

**BOARD OF SELECTMEN
REGULAR MEETING MINUTES
MARCH 16, 2022**

Present: Ryan Curley, John Dillon, Michael Hernandez, Robert Hetrick, Jr., Shaun Manning, Michael Pelton, Ralph Zampano

Others Present: Members of the Public and Media

1. FIRST SELECTMAN CALL MEETING TO ORDER

First Selectman Ryan Curley called the Regular Meeting to order at 7:30 p.m. in the Buck-Foreman Community Room located at 265 Main Street, Portland, Connecticut and via Zoom A.

2. PLEDGE OF ALLEGIANCE

3. APPROVE MINUTES: (Regular) March 2, 2022

Robert Hetrick made a motion, seconded by Michael Pelton, to approve the March 2, 2022 minutes; all were in favor; none opposed; no abstentions; motion carried.

4. ACCEPT AGENDA

Under agenda Item #7, "Old Business", add *C) Update on Brainerd Place*. John Dillon made a motion to accept the amended agenda, seconded by Shaun Manning, all were in favor; motion carried.

5. COMMUNICATIONS/CORRESPONDENCE

6. PUBLIC COMMENT: None

7. OLD BUSINESS

A) Monthly Report – Committee on Solidarity:

Chair April Graves gave an update: The community survey has been completed; they are working on plans for Juneteenth (Saturday, June 18, 11:00-2:00). April plans to meet with Jan Nocek (Library) and Jesse Revicki (Parks & Rec) in the next week or two.

B) Appointments/Re-Appointments to Boards and Commissions: Regional Planning Committee (Chantal Foster-PZC; Robert Ellsworth – PZC)

Robert Hetrick nominated Robert Petzold to the Economic Development Commission; it was seconded by Shaun Manning. Vote unanimous; motion carried.

Ralph Zampano nominated Chantal Foster to the Regional Planning Committee and Bob Ellsworth as an Alternate; it was seconded by Shaun Manning. Vote unanimous; motion carried.

C) Update on Brainerd Place:

Dan Bertram said they are making good progress. The demo schedule has 6-8 weeks left of knocking down buildings. The construction trailer is on site. The foundation permit has been applied for. The reason for presenting tonight is to combine the 14 parcels on Perry Avenue into one. He told of 10 Perry Avenue where a World War II vet is still in occupancy. That closing is scheduled for March 25, after which, the properties can be combined into one parcel. He told of the 60-day extension that was granted and will expire if not extended. Therefore, he is asking for a 30-day extension to cover the consolidation and Building E submission. The request is also for the Starbucks building because they are going for a larger size requiring some redesign. He doesn't see an issue with the Sage and Brainerd houses. At the end of the 60 days, they will get into those two houses and will do selective demolition. They are now laying out the uses for the inside of those buildings. He doesn't see an issue with the timeline.

Ralph Zampano asked when demo is done, will there be an overall focus on the entire area.

A. There is a phase-in plan. Focal point will be on Building E. Multiple mobilizations going on, off-site traffic work. There are different start times. Stuff getting initial focus is traffic, utility work. The Starbucks building will then follow it. The Brainerd House, because we are the end user, can stay on its own schedule. The leasing of the Sage Building will influence the interior. A portion of the back has a little demo work to be done.

Shaun Manning asked about the infrastructure regarding water, sewer coming from Elmcrest or Perry Avenue. Dan said they are not using much from the past. To the best of his knowledge, they were terminated in the proper way and he can verify that.

John Dillon asked if there a plan to occupy Building E as the additional structure is being work on. Dan replied yes, as fast as they can build it.

Robert Hetrick asked about completion of Starbucks. Dan answered that in best case scenario, it is pushed into 2023.

Dan Bertram continued: Brainerd and Sage is a discovery process. With the Sage House, all they will be doing is opening up the inside because there are many rooms inside. They plan to "un-do" some of the stuff. They will create a scope of what they think is do-able. On the Brainerd House, because we are going to be using it, we can make the decisions. With the Hart Jarvis House, they are trying to figure out in what way the Hart Jarvis house can be dealt with. He is running every scenario to address the issues that it presents. It is expensive to move. The building has damage from a previous fire and roof issues. It is getting a lot of analysis. Nothing involving that house is cheap.

