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REGULAR MEETING

The Wethersfield Town Council held a meeting on December 21, 2015 at 7:00 p.m. in the Council Chambers of the Town Hall.

Present: Councilors Bello, Hemmann, Hurley, Latina, Martino, Rell, Spinella, Deputy Mayor Barry and Mayor Montinieri.

Also Present: Town Engineer, Mike Turner; Town Attorney, John Bradley, Jr.; Fire Marshal Anthony Dignoti; Denise Bradley, Assistant Planner; Brook Berry, Library Director; Jeff Bridges, Town Manager and Dolores Sassano, Town Clerk.

All stood for the pledge of allegiance to the flag which was led by Councilor Bello.

Proclamation given to the Wethersfield High School Men's Varsity Soccer Team by Mayor Montinieri.

Presentation given by Town Engineer Turner.

HEARING

Town Manager Bridges introduced a hearing item on the dedication of a portion of right of way which is known as the Old Reservoir right of way. The map went out to the neighborhood and has been online along with the associated information that backs up the staff recommendation for this to be dedicated. The blue triangle is the parcel in question which is approximately 3,029 sq. ft. It was purchased by the Town of Wethersfield as part of the Wilkus property purchase. It was purchased with different funds and left out of the Open Space dedication in anticipation of it being dedicated as a road right of way. There are 3 subdivisions that are a part of this access point – the Uccello subdivision, originally Ireland Estates, that was approved back in the 1980s and has been considered a platted subdivision; an interior subdivision, Reservoir Estates which is now call Ruggerio, they need the extension off Old Reservoir; and then what is known as the former Harris property which is currently going through Planning & Zoning now which will use the Old Reservoir access point as well. One of the concerns we continue to hear is that Old Reservoir will connect all the way through. Under the current design plans which are proceeding through the Planning Commission, this subdivision does not propose to bring Old Reservoir all the way through. The current design of this subdivision is an access point off of Back Lane which meanders through this subdivision and exits into the Reservoir Estates subdivision out to Old Reservoir and then out or accessing through Whippoorwill. There is no intention of building Old Reservoir all the way through. Some of the residents who live on Old Reservoir and Whippoorwill know that the developer of this subdivision is currently extending the road and building several lots. There is a temporary cul de sac being constructed and according to the approvals in 1980, these two lots, known as Lots 11 and 12 cannot be accessed without this dedication. When the actual Planning Commission approval required this to be dedicated in 1980 before these two lots could be accessed. So that's a motivation for this person and again without Old Reservoir being accessed, this middle subdivision has no access point at all. It's an abandoned piece of property at that point.

Town Engineer Turner stated that the original concept from a planning standpoint would have been to connect Old Reservoir Road all the way through. That was how it was conceptually laid out but because of some environmental constraints, that is likely not going to happen. The DiBacco subdivision, the

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southerly subdivision did some investigation at the northerly end of Old Reservoir as you come up from Two Rod, they did some tests and found peat and muck soils anywhere from 8 to 14 feet deep which all would have had to be excavated out the full width of the road right of way which is 60 feet down there and then replace with good structural fill in order to build a roadway there. So Mr. DiBacco and his engineers felt that this was not economically feasible so they looked and this particular piece of property has a 50 foot right of way which goes off Back Lane so he reconfigured the lots so the subdivision would come in off Back Lane and then loop up to the Ruggerio subdivision. The Ruggerio subdivision is an approved subdivision dating back to the 1980's. Lots were conveyed out of that individually, but the road was never built nor accepted as a town road. A portion of that subdivision includes about 400 to 500 feet of construction of Old Reservoir Road. There are wetlands along the entire easterly edge of that road right of way for Old Reservoir Road which limit the construction going into those proposed lots. Each of the lots, the timing is different for all of them in terms of development. The Uccello subdivision has been approved and has all of its permits, and under construction right now. The road utilities are in place. The roadway base and pavement will likely start in the springtime. All of that roadway, pavement and base have to be in before the first house, a building permit can be pulled. There are 10 lots so all of their access at this point will come in via Whippoorwill. There are two lots on Old Reservoir on the west side of Old Reservoir up opposite Hawthorn Way which have existing paved frontage, those likely could be the first lots that could be developed and those would have to access Old Reservoir with their driveways. The middle subdivision, the Ruggerio subdivision, a roadway layout and lot layout has been previously approved by Planning & Zoning. That subdivision would likely have to go back to the Wetlands Commission to renew their permit, but there are absolutely no wetlands on that particular property. Planning & Zoning would then have to see the roadway construction plans and approve those prior to that moving forward with construction. So you are looking at designing, engineering the roadway first, coming to Planning & Zoning so you're likely that if there were a connection through would not occur until probably next summertime. And then the DiBacco subdivision has received its Wetlands permit. The Planning & Zoning Commission is considering that application right now and their next meeting is the 5th of January where that will be considered. The center subdivision, Ruggerio, and the two lots on the Uccello subdivision are somewhat held hostage to the effect that they need a second way in and out. Our Public Safety folks, police and fire have advised us that this is literally the most remote site to respond to in town and with only one way in and out, it obviously creates some concern and rightly so. Should that one way in or out be blocked whether it's an accident or something happens there, so any further development, whether it's the two lots on the Uccello development, any of the lots on the Ruggerio subdivision, will need a second way in or out. So that either is the Back Lane way in or out or right now, without the Wilkus Triangle, folks would go up Old Reservoir Road go west on Whippoorwill and take Apple Hill or Black Birch perhaps or go out the Back Lane as another way out.

Town Manager Bridges stated that a year ago the Town Council sent to the Planning & Zoning Commission for what is called §824 referral. Any time the town does anything with real estate, real property or takes an action such as this, they refer it to town's Planning & Zoning Commission for a recommendation based upon its consistency with the town's plans and the comprehensive plans and so forth. And in January of this year, the Planning & Zoning Commission wrote a letter to the Town Council giving us a positive referral. The Planning & Zoning Commission is recommending that the town dedicate this piece of ground for right of way purposes. The Fire Department, Police Departments and the Planning Departments are all recommending that this dedication be made, as a public safety measure and as a transportation measure within the town.

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Deputy Mayor Barry questioned that if we don't do this right now, it seemed to him that the 8 houses at the end of Whippoorwill that are already going to happen and the additional two heading south on Old Reservoir will not be able to be done and what's the effect of not doing this on the DiBacco property, the southernmost development? Can all of those properties be developed? What's the limit?

Town Engineer Turner responded by saying the limit is 20 presuming it gets approved by Planning & Zoning but has not been acted on yet.

Deputy Mayor Barry asked by doing this are we enabling this entire parcel to be developed, all of it. Because it seems like it can't be done right now.

Town Engineer Turner indicated that it can be done with the one access point in to Back Lane but it could not be connected.

Deputy Mayor Barry asked that if we don't do it, there would be two separate developments on a smaller scale with two accesses. Is that how it is right now?

Town Manager Bridges responded that you abandon the middle subdivision, you land lock them if we don't do this.

