

**MINUTES OF THE REGULAR MONTHLY MEETING OF THE TOWN OF FAIRFIELD
February 25, 2013**

The Regular Monthly Meeting of the Town of Fairfield was held on Monday, February 25, 2013 at the Education Center, Kings Highway East, Fairfield, Connecticut.

The meeting was called to order at 8:15 P.M. by Moderator Jeff Steele.

PRESENT: 46 ABSENT: 4 VACANCY: 0

PRESENT: Becker, Herley, Lipp, Meyer, Sundman, P. Ambrose, Jennings, Mitola, Steele, Varian, Conley, Ference, Mackenzie, McCullough, Dean, DeMartino, Mezoff, M. Ambrose, Garskof, McAleese, Smey, Stamler, Brogan, Campbell, Gottlieb, Marmion, Wolk, Hochberg, Hoffkins, Newman, Patten, Schwartz, Braun, Kery, Marks, McCarthy, Domeika, Felner, Jacob, Mirabile, Pontrelli, Abercrombie, Hannum, Lee, Ryan, Way

ABSENT: Bateson, Hug, Palmer, Stopa

ITEM NO. 1 ON CALL: PLEDGE OF ALLEGIANCE AND A MOMENT OF SILENCE

The Moderator asked that a Moment of Silence be observed for former Town Attorney Dick Saxl whose wife recently passed away and Selectman Sheri Steeneck whose brother recently passed away.

The Moderator announced that budget books were available for the RTM Members. Supplemental Agenda Item 1 is off until next meeting due to the absence of Representatives Palmer and Bateson.

ITEM NO. 2 ON CALL: TO RECEIVE THE REPORT FROM THE FIRST SELECTMAN OR HIS DESIGNEE ON LEASES OF TOWN PROPERTIES

Town Attorney Stanton Lesser noted that all short term leases are current. It is a three year cut off for a Long Term lease before a lease is finalized and approved by the Body.

D. Kery, District 8 asked what is the required dollar value of a lease before it comes before the RTM or is it the length of time. Atty. Lesser replied that any leases over 3 years are to be approved by the RTM in accordance with the Town Code.

P. Ambrose, District 2 asked the status of the Southport Train Station lease and is it being negotiated for lease. Atty. Lesser said that property is under the jurisdiction of the Parking Authority.

N. Mirabile, District 9 asked what the charge is per square foot for restaurant outdoor seating. Atty. Lesser said it is comparable and the rent is higher during the season. It was noted that Molto petitioned TPZ to get their outdoor seating back.

J. Steele, District 2 asked why non profits pay only \$1.00 per year. It was noted that this was determined by the previous First Selectman.

M. McCullough, District 3 said that there be leases for all restaurants with outside seating. If they are using the town sidewalks they should have a lease.

ITEM NO. 3 ON CALL: TO HEAR A REPORT FROM THE BLIGHT OFFICER CONCERNING CONDEMNATION AND BLIGHT.

Jim Gilleran, Town Building Official and Blight Officer stated that there was no reason to get rid of the blight ordinance. The blight ordinance committee will have a report ready very soon. There were a total of 75 complaints and hundreds of inquiries. There are 2 outstanding properties that owe \$24,600. There is a lien on 2131 Fairfield Beach Road. The property at Dalewood Ave was given a \$24,000 mortgage, paying back \$200 a month. They have collected \$35,800 from I. Brown Brothers. The property has changed owners and is currently in Zoning. The buildings will be demolished as soon as spring gets here. Walgreens will be moving in.

J. Wolk, District 6 commented on the condition of the old IGA building.

H. Dean, District 4 has been receiving emails regarding 34 Judd Street.

J. Gilleran commented that he was going there tomorrow to determine if condition was under Building Dept or Zoning because of unregistered vehicles, dumpsters. He will send an order to comply. He noted that they have 30 days to comply, then a second notice is sent certified, then the fine becomes \$100 per day. This is not a commercial property although the property owner owns the strip mall where Pizza Mediterranean is located on Black Rock Turnpike.

K. Hoffkins, District 7 wanted to follow up with IGA, 1459 Stratfield Road. Walgreens has control of the property because they hold the lease, and if they have a long term lease a lot more should be done to clean up the building. He stated that they need to be fined so that something gets done. He asked if the Town Ordinance requires that commercial properties pay more.

