

BOARD OF SELECTMEN
February 17, 2015

THESE MINUTES ARE SUBJECT TO APPROVAL BY THE BOARD OF SELECTMEN

The Board of Selectmen held a special meeting on Tuesday, February 17, 2015, in the Council Chamber of the Municipal Center, Newtown. First Selectman Llodra called the meeting to order at 7:33pm.

PRESENT: First Selectman Llodra, Selectman William F. L. Rodgers and Selectman James O. Gaston, Sr.

ALSO PRESENT: Director of Public Works Fred Hurley, Sustainable Energy Commission member Kathy Quinn, Economic Development Coordinator Betsy Paynter, Andrew Deery from Hunter Gregory, 2 members of the public and 3 member of the press.

VOTER PARTICIPATION: None

ACCEPTANCE OF THE MINUTES: SELECTMAN GASTON MOTIONED TO ACCEPT THE MINUTES OF THE JANUARY 28 MEETING. SECOND BY SELECTMAN LLODRA. APPROVED. SELECTMAN RODGERS ABSTAINED. SELECTMAN GASTON MOTIONED TO ACCEPT THE MINUTES OF THE FEBRUARY 5 MEETING. SECOND BY SELECTMAN RODGERS. APPROVED.

COMMUNICATIONS: Selectman Rodgers stated the Botsford Post Office was appreciative of the help they received from the Highway Department and thanked Mr. Hurley.

FINANCE DIRECTORS REPORT: None

UNFINISHED BUSINESS

Disposition of property at 36 Yogananda Street was unanimously approved at the Town Meeting held February 17, 2015 at 7:15pm. Selectman Llodra stated Manafort Construction Company has offered to demolish the house at no cost to the town, she is appreciative of their generosity and they will be meeting to discuss details. She has received about 30 letters with suggestions for the property. One suggestion is to use it has a fire exercise, but the house is too close in proximity to neighbors. Another was to use the house for a group home for disabled persons, but that does not align well with the sentiment of the families and neighbors. It was suggested the property be donated to the Newtown Forrest Association for long term care. Selectman Llodra noted their plans are for the short term. Our understanding of what actions are appropriate will evolve and therefore do not want to be locked in to one action. Selectman Rodgers suggested including language that the town will not benefit from sale of the property. The sale of the property should benefit the families/programs in some way.

Referendum for Community Center Phase I: This will be carried forward to March 2, 2015 meeting.

NEW BUSINESS:

Tax Incentive – 170 Mt. Pleasant Road: Mrs. Paynter and Mr. Deery discussed the Business Incentive Application for a 30,000sf Medical Building. The project has been approved by P&Z. (Attached) They are anticipating an April-May groundbreaking. They will be adding sidewalks. **SELECTMAN RODGERS MOVED TO RECOMMEND APPROVAL OF THE ECONOMIC DEVELOPMENT COMMISSIONS RECOMMENDED PLAN FOR TAX FORGIVENESS FOR 170 MT. PLEASANT RD PURSUANT TO THE TERMS IDENTIFIED ON JANUARY 22 TO THE FIRST SELECTMAN, 45% FOR 4 YEARS. SELECTMAN GASTON SECOND. APPROVED.**

Rec'd. for Record 2-19-2015
Town Clerk of Newtown 12:46pm
Debbie Australia Halstead

Update from Sustainable Energy Commission Chairman: Ms. Quinn noted that much of the work done (Attached) was with the help Fred Hurley. Current solar on five town buildings produces about 4% of the power used by the town. The goal is 20% to be produced in town. Ms. Quinn stated if they use a purchase power agreement (private investors), a 3rd party does the install and we purchase the power at a reduced rate. The waste water treatment plant was directly funded, with some state grants. It produces 30% of the electricity utilized by the plant. Ms. Quinn stated they are in the process of adding a "dashboard" to their website to show how much electricity is being generated at any of the locations at any time. Park & Rec and the Dog Pound pay 6.5 cents a kilowatt for 15 years. The Sandy Hook School roof is being designed to accommodate solar panels. Ms. Quinn stated they will continue to convert to LED lights, including street lights. Mr. Hurley noted about 100 homes have become solarized with PV electric systems that represents a Megawatt of energy. Selectman Gaston asked if there are plans to establish micro grids. Ms. Quinn said there have been discussions on trying to do something in the center of town on Queen St. and the FFH Campus. Mr. Hurley stated there could be development on Commerce Rd. Selectman Gaston asked if there was any discussion on electric car charge ports. Ms. Quinn said they have discussed having a sight at the Lexington Gardens property. Selectman Llodra noted it should be in an area where people can charge their car while they are shopping, dining etc. Mr. Hurley added there could be future natural gas stations.