Councilor Hurley asked that wouldn't it open up that temporary cul de sac? Or No?

Town Manager Bridges stated that the emphasis would then be on opening Whippoorwill up for access to the new piece of Old Reservoir. That would be the point of emphasis in order to get the two ways in and the two ways out of this area.

Mayor Montinieri indicated that that's what's going to happen regardless of what we do. The 8 lots, if the additional access created by the triangle were not to be in play, the 8 lots that exist off of Whippoorwill that's already approved and going to happen. So in essence, the Whippoorwill Estates is already cut now, there is a cul de sac which will be opened up to Old Reservoir if we say no to this triangle.

Town Manager Bridges stated that because you'll abandon these two lots plus this subdivision. You have to provide access somehow.

Councilor Hurley commented that they will go to Planning and Zoning to get the cul de sac open so they can go around that way.

Deputy Mayor asked that wouldn't they be faced with the same restrictions, public safety restrictions that you can't have more than 10 or 20 houses or whatever it is.

Town Engineer Turner indicated that everything would then domino. Presuming Mr. DiBacco's subdivision gets approved and then presuming someone comes in and wants to construct the Ruggerio subdivision, then their connection point could come up to Whippoorwill and take a left and go out Black Birch and Apple Hill as their second way in so you would have Back Lane and Whippoorwill as the two ways in and out.

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Mayor Montinieri commented that so right now, in that center area, no one is currently making a presentation or a request to subdivide that and create houses.

Town Engineer Turner replied that it is already subdivided.

Mayor Montinieri stated that it was approved a long time ago, but there is no one currently presenting a plan to do so.

Town Manager Bridges indicated that there would be testimony from one of the owners tonight who does want to go forward with that subdivision.

Deputy Mayor Barry asked was that the only way he can do that is if we do transfer this triangle, correct?

Councilor Hurley replied no.

Town Manager Bridges said or if Whippoorwill opens up to Old Reservoir.

Councilor Hurley responded that then all the traffic goes to Black Birch and Apple Hill if we don't open it up.

Town Engineer Turner indicated that if we open it up, it gives a driver a choice of what direction they want to go.

Councilor Bello questioned the time frame for these developments and were they proposing that they are going to be building DiBacco subdivision before the Ruggerio subdivision.

Town Engineer Turner indicated that DiBacco is further along and if they get approval by Planning & Zoning in January or February then they will be looking for road construction in the spring to summer time.

Mayor Montinieri asked that we didn't own this land when this first started that this Wilkus thing was owned by the Wilkus family and so when this was first envisioned back in the 80's and Wilkus owned all the land and that triangle wasn't an issue, was there a different plan being discussed with respect to how many homes were going to go in there.

Town Manager Bridges responded that no this was the exact plan that was approved. The only caveat was that Phil Ireland (Whippoorwill Estates) couldn't get these two lots without that triangle being dedicated.

Mayor Montinieri asked that the original plan called for a slightly reduced number of lots which would be accessed from Old Reservoir but it was accessible from Old Reservoir without the triangle because it was a smaller development. Correct?

Town Manager replied no, that the only caveat was he could build everything but these two lots without this being dedicated.

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Mayor Montinieri stated because that was small enough to be accessed the way it's designed without that, but what we are facing is that if we give this, they get additional lots but also provides a possible connection to the center which has no access right now. But DiBacco's development can get access from Back Lane as it exists today. It's already been approved?

Town Engineer Turner replied it's going through the approval process but he owns the land out to Back Lane.

Mayor Montinieri inquired that there is no way to configure the Ruggerio property and DiBacco without this piece?

Town Engineer Turner stated that the Public Safety officials do not want - at this point, we're at like the straw that's breaking the camel's back in terms with the number of lots being developed with only one way in and out. The DiBacco subdivision is 20 lots and Ruggerio is 12 lots for a total of 32 lots.

Deputy Mayor Barry commented that one of the things mentioned was that it wasn't likely that Old Reservoir would connect completely and he understood that was difficult to do, but he wanted some assurance that isn't going to happen because it was his biggest concern was about connecting Old Reservoir. That would change the tenor of the entire significant neighborhoods.

Town Manager Bridges asked if there is a way to prevent Old Reservoir being constructed across the DiBacco property.

Town Attorney Bradley stated the Planning & Zoning Commission has to approve all that and whatever their plan is and he didn't review it and he was not familiar with it but they have to approve the road layout for the development.

Town Manager Bridges stated that as it sits today there is not a connection. According to what we have seen on the plans so far.

Councilor Bello said that those plans have not been approved and could change.

Town Manager Bridges stated again that this Town Council would have to accept any road dedications that are produced from a new subdivision.

Town Attorney Bradley replied right.

Councilor Latina asked that there was a section of the road that the DiBacco Company looked at that was 14 feet of peat. Is that that the middle portion.

Town Engineer Turner responded that is the southerly most portion of the DiBacco parcel. As though Old Reservoir comes from the south would go into that property, right at that location there.

Councilor Latina commented but given what they found that doesn't seem likely.

Town Engineer Turner replied that's correct. It would be very expensive to build that section over.

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Councilor Martino commented that looking at the map as it is set up now, if we were to not accept the triangle; but looking at the way the roads are shown including the Old Reservoir part through the Ruggerio property, technically couldn't Old Reservoir be built all the way up to Whippoorwill and then come out and connect onto Whippoorwill which would then draw all the traffic to Whippoorwill and not on to Old Reservoir.

Town Engineer Turner stated that would be the likely scenario, yes, if the triangle were not dedicated to the road.

Councilor Rell asked if that triangle is not dedicated, all traffic would be dedicated to the egress through Whippoorwill so if there was ever an issue, an emergency or anything in that Ireland Estates that's where any emergency personnel would be coming through Whippoorwill, they wouldn't be able to come down Old Reservoir.

Town Engineer Turner replied that was correct.

Councilor Hurley had asked if the DiBacco Estate could connect just to the other side of Old Reservoir and he was told by Peter Gillespie who got the information from Town Engineer Turner that even just connecting that small little piece just to the estates itself to come out that way was not feasible. He could not speak for the developer, but he believed that was what was said.

Town Engineer Turner replied yes.

Mayor Montinieri asked Town Attorney Bradley about the perimeters that a Councilor and as Planning & Zoning gets involved, how much influence do they have in design phases with DiBacco and potentially Ruggerio. He thought that what they were struggling with was that they didn't want to have so much flow going through any one of these neighborhoods that is created by this development. That in a sense what we are talking about and as evidenced by the reaction to Deputy Mayor Barry point about Old Reservoir. The one thing that he has heard for two years is don't connect Old Reservoir because now you have essentially created a speedway through Prospect to the whole section up by Two Rod and it seems like we are okay we are kind of hedging a little and being cautious that this is not going to happen and I think there is some confidence that it won't but when you talk about the legal perimeters how much influence do we have in saying that can't happen before we proceed. Do we have the ability to say to DiBacco your design has to take into account that that's not available or do we have to entertain it and Planning & Zoning has to weigh it out and take into account neighborhood concerns. We are doing this one piece now but recognizing that that is on the table and most of us would agree that it wouldn't make any sense to open that up from a very active road on Two Rod which has a somewhat of a slow down on Old Reservoir on the south side but the north side connecting is certainly going to create that. Do we have that much influence over that or is that more Planning & Zoning issue at the end of the day, in terms of giving some direction, talking more directional because we are being asked to make a decision that opens up that possibility which is causing all of us to be cautious.