G. Meyer, District 1 stated that 3361 Post Road is an eyesore, as is the Plant Factory on Black Rock Turnpike.

ITEM NO. 4 ON CALL: TO HEAR AND ACT UPON THE MINUTES OF THE REGULAR MEETING HELD JANUARY 28, 2013.

Amy Mezzoff, District 4 moved to amend the minutes citing the Vote on Item 3A showed that B. Domeika was listed twice, duly seconded. Mr. Domeika indicated that he abstained.

H. Dean, District 4, moved to approve the minutes as corrected, seconded by R. Smey, District 5, and approved unanimously.

ITEM NO. 5 ON CALL: TO HEAR, CONSIDER AND ACT UPON THE FOLLOWING APPOINTMENTS OF ALTERNATES TO THE HISTORIC DISTRICT COMMISSION, AS RECOMMENDED BY THE BOARD OF SELECTMEN

Phoebe S. Kaylor (U), 801 Banks North Road, Term Nov 2008-2013
To Replace Thomas Dailey who moved to full member
Christopher Shea (R), 917 Merwins Lane, Term Nov 2009-2014
To Fill vacancy created by the resignation of Heather Dean

***See committee reports attached hereto.

Ms. Kaylor and Mr. Shea were present. Upon motion made, duly seconded and carried unanimously both appointments were approved.

ITEM NO. 6 ON CALL: TO HEAR, CONSIDER AND ACT UPON THE FOLLOWING RESOLUTION AS RECOMMENDED BY THE BOARD OF FINANCE:

“RESOLVED, THAT THE BOND APPROPRIATION ENTITLED, “A RESOLUTION APPROPRIATING \$1,037,000 FOR THE COSTS OF CERTAIN NON RECURRING CAPITAL PROJECTS AND AUTHORIZING THE ISSUANCE OF BONDS TO FINANCE SUCH APPROPRIATION, CONSISTING OF THREE PAGES, A COPY OF WHICH IS ATTACHED HERETO, BE, AND HEREBY IS, APPROVED.”

*** See Committee Reports Attached Hereto

Motion to accept J. Mitola, District 2, seconded H. Schwartz, District 7.

P. Ambrose, District 2 moved to divide the question in order to act upon each item separately.

H. Schwartz, District 7 moved to postpone to next month stating that we need answers, seconded by C. Mcaleese, District 5.

D. Becker, District 1 commented that this needs to be modeled after last year, and we need clarity.

E. Jacob, District 9 spoke in favor of postponing.

Rep D. Mackenzie, District 3 questioned the whole procedure, we need better numbers to go forward.

H. Schwartz, District 7 stated that this body does not decide on process. He will not withdraw his motion.

P. Ambrose, District 2, the process has to be improved.

A. Stamler, District 5, supports P. Ambrose and stated that whoever is appropriate should be here to discuss.

J. Mitola, District 2 stated that a contractor will not bid if funding is not in place.

VOTE: Motion to postpone passed 44-2-0 (Opposed: Brogan, Lee)

ITEM NO. 7 ON CALL: TO HEAR, CONSIDER AND ACT UPON THE FOLLOWING RESOLUTION AS RECOMMENDED BY THE BOARD OF FINANCE:

“RESOLVED, that the Bond Appropriation entitled, “A Resolution Amending and Restating a Resolution Adopted March 26, 2012, by the Representative Town Meeting,’ consisting of four pages, a copy of which is attached hereto, be, and hereby is, approved.”

The Moderator moved that this item as distributed with the call, duly seconded.

A question arose as to what exactly the number is. Public Works Director Joe Michelangelo noted that the figure is \$220,000 more.

Vote: In Favor 43, Opposed 1 (Meyer), Abstained 1 (Mezoff) (Campbell not present to vote).

OTHER BUSINESS

The Moderator announced the March meeting would be March 18, 2013.

ADJOURNMENT

There being no further business and upon motion made, duly seconded and carried unanimously, the meeting was adjourned at 9:05 PM.

Respectfully submitted,

Elizabeth P. Browne
Town Clerk

Recorded by: Kyle Fournier