

**MINUTES**  
**REGULAR MEETING OF THE BOARD OF DIRECTORS**  
**OCTOBER 14, 2008 – 7:00 P.M.**  
**LINCOLN CENTER HEARING ROOM**

**SECOND MEETING OF THE MONTH**

**PRESENT:** Mayor Spadaccini, Deputy Mayor Peak, Secretary Pelletier, Directors Tweedie, Beckman, Zingler, O'Neill, Kissmann, and Farina

**ALSO:** General Manager Shanley and Town Attorney Naab

**EXECUTIVE SESSION – 6:15 P.M.**

The Board went into Executive Session at 6:15 p.m. for discussion of Land Acquisitions and Labor Negotiations and returned at 7:00 p.m. Present were Mayor Spadaccini, Deputy Mayor Peak, Directors Tweedie, Beckman, Zingler, O'Neill, Kissmann, and Farina, General Manager Shanley, Town Attorney Naab, Director of Administrative Services Moore, Fire Chief Bycholski, and Attorney Murray. No votes were taken.

**7. MEETING CALLED TO ORDER.**

The meeting was called to order at 7:08 p.m. All in attendance participated in the Pledge of Allegiance to the Flag, led by Mayor Spadaccini.

**8. AWARDS AND PRESENTATIONS.**

A. Recognition of C.E.R.T. Team.

**Robert Bycholski**, Fire Chief, stated that the Town of Manchester has an excellent public safety team which includes over 100 volunteer citizens. They make up the mountain bike rescue team, ham radio operators, K-9 search and rescue team, and the ground navigation team. Manchester is known for having one of the most organized volunteer rescue teams. Recently the State Department of Emergency Management and Homeland Security awarded Manchester C.E.R.T. its first annual achievement award for a rescue on Case Mountain.

**Mayor Spadaccini**, on behalf of the Board of Directors, thanked C.E.R.T. volunteers and read two proclamations. The first proclamation thanked C.E.R.T. volunteers for rescuing an injured biker and the second thanked the K-9 unit for its assistance in finding a man missing from a local group home. Mayor Spadaccini and the Board of Directors are grateful for the rapid response provided, the successful ending, and the continuing community service of this wonderful group of volunteers.

**9. ADOPTION OF MINUTES OF PREVIOUS MEETING.**

A. **ADOPTED** - Actions, September 2, 2008 – Regular Meeting

B. **ADOPTED** - Minutes, September 2, 2008 – Regular Meeting

C. **ADOPTED** - Actions, September 9, 2008 – Regular Meeting

- D. **ADOPTED AS AMENDED** - Minutes, September 9, 2008 – Regular Meeting
- E. **ADOPTED** - Minutes, September 30, 2008 – Special Meeting

**Mayor Spadaccini** noted a correction to the minutes of September 9, 2008. On page ten where he spoke about the percentages of owner-occupied housing, the 61% attributed to Hartford should actually be attributed to Hartford County.

**Secretary Pelletier moved to adopt as amended and Director Kissmann seconded the motion. Nine Voted in Favor**

**10. OPENING OF MEETING TO ELECTORS OR TAXPAYERS WHO WISH TO BE HEARD ON ANY SUBJECT WITHIN THE JURISDICTION OF THE BOARD OF DIRECTORS.**

**Eileen Sweeney**, 86 Hawthorne Street, supports the efforts to unblock the stairs and handicap ramps at the library as this will make entering less intimidating and will no longer jeopardize the health of those entering the building. Just before the first meeting in September, she gave copies of comments written by her daughter to each Board member and has not heard mention of the comments during communications. Ms. Sweeney believes there is some confusion in the timeline regarding the opposition to the demolition of Bentley School and the corrected publication date. Citizens and organizations that opposed the demolition need to be contacted immediately in writing. Ms. Sweeney is concerned about two properties: 57 Hollister Street and the Olds-Olmstead House. These are two highly valued properties and she believes the government has the duty to engage in a discussion with its citizens regarding the future of these structures. She admonished the Board members and told them not to continue to turn a blind eye. Manchester residents are requesting that officials be forthcoming. Ms. Sweeney asked that the Town confirm the demolition timeline in writing.

**Dot Brindamour**, 6 Morse Road, said she thinks the no smoking signs at the library are nice but the rule must be enforced. Mr. Ogden brings up an important point about the exhaust pipes of the school buses and she believes this issue should be investigated. Ms. Brindamour knows two engineers who checked the foundation of the Hollister Street School and found it in good shape. She believes it will be cheaper to renovate than to build new and stated that there are grants available to help.

**Bonnie Schuetz**, 12 Conway Road, thanked the Highway Department's truck number 20 for fixing the problem she and her husband brought up at the last meeting. Ms. Schuetz believes something needs to be done about the smoking on the Great Wall on Main Street. She also thinks the bus exhaust should be investigated.

