

REPRESENTATIVE TOWN MEETING

DECEMBER 13, 2021

VOTE: Messrs. Clark & Shea's appointments to the Historic District Commission were approved by unanimous voice vote.

ITEM NO. 6 ON CALL: APPOINTMENT OF DAVID KRAFT (U) TO THE FAIR TV COMMISSION TERM JULY 2021-2024

Pamela Iacono, District 8 moved this Item as distributed with the Call, duly seconded.

VOTE: David Kraft's appointment to the FairTV Commission was approved by unanimous voice vote.

ITEM NO. 7 ON CALL: APPOINTMENTS OF DONALD HYMAN (D), DOUGLAS METCHICK (D), WILLIAM PERUJINI (R) TERMS NOV. 2021-2025 & JEFFREY WARREN (R) (ALTERNATE) TERM NOV. 2021-2023 TO THE HARBOR MANAGEMENT COMMISSION

Jill Vergara, District 7 moved this Item as distributed with the Call, duly seconded.

Motion: Hal Schwartz, District 2 moved to postpone Jeffrey Warren's appointment to the January 24 meeting, duly seconded.

VOTE: The postponement was approved with 29 in favor and 10 opposed (Monahan, Longo, Ruggiero, McCormack, Gale, Iacono, Vergara, Astarita, Britton, Petise opposed).

VOTE: The appointments of Messrs. Hyman & Metchick were approved by unanimous voice vote.

Bill Perugini gave an overview of his involvement with the Coast Guard and Auxiliary and neighborhood groups such as the Ffld Beach Rd. Area Association and South Pine Creek Neighborhood Association would lend itself to being an asset for the Commission.

VOTE: Bill Perugini's appointment to the HMC was approved by unanimous voice vote.

Ms. Iacono noted that Mr. Warren had a recent death in his family and that the HMC chair was very supportive of his appointment. Ms. Perham said she would still like him to appear before the Body. Ms. Georgiadis supported the postponement so they could interview him and hoped that he would still be interested in serving.

VOTE: The postponement of Jeffrey Warren's appointment to the HMC to the January 24, 2022 meeting was approved with 25 in favor and 14 opposed (Bateson, Monahan, Longo, Ruggiero, McCormack, Gale, Iacono, Ference, Tallman, Vergara, Scinto, Astarita, Britton, Petise opposed).

ITEM NO. 8 ON CALL: TO HEAR, CONSIDER AND ACT UPON THE FOLLOWING RESOLUTION AS RECOMMENDED BY THE BOARD OF SELECTMEN: "RESOLVED, THAT IN ACCORDANCE WITH A REQUEST FROM THE AFFORDABLE HOUSING COMMITTEE AND THE DIRECTOR OF COMMUNITY & ECONOMIC DEVELOPMENT, THE PURCHASE OF PROPERTY AT 244 GREENFIELD STREET AS MORE PARTICULARLY SET FORTH IN THE BINDER OF SALE BE, AND HEREBY IS APPROVED, AND FURTHER RESOLVED, THAT THE USE OF THE HOUSING TRUST FUND TO PAY ALL COSTS ASSOCIATED WITH SAID PURCHASE BE, AND HEREBY IS, AUTHORIZED."

Karen Wackerman, District 7 moved this Item as distributed with the Call, duly seconded.

REPRESENTATIVE TOWN MEETING

DECEMBER 13, 2021

Mark Barnhart explained a full title search was conducted and there are no deed restrictions going back to the warranty deeds that assembled Tunxis Hill Park. Parks & Recreation had no records of limitation. The proposal is subject to plan approval and a public hearing from Town Plan & Zoning.

Ms. Wackerman said she would like to know from the Town Attorney if there are restrictions. Mr. Barnhart said the former Washington Park where Washington School once stood was also a part of the same collection of deeds and there were no restrictions.

Steve Berez, District 6 asked for clarification if there was no restriction on only that portion of the park to which Mr. Barnhart replied there were no deed restrictions on any portion of the park.

John Kuhn, District 7 asked if property surveys were researched to which Mr. Barnhart explained the Town Engineering department researched various maps and surveys.

Marcy Spolyar, District 4 asked if this item were postponed to January would the Town lose out on anything. Mr. Barnhart said they would have to request an extension from the seller as there would be tax implications in a different year. The closing is planned for the end of the week if approved tonight.

Lisa Havey, District 6 asked if the new land use regulations are applicable. Mr. Barnhart said he did not think the new land use regulations would affect future development of the site. They are mindful of the existing zoning laws wherein 9,000 sf is needed for a duplex so the idea was to create 2 conforming duplex building lots. They plan to meet with the neighbors to address their concerns and provide landscape buffers; they do not plan to take any more trees than necessary. There will be a ground lease to maintain control and be affordable in perpetuity.