Driveway Bond Release/Extension: SELECTMAN GASTON MOTIONED TO APPROVE THE RELEASE OF THE DRIVEWAY BOND FOR PUTNAM'S LANDSCAPING LLC, TURNBERRY LANE, ASSESSORS MAP NO. 45, BLOCK 3, LOT NO. 35 FOR \$1,000. SECOND BY SELECTMAN RODGERS. APPROVED.

Appointments/Reappointments: The Cultural Arts recommendation will be carried forward as there are 2 candidates for one position.

SELECTMAN GASTON MOTIONED TO APPOINT JOYCE MURDY TO THE BOARD OF ETHICS TO FILL THE TERM 1/6/12 TO 1/6/16. SECOND BY SELECTMAN RODGERS. APPROVED.

SELECTMAN GASTON MOTIONED TO APPOINT LEAH LENTOCHA TO THE COMMISSION ON AGING ALTERNATE FOR THE TERM 1/6/15 TO 1/6/17. SECOND BY SELECTMAN RODGERS. APPROVED.

SELECTMAN GASTON MOTIONED TO APPOINT CHERIE SHERIDAN TO THE LAKE LILLINONAH AUTHORITY FOR THE TERM 1/6/15 TO 1/6/18. SECOND BY SELECTMAN RODGERS. APPROVED.

Tax Refunds: SELECTMAN RODGERS MOTIONED TO APPROVE THE TAX REFUNDS OF \$12,239.81 AS ITEMIZED ON THE LIST TITLED FEBRUARY 2015 REFUNDS-TAX OFFICE, REFUND #11, 2014-2015. SECOND BY SELECTMAN GASTON. APPROVED.

Ordinances:

Unsolicited Materials: Selectman Llodra said she has received requests to prohibit distribution of unsolicited materials on private property. She would like to forward to the Legislative Council to make a determination. Selectman Gaston asked if it was constitutional. Selectman Llodra stated Attorney Dave Dobin has done some work and created a draft ordinance. Mr. Grogins stated based on a case in Kentucky, the methods of distribution can be prohibited, but not the materials. Selectman Llodra stated they are not recommending the ordinance, they are sending it to the council who is responsible for ordinances.

Firearms Carry in Municipal Buildings: Selectman Llodra received several request for a prohibition. It will also be referred to the Legislative Council.

VOTER COMMENTS: None

ANNOUNCEMENTS: None

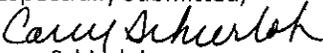
EXECUTIVE SESSION: SELECTMAN RODGERS MOTIONED TO ENTER EXECUTIVE SESSION FOR THE PURPOSE OF DISCUSSING A LEGAL MATTER: NEGOTIATIONS WITH RESPECT TO PENDING LITIGATION, SETTLEMENT AGREEMENT FOR 75 CHURCH HILL RD. AND INVITED ATTORNEY GROGINS. SECOND BY SELECTMAN GASTON. APPROVED.

The Board of Selectmen returned to public session at 9:55pm.

SELECTMAN RODGERS MOTIONED TO AUTHORIZE THE FIRST SELECTMAN TO WORK WITH COHEN AND WOLF TO EXECUTE A SETTLEMENT AGREEMENT RELATED TO THE PROPERTY AT #75 CHURCH HILL ROAD. SUCH FINAL AGREEMENT TO INCLUDE UPDATED FINANCIAL INFORMATION PROVIDED BY THE NEWTOWN TAX COLLECTOR AND THE WATER SEWER AUTHORITY. FURTHER, THE WATER SEWER AUTHORITY AND THE ESTATE OF NOIE RICHARDS ARE TO BE PARTIES TO THE FINAL SETTLEMENT AGREEMENT. SECOND BY SELECTMAN GASTON. ALL IN FAVOR.

ADJOURNMENT: There being no further business, the meeting was adjourned at 10:00pm.

Respectfully Submitted,


Carey Schierloh
Clerk

Attachments: Business Incentive Application - 170 Mt. Pleasant Rd.
Sustainable Energy Commission Report

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Betsy Paynter
ECONOMIC DEVELOPMENT COOR.

TOWN OF NEWTOWN
NEWTOWN ECONOMIC DEVELOPMENT

DATE: January 22, 2015
TO: E. Patricia Llodra, First Selectman
FROM: Betsy Paynter, Economic Development Coordinator
RE: Business Incentive Program Application – Andrew Deery for Hunter Gregory Realty
– 170 Mt. Pleasant Road

Andrew Deery, Vice President of Real Estate with Hunter Gregory Realty, filed a business incentive application for their planned medical building, Medical Building #2, located at 170 Mt Pleasant Road.

Hunter Gregory is the real estate division for Maplewood's Senior Living. They've recently completed the construction of Medical Building #1 located at 164 Mt. Pleasant Road. The Town approved a business incentive for Medical Building #1 for 45% over 3 years maximum last year.