**Aldo Enrico**, 57 Bissell Street, asked for an update on the sidewalk on Spruce Street. He agrees that the situation at the library needs cleaning up. He is aware that the police had to be called recently to activities taking place at the library and suggested that the programs be discontinued if the participants cannot behave. Mr. Enrico suggested eliminating the activity causing the

problems and instead holding a no smoking function. He addressed some comments made in the newspaper insinuating he said inappropriate things.

**Scott Aiken**, 92 Laurel Street, thanked Chief Bycholski for the great open house put on by the Fire Department recently. Mr. Aiken saw the article in the newspaper regarding comments made during the Board meetings and wants to be sure that nothing is curtailed. Part of the job of the citizens is to question the Directors' decisions and he wants to be sure nobody gets cut off when expressing their opinion. Mr. Aiken noted the recent move by Manchester Democrats to start budget talks now and reminded them that during budget season they were saying a mere 3% increase was dangerous and irresponsible. He encouraged the Board to find ways to save money, but by using scalpels, not axes.

**Milt Perlman**, 3 Sanford Road, expressed his opinion that Tom Stringfellow has the right to come and discuss how to improve race relations. He thinks Manchester citizens are expressing their frustrations when they speak during public comment. People are frustrated about the state of the municipal buildings, the demolition of Bentley School, smoking in front of library, losing their homes, losing their jobs and pay cuts. The comment session is a time when citizens can inform the Board of Directors how they are feeling.

**Bill Ogden**, 137 Branford Street, reminded the Board that Management Partners made some suggestions that are not being implemented. He noted a problem that occurred at Manchester Country Club and suggested it should have gone to the liaison for a resolution. Mr. Ogden has seen the Board members getting into hot arguments and he wants to see that stopped. He also wants to see the meetings start on time.

**Norman Latulippe**, 780 and 756 Vernon Street, relayed a problem he is currently having with water. He had previously sent a letter and pictures to Board members. The first problem he is having is road water going into his pond. He has never had this problem before and he is concerned about oil slicks and winter chemicals. He suggested installing curbing and directing water toward the catch basin. The second problem is ponding in the driveways and in front of the mailboxes of both properties. When the road was replanned in 2005, he expressed his concerns to the Foreman at that time. He said he would have the contractor replane the road. The bituminous curbing was removed when the road was replanned and never replaced. The water is causing a safety concern because he has to go out into the road to avoid getting wet when getting his mail and newspaper.

**Yolanda Rodriguez**, 38 Dougherty Street, represented the Stonehaven Association, which consists of people in the area of West Center Street, Adams Street, Middle Turnpike, and Broad Street who are opposed to the Genesis Center building. The Stonehaven Association feels the people involved in the Planning and Zoning Commission and the administration of the Town have failed to do proper due diligence. Her concerns include the safety of neighborhood children, supervision of residents of the Genesis Center, traffic impact, additional costs, and the veil of secrecy over the project. She said there has been no meeting where residents could voice their concerns.

**Joanne Doherty**, 17 Dougherty Street, said there are specific zoning ordinances that eliminate boarding houses and tenements. She is concerned about the lack of security and said that although services will be provided 40 hours a week, that leaves 75% of each week unsupervised. Representatives from the Genesis Center said that security will be for the protection of the residents. Ms. Doherty said that people living in the neighborhood deserve security and should be protected. This is a nice, safe neighborhood with reasonably priced starter homes. There are a lot of families with children in the area, many that walk to Verplanck and Assumption Schools. The bus stop for other students is immediately in front of where this facility will be built and there is a liquor store next door.

**Jeff Johnson**, 47 Alexander Street, believes the Genesis Center will create a significant safety risk to children who walk to school, wait at the bus stops, and ride bikes. Simply moving the bus stop won't change the dangers. He demanded that all children be dropped off at their home. The Board of Education Administration projected two additional buses will be needed to accomplish this. Cost estimates stand at \$40,000 per bus per year. The Stonehaven Neighborhood Association is pursuing certificates of liability from all parties involved, including the Town of Manchester, Community Health Resources, Genesis Center, and Manchester Initiative for Supportive Housing. It is also pursuing personal bonds from the Officers and Boards of Directors of these organizations. Mr. Johnson presented a petition with signatures from 139 people who oppose this project.

**Michael Polo**, 269 Progress Drive, owner of Atkin Manufacturing Technologies, supports the Energy Improvement District. He is also the President of the Manchester Business Park Association, which consists of many of the companies in the Industrial Park. On behalf of the Association, he asked that the Board of Directors vote for an Energy Improvement District.

**Sandy Ostrinsky**, 731 Parker Street, is the Secretary of the Manchester Business Park Association and owns one of the companies in the Industrial Park. He explained that the Association provides free training to companies within the Industrial Park and offered training to the Board of Directors as well.

**Dan Moran**, 45 Chestnut Street, commended General Manager Shanley for his frankness, fortitude, foresight, and fairness and stated he likes the way Mr. Shanley responds to the public and the Board of Directors. Mr. Moran thought Mr. Shanley's suggestion to have an odd number of members on the Redevelopment Commission was a good one. He suggested the Board recruit members with experience. Mr. Moran also suggested hiring someone specializing in development and in addition to a base salary, pay them a percentage of the taxes generated by businesses they bring in.