Veronica Monahan, District 1 asked if title insurance was purchased and if the neighbors are in favor of the proposal. Mr. Barnhart said title insurance will be purchased and he spoke with the immediate abutting owner which is an investment rental property at 254 Greenfield Street who expressed interest in something similar in the future. A neighbor on a nearby street is concerned about buffers, but they will do their best to address abutting properties with buffers.

Hannah Gale, District 6 said the intention of the donor was to benefit the people of Fairfield; it may not be in the title search, but their wishes could be recorded somewhere else. She feels that the Tunxis Hill area does not have a lot of open land and it is not appropriate to encroach on the park. More protections should be looked at not encroachments. Mr. Barnhart said this proposal is rightfully before the RTM; Tunxis Hill Park is a very large property that is used for active and passive recreation. Ms. Gale questioned the wetlands on the property. Mr. Barnhart said his first question was to the Town Wetlands Administrator who said the brook on the property is beyond the area of this proposal. Ms. Gale asked if there is a firm estimate of how much of the area will be used and how many trees will be taken down, etc. Mr. Barnhart said that would be part of the development plan.

Jay Wolk, District 5 said he toured the site which needs a lot of cleanup as it's scattered with debris and garbage much like the Rooster River. He asked if there are any flooding issues to which Mr. Barnhart said he could not speak to flood plain management, but the zoning staff did not think it would affect Rooster River mitigation issues. He noted that the area had not been well maintained and there have been issues with some activity in the woods.

Jill Vergara, District 7 noted having attended the plan of development meetings that open space and parkland are sparse in this part of town and want to focus on these areas. Mr. Barnhart said he recalled a need for open space around the Commerce Drive area; there are several public policy goals that need to be balanced. Ms. Vergara noted that this part of town is bearing a lot of affordable housing that should be

REPRESENTATIVE TOWN MEETING

DECEMBER 13, 2021

more dispersed in town instead of alongside 14 units that are already there. Mr. Barnhart concurred that one part of town should not bear the burden. Ms. Vergara asked if the application could include a tree management plan to which Mr. Barnhart said the landscape plan would indeed be part of the application.

Andy Graceffa, District 6 asked if the entire piece that runs directly behind 254 Greenfield Street is needed. Mr. Barnhart said that just enough to make 2 9,000 sf lots is needed and the rest would be maintained as open space. Mr. Graceffa asked if the acquisition of 254 Greenfield Street is in future plans to which Mr. Barnhart said it could be if feasible. Mr. Graceffa asked if there are any energy resiliency plans in this with the development partner. Mr. Barnhart said sustainability and resiliency would be incorporated to the extent they can within the development budget.

Tom Lambert, District 3 asked what would happen if approval for 2 duplexes is not granted; Mr. Barnhart said the site can definitely support 1 duplex and with the acquisition of the additional piece it can accommodate two; there could also be a new access to the park if site plan approval was not secured.

Alex Durrell, District 3 stated during his mother's administration 215 affordable units were built but they do not count towards the "points" necessary from the State. He urged support of the resolution.

Pamela Iacono, District 8 asked that in its report next month the AHC explain how this fits into its plan, how the purchase will affect the Housing Trust Fund and how long will it take to build it up again because at its peak it was \$1.4 million. She requested an update on the Navy Housing as well. She suggested that the AHC meet with the Land Acquisition Commission and see if there are opportunities available. The AHC needs to report on how the Town can leap forward with affordable housing rather than inching forward.

Amendment: Pamela Iacono moved to delete the word "and" at the end of paragraph 1 of the resolution and the entire second paragraph, since the Body does not allocate the funding for this purchase, duly seconded and carried unanimously.

VOTE: The resolution to purchase property located at 244 Greenfield Street was approved with 35 in favor and 4 opposed (Garskof, Berecz, Gale, Vergara).

NEW BUSINESS:

Cindy Perham reported that Hal Schwartz, Karen Wackerman, Pamela Iacono and Karen McCormack will serve on the Redistricting Committee. The Committee will submit the ordinance by February 8 and the Body must vote April 25 as they are working backwards from the primary date.

There will be a special meeting on January 3 at 7 PM and the Board of Finance Capital Planning Workshop is January 12.

ADJOURNMENT:

There being no further business, the meeting adjourned at 9:25 PM.

Respectfully submitted,

Elizabeth P. Browne, MMC, MCTC
Town Clerk