Town Attorney Bradley asked Mayor Montinieri if he was asking if the Council had influence on the Planning & Zoning Commission. He responded no that Planning & Zoning approves subdivisions and normally the developer works with the planner and the developer's designer works with the planner to come up with the road plan which ultimately has to be approved by the Planning & Zoning Commission

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and they are entitled to consider traffic and they make what they think is the best decision when they approve these plans. We haven't had too much large subdivision recently in town, but that is the process.

Councilor Latina asked would the Council have the ability to overturn it if we didn't like it.

Town Attorney Bradley responded no that the Council does not have the ability to overturn a Planning & Zoning decision. You can send letters, you can testify at the hearings and can have your input but ultimately it's the Planning & Zoning Commission that approves subdivisions including the road layout.

Councilor Hemmann stated that looking at the triangle piece, the fact that that was kept out of the open space, it was always intended for that to become part of that Old Reservoir area and that those two subdivisions had already been approved 20-30 years ago so people have been paying taxes on those properties hoping that a solution could be found to create a way for it to occur. The town was wise to keep that out of the right of way for Wilkus. It makes sense and the public safety piece is a big piece of it because you are creating a much more dense area within that section of town where there hasn't been and so the access points through Old Reservoir as well as Whippoorwill and Back Lane are all very important.

Town Attorney Bradley indicated that the Uccello Ireland subdivision was approved in 1980 and the developer conveyed to the town all the land that is shown as the road as shown as Old Reservoir Road. In other words he originally owned that land and was required as a condition of approval to convey that land to the town and on the Ireland subdivision he was not allowed to build which Town Manager Bridges referred to as Lots 11 & 12, but it's actually the two lots that are on the southerly portion, until the road was constructed in front of those two lots so that they would have frontage so that was certainly the original plan for that subdivision.

Councilor Hurley questioned that when we subdivide, that makes the land more valuable, like back in the 80's when it is was raw land it is not taxed as much as when it subdivided. Now if we deny access, then we made these people pay taxes for 30 years and does that bring on a possibility of a lawsuit from those people to say that you said subdivided you said we could have access and now you are telling us not and they paid taxes for 30 years on it at a higher rate.

Town Attorney Bradley could not speak to the DiBacco and Ruggerio, but certainly on the Ireland, he indicated that yes an approved subdivision lot is much more valuable than raw land and the town has taxed the lots on the Ireland subdivision as approved building lots, all 12 of them.

Town Manager Bridges indicated that those lots had been taxed as building lots.

Mayor Montinieri asked that before the Wilkus deal and the original folks gave the space for the street to the town, assumingly no one looked at this issue of public safety, they never got that far in terms of getting the design to say whether 10 or 12 or 8 could be done with the existing land because we acquired Wilkus after all that happened. So in theory what would they have done? Assume that we didn't buy Wilkus and this triangle wasn't in play, that development would have had to contented with public access questions and therefore determine the number of appropriate lots given public access and safety correct

Town Attorney Bradley stated again that the Ireland subdivision was approved in the 1980 and the condition of development of some of those lots, he was not supposed to build on Lots 11 and 12 which

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are on the north until Old Reservoir was constructed in front of those lots and after that 1980 approval, some other developer came along and so that is actually paved in front of the two lots on the north, lots 10 & 11 or lots 11 & 12. It comes down to where they are doing the road now. And now the developer of the Ireland Estates basically gave up and he lost all hope that we would get this triangle accepted and he proceeded with this cul de sac at the end so he could develop his lots. He's proposing to construct right now a cul de sac, his approval allowed for it, it approved for in the alternative, at the easterly end of Whippoorwill Road.

Mayor Montinieri asked that the current proposal calls for how many lots with a cul de sac?

Town Attorney Bradley replied that there are 12 lots but he is only going to build 10 of them.

Town Manager Bridges stated that it's a temporary cul de sac; it's a hammerhead until he gets access to Old Reservoir Road.

Mayor Montinieri asked if we didn't approve the triangle, he would reconfigure the road if we approve the triangle.

Town Attorney Bradley stated just for a cul de sac at the end of Whippoorwill on the eastern end.

Town Manager Bridges commented that it's just a temporary hammerhead till this issue.

Mayor Montinieri stated you do want to access from Old Reservoir you want two ways, I assume Fire Marshal Dignoti would say that, but part of this is resolved and doesn't necessarily mean we want to open it up all the way through but if we were to take away the two southern most lots and connect that so it's not a hammerhead, your traffic flow would be Old Reservoir and Whippoorwill for that designated space. It keeps it to that group and doesn't necessarily open up this question of greater access as these other developments occur. They could basically take their development plan as it unfolds, chronologically DiBacco and Ruggerio but in theory if we were to say we're concerned about flow through all of these neighborhoods and it would be preferable to have Whippoorwill, not deciding this, just throwing it out, if Whippoorwill then becomes a connection to old reservoir as intended without that triangle but has to reduce that amount of homes so that Fire Marshal Dignoti can support access properly for public safety. That could just be its own, if you will, decision for that piece. Correct.

Town Attorney Bradley indicated that he was not sure he was following - Ireland Estates is an approved subdivision and he's in the process of constructing each of those lots with the exception of the two southerly lots. He has no plans to develop those lots because Old Reservoir is not constructed in front of those lots.

Deputy Mayor Barry asked what the status of that middle property is, in terms of timing for any development.

Town Manager Bridges stated that he has heard from one of the owners of the lots that they would like to see it connected so they can move forward.

Deputy Mayor Barry asked that at this point there was no plan.

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Town Manager Bridges said because there is no road. He was sure if there was a road or access to it they would move forward or something.

Councilor Bello commented that they would need the road both from Old Reservoir and through Back Lane for the proposed DiBacco subdivision. They would need access from both ways.

Town Engineer Turner indicated that you would need two ways.

Councilor Hurley asked could you open one way just for emergency vehicles, if that was a concern.

Town Manager Bridges stated that would require a gate and our experience with gates is that someone usually ties a change around them and drags them down the street and we are in consistent maintenance with those so it is an option but it would become difficult to enforce. And you want to have it open for emergency vehicles so you can't put a hardened stop there. You got to have something that is moveable/removable and that tends to disappear or get damaged or moved.

Mayor Montinieri stated that still flows all the traffic the other way.

Mayor Montinieri invited Fire Marshal Fire Marshal Dignoti to the podium to explain about the public safety access and what if any options exist on the first piece.