**Tom Stringfellow**, 183 Hillstown Road, thanked General Manager Shanley and Director Tweedie for their supportive comments. The Town of Manchester has progressed in many ways, but there have been problems along the way. Mr. Stringfellow supports supportive housing and opposes the Stonehaven group. He explained that no pedophiles or hardened criminals will be living in the housing, only people with mental illness. Mr. Stringfellow did not agree with the

suggestion of providing two additional buses for the children who live in that neighborhood. He supports the smoking ban at the library.

**Steven Botti**, 260 Bush Hill Road, explained that he has lived on his family's property his whole life and would like to keep as much open space as possible when developing it. He explained that he would like to build housing for ages 55 and over, having no impact on the school system. The open space would abut the property owned by the Manchester Land Trust. Mr. Botti needs the Board of Directors to agree to let the Town of Glastonbury provide water service to continue with his development plan.

**Emily Botti DellaRocco**, 310 Bush Hill Road, explained that her family operated a farm on their property for generations. Her brother took over farming of the property but had to retire from active farming for health reasons. The development the Botti family is proposing will preserve the character of the farm, generate more taxes for the Town, will not affect the school system, and will provide an additional fire hydrant in that portion of Town. The roads will be private roads and maintained by the association.

**Charles Crocini**, 15 Francis Drive, representing residents of Francis, Niles, and Diane Drive, expressed serious concerns over the conditions of curbs, sidewalks, and driveway aprons in this area. The curbs are only 4" or 5" above the sidewalks, there are areas with serious tripping hazards such as broken, patched, deteriorating or missing sections, and broken driveway aprons, causing flooding and icy conditions. The corners of the sidewalks are not passable for handicap pedestrians. Mr. Crocini presented 90 pictures of the area and a petition signed by most of the residents of the area formally requesting serious consideration to correct these major problems.

**Barbara Armentano**, Esquire Drive, stated she is not in favor of the smoking ordinance at the Library. There are other problems there and if those problems are taken care of, the smoking will be taken care of. People experience different pollutants every day; everything cannot be regulated by passing an ordinance. Ms. Armentano does not want to see this ordinance passed.

**Eric Marge**, 52 Weaver Road, spoke about solar panels and stated he could get solar panels for the Town of Manchester for no out-of-pocket cost. He offered to educate the Board on what energy conservation actually is, as he feels people do not know what it is and that is why nobody is taking action.

**Kevin O'Brien**, 252 Bush Hill Road, spoke in support of the Botti's request to the Board of Directors for approval of water and sewer utility agreements. The Botti's have lived on this property all of their lives and love their property. Mr. O'Brien trusts their judgment in the development of the land.

**ADOPTED – MOTION TO EXCEED THE ONE-HOUR TIME LIMIT  
AVAILABLE FOR PUBLIC COMMENTS.**

**Director Zingler moved to adopt and Director Beckman seconded the motion.**

**Nine Voted in Favor**

**Joe Brooks**, 601 Bush Hill Road, supports the Botti's request and believes they will do what is best. He agreed with a previous speaker who said there is a lot of frustration in the speakers. This is the only place citizens get to talk to their government and they are only allowed five minutes to do so. In the course of one month, they are allowed a total of ten minutes. Mr. Brooks feels that is not a lot of time to talk about how things are affecting the citizens. People are frustrated watching Board members speak as long as they want to and by asking questions and not receiving answers. Mr. Brooks asked that neighborhood meetings be publicized better so more people are aware of them and can attend.

**Steven Penny**, 114 Vernon Street, read a letter from Alan Lamson, who was unable to attend the meeting due to recent surgery. Mr. Lamson completely supports the proposed low density active adult community. The Botti's have been excellent neighbors who only stopped farming here about ten years ago. Mr. Lamson encouraged the Botti's to create a low density active adult community, as it is in keeping with the Town's Plan of Conservation and Development. The current design plan preserves 60% of the total site area of 50.1 acres. Mr. Lamson pointed out that the Botti's have the right to develop with single family homes which would result in a look similar to the development to the northwest of this property.

**Bruce Botti**, 294 Bush Hill Road, stated he hadn't intended to speak, but after hearing concerns raised over different costs to the Town, he felt he should mention that the Botti Family proposal will not have any of the problems mentioned. This should be a profit center for the Town of Manchester.

**Tatiana Holmes**, a student at Manchester High School, said it sounds like people have a distorted view of the teens in Manchester. Many of the comments made tonight were negative. If that is the way people feel, she suggested getting teens involved.

