation of facilities both new and existing that assist in the definition of the long range capital plan under development. Two projects under review are the disposition of Academy School and the implementation of a senior center facility. This was unanimously approved.

25. Discuss and take action on appointment of Stephen Haff as a student liaison member to the Youth and Family Services Board for a term to expire on 1/1/07.

MOVED by Selectman Traugh and seconded by Selectman Kokoruda to approve the appointment of Stephen Haff as a student liaison member to the Youth and Family Services Board for a term to expire on 1/1/07. This was unanimously approved.

26. Liaison Reports

Planning & Zoning – Selectman Kokoruda said that longstanding member Gary Leonard was now resigning after 14 years whose value has been exceptional. She noted that ACA’s architect who is local, makes comments about other local architects and that maybe this should be examined.

Library – Selectman Traugh said they are preparing for their annual book sale and sidewalk sale. They are looking for to discussing the Memorandum of Understanding at the August 28th Selectmen’s meeting.

Board of Education – Selectman Traugh said the high school sewer treatment has been in compliance for two months in a row. She said that the Board is watching the enrollment figures and at this time the kindergarten is less than expected while the high school is rising, and they are working on their long range plan.

Youth Services – Selectman Gladstone said they took July off.

Economic Development Commission – Selectman Gladstone said that they are excited to have the Selectmen’s endorsement for the Bradley Vision Study.

Police Commission – Selectman Walz said the Dave made his initial staffing presentation – breaking out calls for service schemes. He said he thinks they’re doing an excellent job as far as gathering the data for this staffing study.

27. Tax Abatements/Refunds

MOVED by Selectman Kokoruda and seconded by Selectman Walz to approve the tax refunds in the amount of \$6,981.79.

REFUND

ARI Fleet LT.	\$ 137.47
Enrico H. Benevento	\$ 30.03
Credit Bureau of CT	\$ 22.28
DCFS Trust	\$ 271.47
GMAC	\$ 523.69
Saab Leasing Co.	\$ 118.27
Toyota Motor Credit Corp.	\$ 902.98
VW Credit Leasing	\$ 297.86
Land Rover Capital Group	\$ 63.39
Ford Motor Credit Co.	\$ 185.17
Michael Altman	\$4,429.18

REFUNDS TOTALING \$6,981.79

This was unanimously approved.

28. Selectmen Comments. Selectman Kokoruda said that residents of Hamilton Drive are concerned about runoff of water in their neighborhood.

Selectman Scarpati recognized Mary Malone, 38 Hamilton Drive. Mrs. Malone described a pipe system that was installed in the 50s and 60s that was supposed to drain out into Long Island Sound and the development that has gone into Quarry Ledge – to Lawson and Cedar Drives have further compounded the inadequate drainage, resulting in

basement flooding and lawn ponds, and higher water levels in residential septic systems. She said that residents have been talking to the Town off and on for years and now there is even more development subdivision being proposed. Mrs. Malone said this area needs someone to analyze the system and find what the fixes are for drainage and correct the Town piping that's causing the runoff from public roads and keep water flowing so ponds don't form.

Selectman Scarpati said he received a letter from a resident who points out the dead zones for cell phones in town and asks the Selectmen to take action on doing something about it. Selectman Scarpati said that cell coverage was one of the service and improvement items presented a year ago as part of his Long Range Capital. He said that its part of list of projects the town will discuss further and if passed will be phased in as one of the town projects.

29. Adjournment.

MOVED by Selectman Kokoruda, seconded by Selectman Traugh to adjourn this evening's meeting at 11:11 p.m. This was unanimously approved.

Respectfully submitted:

Abigail White

Recording Secretary