Fire Marshal Dignoti explained that there has been a long history with these homes and the subdivision that was created long before his time when he sat with the developers that were interested and they take a look at a lot of these things. His job, as the Fire Marshal, is to look at fire department access and emergency access. The state fire prevention code gives him that authority to do that so he has to make the best recommendations based on what's in the best interest of the community. The triangle that we are discussing opening Old Reservoir we need to look at the history of old Reservoir. That street is larger than the rest of the streets in the neighborhoods and was built to be a larger road for better access. So if this goes through even the new extension of Whippoorwill Way that is being built now, were going to take advantage of Old Reservoir. To get to Whippoorwill Way now we have to go Black Birch or Apple Hill. We have to climb Wildwood and during seasonal issues, winter, ice and snow fire apparatus do not do well going up hills so that is always an issue with us. So whenever we can open up neighborhoods it's to our advantage as far as emergency access. He did a little history and looked at other subdivisions around town where they opened them up – Booth Avenue and Spruce Street, Nathaniel Drive and Gooseberry, Colonial Drive, Angela Drive, Windmill Hill. Back in the 1970's we had a very serious fire on Fox Hill Road before the road was opened up. Fox Hill didn't connect to Coppermill. We only had one access point and we had difficulties getting in there and the house burned to the ground and that's what drove opening up Fox Hill to Coppermill up to Highcrest later on. As far as a public safety issue, opening that triangle, opening Old Reservoir to at least Whippoorwill Way and the future development beyond that with DiBacco and that middle subdivision is going to be to our advantage. We can serve the public a lot quicker and we can get emergency services out there. He had not heard any discussions as far as connecting Old Reservoir, just the discussions we've had in house because of the wetlands and all those issues and he didn't see that ever happening. At minimum, opening the triangle would give them better access to that entire area of Wethersfield, that southwest corner. That is the most difficult area for them to service right now. Even beyond that, Two Rod Highway area, those are long response times for them to get out there. They have to travel a lot of roads to get out there. The way the firehouse is configured, the town is an old town. If we started this over again, we wouldn't have built the firehouses

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where they are today so we would locate them in different locations. We didn't know how development would go so that is a tough area for us to access right now. So anytime we can look at something like this and take advantage to provide better access than that's his recommendation. We need to do that. Mayor Montinieri asked looking at coming in from Old Reservoir, the most advanced proposal for design is this Whippoorwill piece which is why you are looking at it. Is there a way to provide access from Old Reservoir and Whippoorwill taking into account providing this additional space for the triangle, if need be, but leave it unfinished in such a way with the connection to DiBacco that that has to have its own set of issues addressed before it could be assured. Does that make any sense? You are talking about widening that road so Whippoorwill has access and you have access from Old Reservoir to get into this new piece. Is there a way for that to be done, accomplish the space that you need but not assure that it going to connect to DiBacco so when DiBacco comes forward he's got to make his own argument for how he is going to connect that if need be for fire safety but at that point assure us that it's not going to connect to Old Reservoir. Because that is the concern here and I don't think anybody supports it to going all the way through.

Fire Marshal Dignoti replied that what he was looking at was if once Mr. DiBacco builds his subdivision and that next subdivision the one in the middle is built, we would be able connect those roads from the northerly part of Old Reservoir and that would eventually go up to the Back Lane area so again that wouldn't affect the southerly part of Old Reservoir. We wouldn't need that to open up for emergency services. This new development, big all three of them together we would have much greater access to all three of these developments if that little strip of Old Reservoir were open. That would be ideal for us. Because even with the Back Lane subdivision as it is proposed now and based on something that's been on the books for years it is going to be a chore of us to go all the way up Back Lane to get to that subdivision. It's a long haul. It really is. Back Lane, again, we can take advantage of because we are on Prospect and Back Lane we are on major roads which from a fire service perspective is a lot greater. But if that triangle is not built, if we have to negotiate through Whippoorwill Way, Black Birch and Apple Hill, those streets which are smaller and people park on the streets so again it is harder to navigate.

Mayor Montinieri stated that he understood the wisdom of connecting the northern section of Old Reservoir to this new development which has been approved, but a way to protect that from meaning that now we have opened up the door to this connection that nobody is in support of. That is the concern. Obviously you got to cut the road, the triangle provides the access that you need it gives you the full 60 feet. On its face its fine, that's not what was troubling him and he imagined it's not troubling the rest of Council but what he thought was troubling them is does that mean now automatically we've opened up the door to a connection that nobody thinks is a great idea. Is there a way to be sure that we still have opportunity to weigh in and express public concern against that happening.

Fire Marshal Dignoti stated that he doesn't control that and he never envisioned opening Old Reservoir all the way from Prospect to Two Road and that wasn't his recommendation and he wasn't looking for that and he didn't see a need for that. He is looking at it as developers have come in and we have to provide emergency services to them and what is the best way of doing that. Right now the best way would be to access from Prospect to Old Reservoir to access these three subdivisions. Anything beyond that he was always under the impression that Old Reservoir couldn't be built because of the wetlands and other issues.

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Councilor Bello asked at this time did he have reservations with the approval of the DiBacco subdivision if the triangle is not dedicated.

Fire Marshal Dignoti replied absolutely because the developer has the right to do this but when we only have one access point. We have learned a lot of things like when we had the tornadoes and hurricanes and some of the crazy weather we experienced three or four years ago, there were properties or areas of towns that we had trouble accessing until the crews got out there. Anytime we have two access points to anywhere that is to our advantage. And even in the fire service when we operate, ideally we like to come from two different directions, that's for hydrants, that's for many strategic issues, we like to come from two different directions. We have fire hydrants in town for service they are always working and he has seen hydrants that break during a fire and so if you only have one way in and the hydrant breaks then what do you do. There are always issues so we always like to see two access points to any kind of development if we can get that.

Councilor Bello commented that we are approving this triangle before DiBacco subdivision has been approved by Planning & Zoning. Having DiBacco subdivision go before Planning & Zoning, getting approval will then be able to say definitively that it will not connect to Old Reservoir because of according to what we are seeing here he has a cul de sac that would build houses on what would have been the connection to Old Reservoir. So it seems that it would be easier for the Town Council to look at approving this triangle when all the pieces have been put in place and right now this subdivision hasn't been approved by Planning & Zoning so we don't have all those pieces in place now and that we could approve, in theory, this triangle now, only to find out that DiBacco isn't approved or someone else comes in and wants approval that does connect the two Old Reservoirs and she would like to see this DiBacco subdivision approved so we can say definitively we're blocking the access to the other side to Old Reservoir through these lots on this first cul de sac.

Fire Marshal Dignoti stated that he was looking at it from two different scenarios: (1) if we open the triangle it will help us on the Whippoorwill Way area, regardless of the DiBacco subdivision ever gets built, that is going to help us to that area of town, Black Birch, Apple Hill, Whippoorwill Way, getting to Back Lane easier too if we needed to. (2) If DiBacco subdivision does get built, based the way it is laid out, the street can't go in anyways because there will be lots there so it would be a non-issue. But we don't know that.