The current business incentive application is for the construction of Medical Building #2, adjacent to the newly constructed Medical Building #1. The site will contain a two story, 30,000 sq. ft medical office building, including an elevator, sprinklers, appropriate parking and a large retaining wall needed due to the slope of the land. The applicant estimates development costs of \$3.8 million. Additional work will be needed along Rt. 6/Mt. Pleasant Rd, requested from the Department of Transportation as it pertains to road widening to accommodate turning.

The applicant estimates approximately 20-30 new permanent jobs will be created locally as a result of this project. The development will add value to the existing real property which is currently assessed at \$181,360, with a tax bill of \$6,041. Should the real estate assessment value increase to approximately \$4,000,000 once investments are completed, the annual real property tax bill has the potential to increase to approximately \$133,240.

Using the program schedule, 45% of the increase in assessment may be forgiven for a period of three years. Should the real property assessment increase to approximately \$4,000,000, the tax abatement would be approximately \$190,000 over the three years. Due to the estimated additional cost of development from the Department of Transportation, the applicant requested for an additional year of abatement, for \$278,000 over four years tax abatement.

The EDC has determined this project eligible under the Business Incentive Program (BIP). On January 6, 2015, the EDC recommended this approval.

CC: Jean Leonard, Chairman, EDC
Bp

Hunter Gregory Realty - 170 Mt. Pleasant Road
Draft Analysis of Business Incentive
For Discussion Purposes Only

Address	2012 Real Property Assessment	Existing Real Property Tax Bill (33.31 mills)	Assumed Real Property Assessment (After all Improvements are Completed)	Increase in RP Assessment (Existing vs. Post Improvements)	Assumed Real Property Tax Bill on New Assessment (33.31 mills)
170 Mt. Pleasant Road	\$181,360	\$6,041	\$4,000,000	\$3,818,640	\$133,240
The current real estate is comprised of a 4.7 ac. Parcel - Zoned B-2 In process of the zoning procedure for a 30,000 sf, 2 story medical office building					
Scenarios for Fixing the Assessment at the 2012 Value					
					Annual Real Property Tax Due if 45% of the Increase in Assessment is fixed
					TAX PAYMENT IF ASSESSMENT IS FIXED \$63,281
					ANNUAL TAX ABATEMENT \$69,959 (Max. 4 years)
					Total Abatement: \$279,837.58
Assumptions: No increase in Mill Rate over 4 year period Final build out assessment of \$4,000,000 for illustration purposes only					

Board of Selectmen presentation – Feb. 17, 2015

Current Town solar installations – 5 Installations totaling 398 kW with an annual output of approx. 473,941 kWh. Potential sites for large installations include Town Landfill (1mW), Batchelder property (1mW+) and Reed School (600 kW).

\$10,000 Bright Ideas Grant was used to replace lighting at Parks with LED's. A total of 31 fixtures were replaced saving 21,413 kW/year and approx. \$3,912/year. Balance of the project financed through the Small Business Advantage program.

Following the decision not to pursue an Energy Performance Contract with Ameresco, we have started looking at Middle Gate School as a test case to see what Energy Conservation Measures can be implemented using the SBA program as well as looking at converting to natural gas. Exterior lighting at the WWTP and Public Works is also being reviewed for switching over to LEDs. Our plan is to use the information generated by the IGA as a guide to reduce energy use in all town buildings.

A Municipal Energy Plan is being prepared as part of our commitment to the Clean Energy Communities Municipal Pledge which was signed in 2012. Goal is to reduce energy consumption 20% by 2018 using a base year of 2012 and to procure 20% of our electricity from renewable sources. Our aim is to have enough installed municipal solar generating this requirement.

Using the energy usage data that was generated during the IGA, we are hoping to be able to use the EPA Energy Portfolio Manager to measure and verify energy reduction measures. This is a tool that can be used by the Town and Schools to keep track of energy costs.

School Outreach – A meeting was held with Dr. Erardi and we discussed ways to get the student community more involved with energy conservation, improved recycling, involvement with Earth Day and giving students access to our town solar generation information. Dr. Erardi is also going to look into finding us some student help to keep our website up to date.

We are continuing to promote Residential programs to help home owner to reduce their energy bills as well as financing options for installing solar. We also began to reach out to the Economic Development dept. to help promote programs that are available to the commercial and non-profit community.

Street Lighting – just beginning this discussion.

SOLAR INSTALLATIONS - Town

Location	Size	Annual Output	Activation Date
WWTP	95kW	134,000 kW	
Reed School	10 kW	12 kW est.	Jun 2009/Sep 2013
Middle School	179 kW	204,948 kWh	May 2013
P&R Garage	100 kW	117,700 kWh	Dec 2014
Animal Shelter	14 kW	17,281 kWh	Dec 2014
Total	398 kW	473,941 kWh	

LARGE INSTALLATIONS – Private

NYA	268 kW	
St. Rose	35 kW	2014

POTENTIAL SITES

Landfill	1 MW
Reed School	600 kW
Batchelder property	1 MW +

2 1/2 / 100
NO est