## 11. COMMUNICATIONS.

**Mayor Spadaccini** mentioned some upcoming events: Meeting the Candidates on October 23 at 1:00 p.m. at the Senior Center; a Flu and Pneumonia Clinic at the Senior Center on October 21 from 9:00 to 11:30 a.m.; a Manufacturer's Forum at Manchester Community College on October 16 (registration at 7:30 a.m., program from 8:00 a.m. to 10:00 a.m.); Election Day is November 4. Mr. Spadaccini received notification that \$25 million is available in foreclosure assistance. He received a request from Board members for one more day to complete evaluations of the General Manager.

**Director Zingler** acknowledged a letter received from Tana Parseliti, Downtown Manchester Special Services District Manager, supporting item 16.G. He received a communication from a citizen who appreciates Board meetings online in real time. Mr. Zingler received a letter and photos from the citizen on Vernon Street with flooding concerns and he acknowledged the letter received from Mrs. Sweeney's daughter.

**Deputy Mayor Peak** will check into the sidewalk in front of the business on Spruce Street to see where that fits into the sidewalk plan. He informed Mr. Brooks that the next neighborhood meeting is scheduled for December 11 at the Senior Center.

**Director Tweedie** received two phone calls regarding public comment last week. He stated that some people were not being respectful to the speakers at the microphone and emphasized it is important that every citizen who wishes to speak can and all present should listen respectfully.

## **12. REPORTS.**

There were no reports at this time.

## **13. PRESENTATION OF BID WAIVER REQUESTS.**

### **A. SCADA System (computerized system controls) – Water Treatment Facility.**

**General Manager Shanley** explained that the SCADA system used at the Water Treatment Facility will no longer be supported beginning in 2009. The Department feels strongly that it needs to upgrade and needs to be able to negotiate with Bristol Inc. for the best price. Estimates are between \$49,000 and \$56,000.

## **14. ACTION ON ITEMS OF PUBLIC HEARING.**

### **3D.ADOPTED AS AMENDED - Approval of an amendment to the Town of Manchester's Code of Ordinances, Chapter 205, by adding Section 205-2 to provide for the prohibition of smoking outside of public libraries. (A copy of the proposed ordinance may be seen in the Town Clerk's office during business hours.)**

**General Manager Shanley** pointed out that a number of suggestions were made by members of the Board for changes to the flow of traffic at the library. He will have plans and the costs associated with them available for the next meeting.

**Director Tweedie** believes the biggest problem at the Mary Cheney Library is loitering and the rude and offensive behavior by some people. He was given a brief overview of the proposed landscaping improvements and believes the changes will greatly eliminate places to smoke. Mr. Tweedie thinks the intention of the ordinance is a good one, but the Board has the responsibility to ensure all ordinances are enforceable. The sidewalk is 30 feet from the front door and the parking lot is less than 40 feet. With the current proposed ordinance, this means people would not be allowed to smoke walking down the street or passing by in their car. Mr. Tweedie thinks the strategic landscaping improvements will address a much bigger issue.

**Director O'Neill** read the ordinance, which says there will be no smoking within 50' in any direction. In a car with the windows rolled up will not violate the ordinance, nor will smoking on Center Street. The ordinance refers to the grounds of the library. She stated that the reason

for the ordinance is because people have the right to breathe clean air. It is the right of Manchester citizens to enter public libraries without walking through a cloud of smoke.

**Director Kissmann** will support this ordinance. He noticed that since the signs went up, a lot of the smoking has ceased. Before that, the group hanging out at the library and smoking used language that was not proper for children or adults to hear.

**Director Zingler** will support this ordinance. He has two children and has had to walk through the cloud of smoke with them. The ordinance is a good measure and will help ensure people are not intimidated walking into the library. Mr. Zingler applauded Sgt. Wilson for the initiatives he suggested at the library.

**Director Zingler moved to adopt the ordinance and Director Farina seconded the motion.**

**Mayor Spadaccini** stated that the threshold question is whether or not 50' includes the street and sidewalk.

**Deputy Mayor Peak** pointed out that two issues are really being debated here. The first is the direct access to Mary Cheney Library and the second is the general anti-smoking sentiment. Mr. Peak believes the regulation of smoking is not an issue the Board of Directors should deal with. When 50' is measured from the front door, it includes the sidewalk and parking lot, which goes beyond an access issue.

**Secretary Pelletier** gave some history of smoking bans and noted that Ms. O'Neill stated she intends to use this ordinance as a stepping stone. She cannot support a ban as far reaching as the current proposal, but agrees the library access should be smoke-free. She is open to supporting limited legislation.

**Secretary Pelletier moved the following amendments:**

- 1. In Section A, strike the words "fifty feet, in any direction, of the entrances and exits to a building" and replace with "thirty feet of the main entrance of the Mary Cheney Library."**
- 2. In Section B, strike the words "Manchester public libraries" and replace with "Mary Cheney Public Library."**

**Director Kissmann seconded the motion.**

**Director Kissmann** suffers from asthma as do many children. The only item that is before the Board, at this time, is an ordinance for the library. He believes just one person smoking in a house with a child with asthma will trigger an asthma attack. The same thing could happen when entering the library.

**Director Beckman** doesn't appreciate smoking but does appreciate regulating it when it affects the public. He doesn't think it is out of line to carefully regulate smoking and this ordinance does it in the proper way.