Councilor Bello responded then it's a non-issue, but at this point we don't know that for sure. Because this hasn't been approved and if this is not approved the next plan could have it going through. In theory.

Fire Marshal Dignoti replied that he doesn't get involved with the design portion of it but what he had been based on what he has been told it really is not feasible to try to get that road in. That is why DiBacco is being designed that way because the road can't go in anyway.

Councilor Bello asked him if his recommendation to Planning & Zoning then would be to not approve the DiBacco subdivision as it stands now without the triangle.

Fire Marshal Dignoti responded no, the DiBacco subdivision we have already commented on that. We know we only have one way that is why it has shrunk. There are not as many houses as it should be. It can't get any larger. We are maxed out there.

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Councilor Bello asked if he was okay with the 20 houses on the subdivision without the triangle.

Fire Marshal Dignoti replied correct without the triangle but again based on all the discussions we have had we have always foreseen that Old Reservoir from the northern portion would open up. And that development would carry on there. So in stages eventually we would see those roads from the northern portion of Old Reservoir connect to Back Lane without even addressing the southern portion of Old Reservoir. He indicated that he has never seen any plans with that and it has never come up in any discussions.

Councilor Hurley asked that they would still need two accesses. So they would open up Whippoorwill which would then drive all the traffic into Back Lane and Apple Hill. Back Lane would be open and Whippoorwill would be open to Old Reservoir because that would be the two accesses.

Mayor Montinieri asked was it for just the piece being developed now.

Town Manager Bridges indicated for all of them.

Fire Marshal Dignoti responded that if the triangle wasn't opened up and Mr. DiBacco built his subdivision the center subdivision got built, all the traffic would end up serpentine and it would be impossible for us to take advantage of that because it would be easier for us to go up Prospect Street to Back Lane. By the time we went up Wildwood and Black Birch or Apple Hill and back down Whippoorwill Way we are going to lose a lot of time.

Mayor Montinieri asked that looking at the drawings, the current configuration on DiBacco does not show a connection to Old Reservoir from the north. It's assuming that that middle road is cut. Is that road going to be cut regardless of whether Ruggerio develops. That's was confusing to him. He understood that there would be double access, but is Ruggerio or DiBacco responsible for the road cut. Let's say that Ruggerio is not ready to go and DiBacco needs that to access Old Reservoir from the north, then who is putting the road in.

Fire Marshal Dignoti replied that Old Reservoir Lane, that's the middle subdivision. It's on paper, it's there but I think the developer needs to build it. The developers would have to work that out.

Councilor Rell thanked Fire Marshal Dignoti for his being there for the public safety aspect and asked which company would respond to any fire emergency in this area.

Fire Marshal Dignoti responded that in the daytime because of the way we are set up, all three companies would go but in the evening, Company 2 & 3 so the Griswold station and the station off of Ridge Road on Kelleher Court would respond there.

Council Rell asked that being an all-volunteer fire department what is the response time on a typical first responder to a scene.

Fire Marshal Dignoti stated that they track their response time but they vary so much being a volunteer fire department compared to most volunteer fire departments our response time is pretty good only because the footprint of the community is small. Our average response time is probably five minutes but

Approved

obviously to that area of town it's probably another minute, another two minutes, probably 6 or 7 minutes.

Councilor Rell asked if there have been any calls to that portion of Back Lane to the south where that proposed road would be within the past five or ten years.

Fire Marshal Dignoti commented that over the years we have had very few calls traditionally on Back Lane. On Back Lane half the road is ours, half is Newington so the other side of the street is Newington anyways so we don't have to service as many homes because the streets belong to both communities. Everything on west side Newington goes. East side we go. We have gone to a couple of calls of those houses vary at the far end of Back Lane for nothing serious, fire alarms things like that, and we haven't seen anything major incidents down there but again that is the furthest stretch we have to go is the end of Back Lane.

Councilor Rell asked if there is a call to that further stretch of Back Lane from Company Two you would go Griswold to Prospect to Back Lane. And currently if there is a call for Hawthorn Way, let's just say the intersection of where Hawthorn and that proposed triangle is, where would Company Two come from.

Fire Marshal Dignoti responded that depending on the day and the traffic so we could take advantage of going up Highland Street and cutting across Thornbush and going down Baneberry one of the side streets to get there. Companies One and Three would be coming up Prospect because that's the only way they can get there. But Company Two can use Baneberry as a cut through if they need too. Usually we try to stay on the main roads because it is safer for fire apparatus to access main roads and that is why Old Reservoir, the northern part, we need to take that to our advantage because it was built to be a larger road and we can traverse there a lot easier than Black Birch or Apple Hill or Wildwood.

Councilor Rell asked that with all these developments, who would put the fire hydrants in. The developers would.

Fire Marshal Dignoti stated yes, the developers. In fact the Whippoorwill Estates subdivision they have already installed the two fire hydrants so as the rest of the developments goes in, if they go in, it will be up to the developers to install them. In fact the DiBacco subdivision has already met with his engineer as far as hydrant placement and what not.

Councilor Rell asked that it's Wethersfield purgative that you tie into hydrants every time. You don't have tankers.

Fire Marshal Dignoti commented that no we always take two hydrants. That's our standard operating procedure only because in single family homes, one hydrant will suffice. That will handle it and give us plenty of water but we always take two because, again, we have had hydrants break on us, water mains break on us. The way the Chief has designed it, we always take two fire hydrants.

Councilor Rell inquired those two hydrants in that Whippoorwill Estates where would the hydrants be.

Fire Marshal Dignoti stated that they have already been installed. One is on Whippoorwill Way almost where the original cul de sac is right now and the second hydrant is at the corner of what would be Old Reservoir and Whippoorwill Way. They have already been placed in.

Approved

Councilor Rell so in case of an emergency, you would have an engine at the end of the northern portion of Old Reservoir tied into a hydrant and your second water source would be from Apple Hill to where the cul de sac is. So if that triangle is not there, you would have an engine up on Old Reservoir and an engine over on Whippoorwill so how would you be able to tie

Fire Marshal Dignoti replied that if the triangle doesn't get open up, we're not even coming down Old Reservoir. We would have to come down Apple Hill.

Councilor Rell stated that's a good distance from Apple Hill to the proposed cul de sac of Whippoorwill. That's were the two hydrants are.

Councilor Martino commented that looking at the two scenarios coming in through Whippoorwill or coming in through Old Reservoir, he understood in case of a fire that speed is of the utmost importance, how much time do you think would be saved by coming down Old Reservoir to get through that development versus going the other way. Are you talking seconds or are you talking a minute or two.