Ryan Curley said no action will be taken tonight. They must hold another meeting for extensions. There is a cost every time they open an agreement. Ryan's opinion is that the Town should not incur the legal fees. Dan said he has no issue with the reimbursement of the legal fees and whatever payment we agreed for Building E. The BOS wants to schedule it tentatively for next Tuesday.

8. NEW BUSINESS

A) Proclamation to Ruth T. Maio On Sunday St. Clements Lions Club Humanitarian Award

Ryan said there were 14 honorees and each one had excellent credentials. Ruth Maio was the one selected for the Humanitarian Award of the Year. Ruth has been doing the Food Bank for 57 years. Michael Pelton read the proclamation into the record.

B) Refunds of Excess Payments:

John Dillon made a motion, seconded by Ralph Zampano, to reimburse Branciforte, Robert E [\$266.16] [\$114.51] [\$247.45]. Vote unanimous, motion carried.

John Dillon made a motion, seconded by Ralph Zampano, to reimburse Corelogic Refund [\$2,647.98] [\$621.25] \$586.95]. Vote unanimous, motion carried.

John Dillon made a motion, seconded by Ralph Zampano, to reimburse Corelogic Refund [\$3,136.90] [\$3,298.82] [\$1,682.37]. Vote unanimous, motion carried.

John Dillon made a motion, seconded by Ralph Zampano, to reimburse Corelogic Refund [\$2,388.21] [\$5,722.39]. Vote unanimous, motion carried.

John Dillon made a motion, seconded by Ralph Zampano, to reimburse 595 LLC [\$8,044.43]. Vote unanimous, motion carried.

John Dillon made a motion, seconded by Ralph Zampano, to reimburse Asuncion, Katherine [\$1,352.79]. Vote unanimous, motion carried.

John Dillon made a motion, seconded by Ralph Zampano, to reimburse Shafer, Jennifer [\$55.84]. Vote unanimous, motion carried.

John Dillon made a motion, seconded by Ralph Zampano, to reimburse Day, Barbara H [\$428.86] [\$414.18] [\$421.16]. Vote unanimous, motion carried.

John Dillon made a motion, seconded by Ralph Zampano, to reimburse Graff Enterprises LLC [\$2,867.32]. Vote unanimous, motion carried.

John Dillon made a motion, seconded by Ralph Zampano, to reimburse Sajdak, Raymond S & Michele E [\$1,306.23]. Vote unanimous, motion carried.

John Dillon made a motion, seconded by Ralph Zampano, to reimburse Knowlton, Robert & Sarah [\$3,026.62]. Vote unanimous, motion carried.

9. STATUS & COMMITTEE REPORTS

Ralph Zampano reported on Water & Sewer, EDC, and Parks & Recreation. 248 Brownstone is bringing equipment in for remediation. The RFP is due to go out. Nate Foley will meet with Chatham Health regarding selling prepackaged items at the concession building. They are getting ready to close out the park process. Two installations on the splash pad will be done as soon as they don't have to worry about frost issues. Ryan Curley said they are making progress on the bathroom and there is a job posting for a seasonal maintenance worker. Summer camp programs have been posted online.

Robert Hetrick reported on the School Facilities Committee regarding building renovations. They will have prices next month.

10. PUBLIC COMMENT: None

11. BOARD OF SELECTMEN GENERAL INFORMAL DISCUSSION

12. FOLLOW-UP ITEMS

- **Ethics Ordinance**
- **Review Town Charter**

13. ADJOURN MEETING

Shaun Manning made a motion, seconded by Robert Hetrick, to adjourn the meeting; all were in favor; the meeting was adjourned at 8:23 p.m.

Respectfully submitted,

Sharon R. Hoy, Recording Clerk