**Director Zingler** will support the amendment. He looked on the Town's GIS website and found that 30' from the entrance to the library just hits the sidewalk.

**Director O'Neill** referred to the Surgeon General's report of 1964, which was reaffirmed in 2006, that found second hand smoke is a hazard to health. It is not a nuisance, but a health concern. Ms. O'Neill said she would support banning smoking on other Town properties if it is the wish of the Recreation Committee.

**General Manager Shanley** explained that the plan Town staff is working on moves people away from the front of the building, off of the stairs, to the side of the building to smoke. He noted the 30' amendment does not exempt the sidewalk in front of the library.

**Mayor Spadaccini** said he is reticent to ban smoking on a public sidewalk. He noted that the title of the ordinance should be changed to include only the Mary Cheney Library. He believes the ordinance is reasonable as amended.

**Director Kissmann** reminded Mayor Spadaccini that Whiton Library is included in the ordinance.

**Deputy Mayor Peak** understood that the amendment dealt squarely with the Mary Cheney Library.

**Director Kissmann** believes to make things consistent, the ordinance should include both libraries.

**Mayor Spadaccini** called for a vote on the amendment.

**Eight Voted in Favor  
One Voted in Opposition – O'Neill**

**Mayor Spadaccini** called for a vote on the main motion, as amended.

**Nine Voted in Favor**

3F. **TABLED** - Approval of an amendment to the Code of Ordinances, Chapter 6, Article II, Section 6-5 to provide for an increase in the membership of the Redevelopment Agency. (A copy of the proposed amendment may be seen in the Town Clerk's office during regular business hours.)

**Deputy Mayor Peak moved to adopt and Director Tweedie seconded the motion.**

**Deputy Mayor Peak** explained that the intention of this amendment is to expand the Redevelopment Agency to increase the membership and charge them with reporting to the Board of Directors every month on the redevelopment of the Broad Street area.

**Director Zingler** questioned the increase to twelve and not another number. He reminded the Board of the General Manager's suggestion to use an odd number. Mr. Zingler asked why the Board doesn't just charge the Agency with meeting regularly and let the five members already appointed do their work. He asked the General Manager if there are seven individuals waiting to get onto this Agency. General Manager Shanley said nobody has presented him with proposals and he hasn't selected or searched for members yet. Director Zingler pointed out that Manchester is struggling for Board and Commission members and suggested using the five existing members.

**Director Pelletier moved to amend the ordinance to have positions filled by the Board of Directors rather than the General Manager. Director Tweedie seconded the motion.**

**Director Zingler** asked Town Attorney Naab if another public hearing will be required with the change in who appoints members.

**Town Attorney Naab** advised the Board of Directors to hold another public hearing due to this change.

**Director Zingler moved to table and Director Farina seconded the motion.**

**Nine Voted in Favor**

**RECESS.**

The Board of Directors took a brief recess at 9:40 p.m. and returned at 9:50 p.m.

**Deputy Mayor Peak moved to recess and Director Farina seconded the motion.**

**Nine Voted in Favor**

**15. UNFINISHED BUSINESS.**

A. **REMOVED** - Discussion of water main assessments on Tolland Turnpike.

**MOTION TO REMOVE AND INSTRUCT THE GENERAL MANAGER TO RELEASE ALL CAVEATS.**

**Mayor Spadaccini moved to remove and Deputy Mayor Peak seconded the motion.**

**Nine Voted in Favor**

- B. **TABLED** - Appointment of a non-profit member of the Housing Commission to replace Anthony Bonetti, with a term expiring November 2010.

**Secretary Pelletier moved to table and Director Tweedie seconded the motion.**

**Nine Voted in Favor**

- C. **TABLED** - Discussion of Manchester Low Income Family Earners (LIFE) Program

**Secretary Pelletier moved to table and Director Zingler seconded the motion.**

**Nine Voted in Favor**

- D. **TABLED** - Appointment of an alternate member to fill the vacancy left by Salvatore Mancini's appointment as a regular member of the Planning and Zoning Commission, with a term expiring November 2008.

**Secretary Pelletier moved to table and Director Beckman seconded the motion.**

**Nine Voted in Favor**

- E. **TABLED** - Appointment of a member to the Building Committee, with a term expiring November 2009, to fill the vacancy left by John W. Little, Jr.

**Secretary Pelletier moved to table and Director Tweedie seconded the motion.**

**Nine Voted in Favor**

**16. NEW BUSINESS.**

- A. **APPROVED** - Approval of contract between the Town and Local 1579 IAFF, with terms for Battalion Chiefs and Deputy Chief and extension to June 30, 2011.

**Deputy Mayor Peak moved to approve and Secretary Pelletier seconded the motion.**

**Nine Voted in Favor**

- E. **APPOINTED** - Appointment of a member to the Housing Commission, with a term expiring November 2010, to fill the vacancy left by John J. Deeb (R) – Gerry Guay, 20 Jenny Cliff.