Fire Marshal Dignoti stated that it could be a minute, at least a minute maybe longer. Again, it depends on the traffic. It depends on the weather conditions again if it's snowy or icy, trying to get up Apple Hill is going to take a little longer and obviously during winter conditions we have to drive much slower. Fire apparatus' are very difficult to stop so the troops are trained, even though there are emergencies; they have to use really good judgment because they are difficult to stop. We have to maintain our speed limits. Again, that is going to save us at least a minute but again he couldn't give him hard facts. He has to look at the best access for public safety and opening that little stretch of Old Reservoir is very important for us.

Mayor Montinieri asked that assuming that happens where does this road end since DiBacco is not connecting yet. Whippoorwill finishes, they reconfigure, take the hammerhead out, they connect that road from Old Reservoir as required or preferred by you, where does that road end.

Fire Marshal Dignoti said he would have to ask Town Engineer Turner because there are those two other, that part of Whippoorwill Way, those two other

Town Manager Bridges indicated that they would require any of these developers to build a road to the extent of their property line.

Mayor Montinieri commented that it would stop where that last lot is.

Fire Marshal Dignoti responded those two lots right.

Town Manager Bridges stated that then would be picked up by the next property owner.

Mayor Montinieri asked assuming they are connected.

Fire Marshal Dignoti commented that if that is not connected, it would a hammerhead or a turnaround for us down there.

Approved

Mayor Montinieri stated then so it is not a finished road at that point, to Amy's point, that if DiBacco comes along a year from now and says okay you created the possibility for me to connect, but I've got to submit a plan to connect to the northern section of Old Reservoir but I'm going to do it through the cul de sacs as drawn which confirms they are not connecting, then we can address that. But you are saying we have to have this option now before we get to that point.

Fire Marshal Dignoti stated correct and again it would have to be built to at least to those the most southerly lots for Whippoorwill Way Estates.

Town Manager Bridges stated that would include water lines, sewer lines and storm sewers.

Fire Marshal Dignoti replied that is why he had the hydrant installed at the corner of Whippoorwill Way and Old Reservoir, we'll call it, had it installed there to take advantage if those two lots are built, we would already have the hydrant there, so we would be in really good shape, so the infrastructure is there.

PUBLIC COMMENTS ON HEARING ITEM ONLY

Cindy Lesser, 8 Hawthorn Way which is at the corner of Old Reservoir and abuts the parcel of land that is needed to build the proposed road. She was concerned about the extension will be directly behind her home and which, because of Wilkus farm and the open space, there will be no natural barrier from her property line to the road. They will lose all their privacy and experience noise and pedestrians who could access their yard from town property which has a very visible pool and would create a liability for both them and the town. She has school age children and feels it would be unsafe with the close proximity of oncoming cars. Many trees have been cut down in preparation for the road and more for the conserved land. She would like the town to replace trees with arborvitaes as soon as possible. With regard to the development, she has spoken to Mr. Uccello, the Town Planner, the Town Engineer and town manager and she has seen the plans and has noticed that the plans are not consistent. Her understanding of the most current plans and the timeline and details of the plans, as of today, per a conversation with Town Engineer Turner is that the DiBacco development has not been approved through Planning & Zoning and does not need the extension of Old Reservoir yet. The center piece, Ruggerio project does need the road extension for safety purposes. This part, however, cannot be built until the DiBacco project which is not approved by Planning & Zoning, is approved and until that is built they cannot build the next phase. She has been told that this is the third phase of the project, this phase that needs the roadway. The final phase could take 10 to 15 years to become a reality and she was wondering why the road needs to be approved now. The only advantage she can see of approving and building the road now is that Mr. Uccello is able to build 12 houses instead of 10 houses. It seems like a lot is being sacrificed by the neighborhood for 2 houses. Once this land is given up for that purpose they lose their voice as residents to the future of the neighborhood. It becomes uncertain and their ability to be heard will be muted at the hands of the developers. Her concern is that the DiBacco project has not been approved yet and so any plans you see today when you vote for the roadway may not be the plans tomorrow once the road has already been approved. Bit by bit the process is damaging the wildlife, the beautiful preserved property that the town vowed to protect, protected land will be surrounded by construction and another road connecting three developments under long term construction and it is not serving the purpose it was set out to do. The proposed of the road will increase traffic and become a cut through for the time being. From her perspective, the true purpose of the road will be servicing residents that do not yet exist and houses that are not yet built and may not be built for years to come. This is being done without the care or concern of

Approved

current taxpaying homeowners who already live in these neighborhoods and it seems that there might be a plan to offer an access emergency vehicle only road with an electronic gate and come down to a cul de sac so that most or all of Uccello homes could be built and then we could worry about that center Ruggerio project when it comes up which could be 10 to 15 years from now. She would like the Council to open the possibility of reassessing the situation based on necessity when the time comes.

Ann Thomas, 87 Black Birch Road was wondering if we voted for this on the deed it was for future use in 2009 and this triangle has been pulled out for the last 30 years on this 30 year old map with all three of those projects have been on it since then with their lots divided as single residential and that this triangle was for that purpose so what is the process now. Why are we voting on this now if we have told them over the years that this was a done deal by deed. Why did it not happen?

Town Manager Bridges responded that the process is that the Town Council formally has to accept the road right away. And that is where we are. This is a hearing on the acceptance of the road right away and there has to be an action taken by the Town council and this is the process.

Ann Thomas indicated that in 2009 when it was voted on it and that the parcel was to be reserved for future road of way. The parcel has always been dedicated for that purpose and it makes perfect sense because why would you want people driving in and out of a cul de sac.

Frank DiBacco of 126 Colonel Chester Drive commented that his biggest advocate was the Army Corp of Engineers because when they were approached about the connection on the southerly side of Old Reservoir, they laughed and told him to come back with a better means of un-disturbing the soils. They told him that it was impossible to go that way. He has been working on the design for the past year and a half and have been discussing it with the town and with attorneys for the best possible protection of the reservoir and will be presenting his proposal on Jan. 5 and have come to an agreement on how many acres he is dedicating to the preserve to the wetlands agency which will eliminate the future connection of ever happening to the south of Reservoir Lane. They are moving forward with a 20 lot subdivision instead of the 24 which is what they started out with. He also has controlling interest in the Ruggerio piece. He bought that 15 years ago and that is his third phase. He has been talking with Uccello to make that connection later on in a few years. He does not know where the 15 year subdivision plan came from but at the rate of inquiries he has been getting, he should be out of here in three or four years with the entire construction of all 34 homes. The Ruggerio piece is a 13 lot subdivision, not a 12 lot subdivision so with his 20 and that 13 it makes a total 23 and they lost a few lots because of the wetlands issues and he has gone into negotiations with MDC, CL&P and is waiting to hear back from CNG on how they will be making the connections all the way up to the northerly end of Reservoir Lane. He can't do anything until he passes Wetlands but is designing his subdivision and incorporating his designs with Uccello and Ruggerio. He is designing all of it and unless the Planning & Zoning prohibits that, he would like to continue that process and connect these parcels. You have an option to try to amend a little bit the Reservoir Road is a 60 foot right of way and the roads that he is proposing are a 50 foot right of way and a 30 foot pavement. When he comes out and ends up on Reservoir Lane there will be a section from the unpaved portion to the paved portion that little hammerhead that you can call the triangular piece so why keep that road at 60 feet just extend that radius a little bit and donate the 10-15 foot of that road and abandon it and give it to Mrs. Lesser so she can have a buffer and some privacy. You don't need a 60 foot road turn into a 50 foot road at a different location. You can move it up and give her the land that you don't need. He would like to see this development move forward and his projection of a four year

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turn around for all 33 lots might be less. He has been paying taxes for 15 years on the middle piece and he has been landlocked and paying those property taxes as a buildable lot. This triangular piece has been hitting him in the head and he's been waiting 15 years and counting for property that was approved and he should be able to utilize it and he needs permission to get to his property.