**Secretary Pelletier moved appointment and Director Beckman seconded the motion.**

**Nine Voted in Favor**

- F. Discussion of water and sewer utilities for proposed development on Bush Hill Road (Botti Farm).

**General Manager Shanley** referred to information received from Attorney Penny and explained that Town staff is looking for direction from the Board of Directors as to whether it should move forward and create the necessary documents to come back with a resolution for the next meeting.

**Attorney Stephen Penny** explained that Steve and Linda Botti own over 50 acres of land on the south side of Bush Hill Road and have found that it is no longer economically feasible to continue to farm the property. They are sensitive to the overall goal of maintaining the rural quality of the area and have proposed a 67 unit development of single-family, age restricted homes. This development provides protection for 30 acres of open space on the westerly side of the parcel. These 30 acres border 14 acres owned by the Manchester Land Trust. The project will be well set back from Bush Hill Road. The Bottis would like to use a cluster design, which cannot be built without public water and sewer utilities. Attorney Penny explained that if the Bottis were to develop single family homes, that would require 30,000 square foot lots, which would require clear-cutting the land. They would prefer the land be preserved. The Town of Manchester does not have water and sewer facilities close enough to the proposed development. The Town of Glastonbury has agreed to serve this project only.

**Director Tweedie** questioned a statement in the agreement that says if the association becomes insolvent, the Town of Manchester is the responsible party. He thinks that if the Town of Glastonbury is making the profit, they should become the responsible party if anything should happen.

**Attorney Penny** explained that the facility would be in Manchester so it has the fundamental jurisdiction authority. The expectation is that the association would maintain the facilities and the likelihood of insolvency is minimal. He explained that 67 units at \$350,000 to \$400,000 per unit would generate approximately \$494,000 per year in revenue for Manchester.

**Director Zingler** thought this was a good proposal for the Town of Manchester. He likes that the Bottis are trying to preserve the rural character of the area and it is obvious that a great deal of care went into this plan. Mr. Zingler noted mention of a fire hydrant on Bush Hill Road and asked for its location on the map. Attorney Penny stated that it will be placed wherever the Manchester Water Department would like to see it. Mr. Zingler recommended the Board of Directors ask Town staff to draft the legal documents needed to grant approval.

**Secretary Pelletier** stated her concerns with sewer service in the area and is pleased that the agreement with the Town of Glastonbury will be for this property only. She asked if there have been any discussions between the Manchester Water Department and MDC regarding liability.

**Attorney Penny** explained that there have not been any discussions yet. That is why this is on the agenda tonight. The Town needs approval of the Board of Directors to work through the details.

**Director O'Neill** supports this proposal. She understands that this family has farmed this land for many generations and has made a difficult decision. This is a thoughtful plan and she supports going forward with negotiations with the developer. Ms. O'Neill suggested limiting the sewer services to this development, not necessarily a specific number of hook-ups.

**Deputy Mayor Peak** acknowledged that families have the right to develop property how they see fit, as long as it is consistent with good public policy. He was impressed that the neighbors

spoke in favor of this proposal. Mr. Peak noted that State law says that if a septic system fails, and the property owner is within 200' of a sewer system, that property owner must hook into the sewer system. He asked if the sewer system will be at least 200' away from surrounding properties. Attorney Penny answered in the affirmative.

**Director Kissmann** will support this project. It will be an asset to the Town of Manchester as designed and the addition of a hydrant gives a safety net to this area. Mr. Kissmann feels this is a well-designed project and cannot see a negative impact with emergency access or density.

**Mayor Spadaccini** stated that it is rare to have these types of discussions at Board meetings and explained that it is happening because the Board of Directors is the Town's Water and Sewer Authority. He is supportive of the clustering concept, but agrees that it should not be a means of getting a higher number of units on the property. Mr. Spadaccini wondered what would happen if, over time, age restricted developments are no longer desirable. He asked if members of the association can change the restriction. Mr. Spadaccini believes whichever entity is receiving the revenue from the utilities should ultimately be responsible for the maintenance as well.

**General Manager Shanley** will bring a resolution to the Board that includes parameters discussed.

**G. ADOPTED AS AMENDED** - Amendment to Downtown Manchester Development Incentive Program/tipping fee rebate.

**General Manager Shanley** explained that the amendment would be restricted to the Downtown Business District and would require performance before the incentive is provided. It is a scaled incentive, meaning that the larger the dollar amount of work done, the larger the opportunity for a tipping fee rebate.

**Deputy Mayor Peak** noted that the Board has been talking for some time about policies that encourage redevelopment. He supports this incentive as it requires developers to invest in their properties. He likes the provision that requires the developer to pay tipping fees in advance and then apply for a rebate.

**Director Zingler** supports this incentive program. It is not a handout because it is requiring substantial renovations.