Maresa Harvey of 260 Back Lane representing her two sisters: Elizabeth Vallera of 20 Sydney Lane, Cromwell and Theresa Cork of 4307 Beachwood Lane, Dallas, TX. They are in tremendous favor of the proposed resolution. They own 6 lots in the approved DiBacco subdivision. All that he says and his plans to move forward they could not be are happy about. Approval of the resolution will insure that future property owners in that area enjoy improved public safety and thanked the Council for their consideration.

Tom Fitzpatrick of 40 Whippoorwill Way provided a petition from over 50 people from the Apple Hill, Whippoorwill, Black Birch and Wildwood neighborhood who signed it. No one was against the petition; everybody was in favor of the transfer of the land. Out of all the people that they talked to nobody mentioned that we were trying to pit neighbor against neighbor or any kind of "not in my back yard" type of thing. The only feeling was that the traffic is going to come out of those developments and it is going to come north and at least if we open up this parcel of land because, as it was mentioned, the dead end or hammerhead or whatever you want to call it at the end of Whippoorwill is temporary. When that goes the traffic coming out of those developments from the lower part of that development is going to be split between Old Reservoir and Whippoorwill. They are under no illusion that it is not going to be coming down, if you are going west chances are you will turn onto Whippoorwill and then onto Apple Hill. What they are trying to prevent is all the traffic coming up Apple Hill, Black Birch and Back Lane. All the people who signed the petition indicated that they are concerned that they will get all of it and they just want to be fair about it and divide it up between the two streets and make it easier on both sets of homeowners.

Ken Bradley of 74 Whippoorwill Way right at the end of the current cul de sac commented that he wouldn't be there if the Wetlands Commission had done their jobs back in the summer because 80% of the land back there is wetlands and they are building on it and having water issues during construction. But now that is a done deal there is nothing they can do about it now and the Uccello subdivision is approved. During the summer at the Wetlands Commission meeting it was promised that Whippoorwill Way would be extended up to the Wilkus farm area and would dead end at a cul de sac. They told us at the time that we didn't have to worry about Old Reservoir ever connecting because it had to go through a long approval process and that Whippoorwill Way was just going to dead end or end in a hammerhead or a cul de sac. Everybody was fine with that, as fine as they could be, but now the plans have changed. The builders all want their way and they get the piece they want and there are promises made up front and little by little pieces are taken away and they get what they need. There are plenty of streets in town with one access point like Hawthorne which is quite a long street. Maybe 20 houses you just get to the point where two access points maybe make sense. A solution might be that somewhere on Old Reservoir to split the road in half and making two dead ends so everybody from the north side exits one way and everybody from Mr. DiBacco's properties exit to the north out through Back Lane which would limit the traffic coming up Whippoorwill and then it wouldn't be necessary to worry about the triangle piece. He questioned why can't the town consider not approving that triangular access and limit the amount of development. Why does the Ruggerio property need to be developed except for that Mr. DiBacco has mentioned he has bought it and has been paying taxes on it, but we keep developing all this property in

Approved

town that really should have been designated as wetlands and shouldn't have been built on to begin with. If the wetlands commission had done its job they would have realized that there shouldn't be houses on there and he felt it was premature to vote on this triangular piece of property until the DiBacco subdivision goes through the approval or denial process without knowing what the real long term plan is for all three of those subdivisions.

Bruce Harvey, husband of Maresa wanted to comment on two things that the Fire Marshal said. (1) If the Whippoorwill development takes place, the road going through the triangle would be an advantage so that is a major safety factor to have access. (2) Regarding Mr. DiBacco's proposal the Fire Marshal said he is fine with that right now and there's no problem with that and if you look at the map, he didn't think anyone was talking about Old Reservoir Road going down through the wetlands according to the map. So that is a town official whose primary interest is the safety of the town saying that Whippoorwill could greatly benefit from having access through the triangle and that there are no safety issues with the DiBacco development.

John Hagerty of 18 Hawthorn Way questioned if this triangle gets approved and these developments go in within four years so that's 45 units with at least 90+ cars going up Old Reservoir north. Is there going to be another light at Prospect because that is a significant increase of traffic and coming around the corner to get onto Prospect can be a problem. Did this mean another light on Prospect? We have had one of the driest summers we have had in a long time and he understood that this was all a done deal for Uccello, but that land is under water where they are proposing to build the two houses on Old Reservoir. There is still standing water back there and how are they supposed to do that and is the town since we approved the land on the hook for any lawsuits.

Phil Tougas of 5 Hawthorn Way had a suggestion that where Ruggerio meets Uccello he would not open it up at all until the majority of the building is done. Keep it closed until at least two thirds of the building is done. And he jokingly suggested to Fire Marshal Dignoti to put a fire house right where the blue triangle piece to have access.

Al Marino of 100 Baneberry Lane on the corner of Old Reservoir and Baneberry where he has lived for 12 years and it has been a considerable raceway even the way the traffic pattern is now. The stop signs at Baneberry and Old Reservoir are run through on a regular basis and the police department does nothing. The roads conditions are despicable. What about the additional traffic that is going to turn from Old Reservoir from the triangle, turning east on Baneberry and all that traffic. Because they are going to continue to cut through they are going to go up Baneberry Lane down to Thornbush to go south and east. They are not going to be going down to Prospect just like they do now so there will be more traffic coming through. He invited the Council members to drive down that street. He realizes there are budget issues and not getting the money from the state as in past years, but his cars have needed alignments on a regular basis because it is a disgrace. If you figure out the taxes that are paid by Baneberry Lane alone, those taxes add up to a lot of money. It is getting ridiculous. Traffic is out of control and there are a lot of younger families are moving into the area. We are going to have some big problems with access problems with safety and ambulance problems. He asked the Town Council to let their conscience be their guide.