**ADOPTED – MOTION TO AMEND BY CHANGING THE FIRST SENTENCE OF SECTION 5 TO READ:**

**“The Town will rebate the tipping fees in the amount of 10% of the cost of the rehabilitation or renovation work, as determined by the General Manager, up to an amount not to exceed \$10,000.”**

**Director Zingler moved to amend and Director Tweedie seconded the motion.**

**Nine Voted in Favor**

**Director O'Neill** will not support this incentive. It is unfair to other businesses in Town that have done renovations, such as the Hilliard factories or buildings in the Historic District. Other people rehabilitate homes around town and it is unfair to single out the downtown area.

**Director Kissmann** will not support this incentive as it is unfair to those that are trying to keep their properties up. This rewards people who haven't been keeping up their property.

**Deputy Mayor Peak** disagreed with the sentiments of those opposed to this program. He believes offering an incentive will get people to renovate more quickly. This is not a stand-alone program, but rather a part of a larger program.

**Director Beckman** will support this incentive program. It encourages rehabilitation in an area that is in need. He thinks it would be irresponsible not to try to help in this area of Town.

**Director Farina** thinks this is a good idea and that the Downtown area needs more attention. This is one more thing that can be done to try to improve the area.

**Secretary Pelletier** stated that the intent is not to reward neglectful property owners, but work with people who are fixing up their properties.

**ADOPTED – MOTION TO ADOPT AS AMENDED.**

**Deputy Mayor Peak moved to adopt and Director Tweedie seconded the motion.**

**Seven Voted in Favor**

**Two Voted in Opposition – O'Neill, Kissmann**

H. **TABLED** - Appointment of Barbara Weinberg (D) to the Hartford Regional Tourism District, with a term expiring October 1, 2011.

**Secretary Pelletier moved to table and Director Beckman seconded the motion.**

**Nine Voted in Favor**

**ADOPTED - MOTION TO SUSPEND THE RULES TO GO BEYOND ELEVEN O'CLOCK.**

**Secretary Pelletier moved to suspend the rules and Director Farina seconded the motion.**

**Nine voted in Favor**

I. Discussion: Energy Improvement District.

**Deputy Mayor Peak** explained that legislation has been created that allows an energy improvement district or area. This will allow the district on-site generation of power and the distribution of it within that district. He reminded the Board about the speakers from the Industrial Park who need reliable power and that cost is a real issue. He would like to pass an ordinance to allow for this Energy Improvement District in Manchester.

**Director Zingler** would like feedback and copies of ordinances from other communities that have implemented this program.

**Secretary Pelletier** commended Deputy Mayor Peak for meeting and discussing energy needs with the business owners in the industrial park. She would like to see a report from the Alternative Energy Subcommittee outlining their initiatives as well as defining a direction.

J. Discussion: Home Heating Assistance Forum.

**Director Zingler** explained that he is concerned about Manchester's citizens in light of the recent financial crisis. He wants to be sure citizens have access to information regarding home heating assistance and thought a forum with all major players at the table would be a great way to accomplish this. He suggested a date of October 27.

**Secretary Pelletier** thinks this is an excellent idea but suggested waiting until after a Social Services luncheon that is taking place soon so all parties have the most up-to-date information. She suggested the WRAP Program and the Nu-Start program be represented as well.

**Deputy Mayor Peak** suggested people aren't always aware that besides income requirements, there is an asset test to qualify for certain programs. He would like to have information available for those who would like to make improvements to their homes. Mr. Peak suggested using the landlord registration list to apprise landlords of this event.

**General Manager Shanley** has tentatively scheduled a forum for November 3 or November 5. The statewide training that Secretary Pelletier referred to will take place on October 30 so he wanted the forum to take place after Human Services has the most up-to-date information.

K. Discussion: Security measures at Library.

**General Manager Shanley** explained that there has been a problem with people hanging out in front of the library and difficulties in enforcing loitering laws. Given the issues, Town staff has looked at the building and what types of physical barriers can be installed. Staff has come up with an attractive plan and Mr. Shanley will bring the plan and costs associated with it to the next meeting for discussion.

**Director O'Neill** asked that the Library Board look at the plan and suggested asking the Garden Club for help with plantings and maintenance.

**Secretary Pelletier** asked if it has been identified where the funding will come from. General Manager Shanley explained that a dollar amount for the project has not been finalized and that the project has not yet been approved. The demolition will be done in-house. The costs will be for aluminum fencing, ground cover, and plantings.

L. Discussion: Citizen Committee/Energy Audit.

**Deputy Mayor Peak** explained that this discussion item is an offshoot of the Alternative Energy Subcommittee. He would like to create a citizen's committee for the oversight and review of the energy audit. This is a topic he is interested in, but doesn't understand as well as others do. He would like to put people with a background in this area onto the committee. The committee could cooperate with the Board of Education and possibly result in energy savings which would translate into additional funding for educational purposes.

**General Manager Shanley** said that the energy audit will be complete in about one month. Having a committee before the report is complete would not be productive. He would like to have a member of Town staff on the committee as well.

**17. COMMENT AND DISCUSSION BY BOARD MEMBERS ON ITEMS FOR FUTURE AGENDA OR OF GENERAL CONCERN.**

**Director Kissmann** attended the EITC meeting and found that there are a couple of new tax items for this year. First time buyers receive a \$7,500 tax credit and real estate taxes can be deducted from income tax. Questions can be directed to Human Services at 647-3092.

**Director Farina** reminded the Board of his request last week for a meeting to discuss consolidating costs and saving money. He is anxious to get going on this.

**Mayor Spadaccini** had suggested a joint meeting with the Board of Education and on the same night having that discussion. He would like to give the General Manager time to put together department cost savings suggestions. Mr. Spadaccini heard the request and would like to wait until November to be able to assemble needed information.

**General Manager Shanley** stated that he has already taken short-term internal actions to accumulate savings. It is an ongoing process to look at every vacant position. He has been specifically not hiring and freezing a number of positions. Mr. Shanley has also been looking at capital projects and imposing travel restrictions. He doesn't know what will happen long-term with the economy but understands he needs to make sure the Board is not caught by surprise in May. He thinks it is very important to include the Board of Education in this process. Mr. Shanley found that revaluation is required by the State of Connecticut by October, 2011 Grand

List. The process takes 14-18 months. If we were to put out an RFP in the next couple weeks, we may be able to complete revaluation one year earlier in 2010. He believes in the scheme of things, this would not be worth it and recommended sticking to the current schedule and not trying to accelerate it.

**Director Farina** thinks it would be better if the Board of Directors got together to discuss the budget before the joint Board of Education meeting and to share ideas and possibilities. He would like to see it happen as soon as possible.

**Mayor Spadaccini** stated that although it is important to be proactive, the government is not in crisis. A steady hand is needed. He assured Mr. Farina that the Board will meet but believes it will be beneficial if done in conjunction with the Board of Education and with the benefit of staff recommendations.

**Director Zingler** asked for an update on the Journal Inquirer's lawsuit.

**Attorney Naab** answered that there has been no change since the ordinance was adopted. The lawsuit is in abeyance. He is waiting for the Town staff and the Journal Inquirer to come to a meeting of the minds on location of boxes. He expects that to happen within the next three to four weeks and at that point expects the lawsuit to be withdrawn.

**Director Zingler** thanked him and asked that he keep the Board informed. He asked about the Town's plan to comply with the new Public Act requiring municipalities to post minutes on its website within seven days of a meeting.

**General Manager Shanley** fully expects the law to be amended. He did hear that the Attorney General is aware of the practical matters involved in getting minutes posted within seven days. There are people at CCM working on the definition of minutes. Manchester will do the best it can to comply and Mr. Shanley has no doubt it is in compliance with the spirit.

**Director Zingler** thinks this is a good law and supports open and transparent government. The Boards and Commissions are the eyes and ears in our community and if the Board doesn't see minutes, it doesn't know what is being discussed. He advocates all Board and Commissions have minutes available online as soon as possible. He believes it is worth investing in the resources needed. Mr. Zingler said he was amazed at the turnout of C.E.R.T. and suggested that the Town provide Don Janelle anything he may need to help the volunteers.

**Director O'Neill** said she is fine with meeting on financial issues in November. She asked if someone can research the bus exhaust issue and find out if there is a retro-fit kit for bus exhaust systems.

**Director Kissmann** thinks the Town should look at supporting the C.E.R.T. volunteers and suggested proper clothing for cold weather or providing repair on their personal vehicles. He would like to see whatever support possible given to the C.E.R.T. volunteers.

**Secretary Pelletier** agrees that a meeting should be held to discuss the budget. There is no question that staff vacancies are causing a strain with increased duties. She would like to give the General Manager as much time as needed to prepare.

**Deputy Mayor Peak** noted the concerns brought forward by the Stonehaven neighborhood and asked if there is any ability to request a public hearing.

**General Manager Shanley** does not know the answer but is planning to get together with the residents who spoke. Mr. Shanley noted the property on Tolland Turnpike that was built in 1776 and recently slated for demolition. Someone has applied for designation as a historical structure and Mr. Shanley wondered if the Board would be willing to lend support. The Planning Director has been working with the new owners of the property to see if they would at least be willing to sell that portion of the property. It wouldn't hurt to add that it is the consensus of the governing body of Manchester that the structure be saved.

**Deputy Mayor Peak** would like to Board to offer soft support in this instance. He heard at the youth forum that the Recreation Department runs over 100 programs and performs program reviews. He asked that the Board receive copies of the program reviews.

#### **18. ADJOURNMENT.**

The meeting was adjourned until the Wednesday, November 12, 2008 Regular Meeting of the Board of Directors at 7:00 p.m. in the Lincoln Center Hearing Room.

**Deputy Mayor Peak moved to adjourn and Director Farina seconded the motion.**  
**Nine Voted in Favor**

**Recess:** 12:06 a.m.

gem

**APPROVED:**

**ATTEST:**

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**Secretary, Manchester Board of Directors**