Peter Susca of 52 Hawthorn Way had a lot of mixed emotions when he listens to everything and he understands what Fire Marshal Dignoti has to say because he has been on the Fire Department for quite a while. His concern here is and he respects the investment that everyone has made in their homes to have

Approved

a cul de sac and a minimum access of cars to their properties but he thinks his investment should be respected just as much as everybody else. His concern is the traffic and thinks it would be nice to spread that traffic out. Besides tearing down all that forest and movement of the animals and game, his concern is what's the burden on the town with all these properties. And if we had an extra 50 school children where would we put them. Webb district is already pretty full. We have streets to maintain and we have a challenge doing that right now. Next year that street is going to require four wheel drive because it's in rough shape. We have some challenges in our ability to maintain this town and we are adding to this burden. With the Wilkus farm property we looked at development there and we realized that you are lucky if you are revenue neutral when you add property to this town. It is going to cost more than what

you get from the taxes. The burden is going to be bared by all of us, a little bit at a time, to the point where we may not notice it but it will add up whether it's a school burden or a maintenance burden or whatever. But if we feel we have to do it we need to do it in a way that makes sense to the flow of traffic and the protection of these neighborhoods.

Frank DiBacco of 126 Colonel Chester Drive wanted the public to know that his 20 lots can get approved through the Fire Marshal without any safety issues and the other 13 can't. That property that he and the Harveys pay taxes on, even with his subdivision, is unbuildable unless he gets access to that other side. Regulations say that he has to have a certain number of homes and a certain distance before he can get to where he needs to go. And that actually affects almost him dead ending just before getting to the 13 lots in the middle. So now he will be stuck in the middle paying building lot taxes and being dead ended on both ends. That triangular piece is needed to continue moving forward. Even if he gets his approved, it should happen unless the town rejects it for some unknown reason. He believes and hopes this subdivision gets approved and without the approval that triangle, the 13 lots in the middle will go nowhere. If this proposal is rejected then what does he do because he has have been paying taxes for years. He is a resident in this town, he owns property in this town and he pays taxes in this town and he feels he has every right to get to his property and he is asking for that right along with the Harveys. There are 13 parcels of buildable land that they can't get to because of regulations. How much longer do they have to suffer for that. They bought it in faith that this triangular piece was eventually going to be a subdivision parcel. The town bought it. They made the requirements to make it available. A developer could have bought this property and given it to the town and made it available. You beat us. But you prepared yourself to give it to us. So he was asking for what you prepared for since 1980 and he didn't understand what the conflict is to finally officially do it.

John Magel of 12 Acorn Way questioned that without the triangle piece has anything been looked at that where the middle parcel and Mr. DiBacco's lower parcel are not connected so that he would have access from Back Lane and then be dead ended in his parcel and then the other parcel the one currently approved off of Whippoorwill and the center parcel would come in on the other one and those two developments were not connected. He understood that traffic was an issue and trying to split it up. He could see the additional traffic on Old Reservoir and how it has become a raceway. Was there any reason why both properties couldn't be dead ended.

Tom Fitzpatrick 40 Whippoorwill Way was confused that he and others understanding that where it is dead ended, was temporary and that would open up. Now trying to find out it absolutely will, Whippoorwill, if that is not opened up, Whippoorwill stay as a dead end. His concern was what was coming from behind, the two developments, because they could live with the 8 new houses already there.

Approved

If we don't open that triangle then you can't come down Old Reservoir, he can't build so does that mean is that a permanent dead end or will that go away.

Mayor Montinieri declared the Public Hearing closed.

Councilor Martino moved to **“TAKE ITEM B1C THE RESOLUTION DEDICATING CERTAIN LANDS FOR HIGHWAY PURPOSES ON THE AGENDA OUT OF ORDER BEFORE THE PUBLIC COMMENTS AND ADD ITEM 4BC THE BID FROM EAST RIVER ENERGY FOR GASOLINE”**, seconded by Deputy Mayor Barry.

Vote: All Councilors present, including the Chairperson voted AYE. The motion passed 9-0-0.

Councilor Spinella moved to **“APPROVE THE RESOLUTION DEDICATING CERTAIN LANDS FOR HIGHWAY PURPOSES”**, seconded by Councilor Martino.

Councilor Bello wanted an answer to Tom's question whether if this triangle is not approved will that mean that Whippoorwill will remain a hammerhead and how would that affect the Ruggerio subdivision.

Town Engineer Turner responded that from Mr. Uccello's standpoint it will be built as a hammerhead and he will not be able to continue to the south to pick up the additional two lots. It just has to be the original 10 lots. For Ruggerio to be built then the temporary cul de sac would become a 90 degree turn to the south and the road would be continued at that point.

Councilor Bello then asked then the Ruggerio subdivision could still be built without the triangle but it would connect to Whippoorwill.

Town Engineer Turner stated that Ruggerio would have to connect both Old Reservoir up to Whippoorwill and into Mr. DiBacco's subdivision to the south. He needs two connections to be built. Yes, then all the traffic would go out Whippoorwill Way towards Apple Hill and Planning & Zoning would give the approval.

Deputy Mayor Barry commented that he still had some open questions on it. He stated that he started with the position that he did not want under any scenario for Old Reservoir to connect and that perhaps it was premature to vote on it. And now he has heard from Mr. DiBacco that the middle property may not happen at all if we don't do this so his suggestion was to table it at this time and get more definitive answers feels that he doesn't have sufficient information to approve this and he didn't have assurances that this is not going to go through.

Councilor Hurley stated that like Town Engineer Turner said if we don't approve that the traffic will flow up through Back Lane, Apple Hill and Black Birch from those houses.

Councilor Bello stated that assuming that Planning & Zoning passes the subdivision which they have not done that yet so why is that not happening first.

Councilor Hurley replied that Uccello and Ruggerio are already approved, so if DiBacco gets disapproved they can still come up that way and come through that neighborhood.

Approved

Councilor Bello said that it was her understanding that Ruggerio needs two access points so they won't be able to come through Whippoorwill because if DiBacco's subdivision is not approved they would not have a second access way. So this is contingent on DiBacco's successful passing Planning & Zoning and it seemed appropriate for us to table this until that approval goes through.

Town Manager Bridges responded that he thought the Planning & Zoning Commission was looking for some direction on whether or not there will be a road there in order to move these things forward because every time there is engineering done, it costs money for these property owners. There needs to be some definition on where the road network is.

Deputy Mayor Barry asked if the only thing before Planning & Zoning now is the 20 lots. So the middle property isn't before zoning at this point.

Town Manager Bridges commented that you are still going to need to know where you can extend utilities from, where the traffic is going to go, those kinds of things before you move some of this stuff forward and design the plans accordingly and that is the driver at this point.

Mayor Montinieri invited Fire Marshal Dignoti to the podium. He commented that he appreciated the residents coming and talking about this topic. These subdivisions have been approved and the Council doesn't have the luxury of second guessing the subdivision. That is outside their purvey as a Council to reinvent those. Our examination of the triangle is designed to provide safety and access to these neighborhoods as they do become developed and to take into consideration the interests of the neighborhoods and to reduce as much as possible and spread the movement of cars and traffic and activity through approved subdivisions that are there. He appreciated Peter Susca's point about paying taxes and impact on schools. Many of those topics Planning & Zoning has looked into things like flow into our district, lights, traffic flow, stop signs and all the various things that are in play but not here but they are Planning & Zoning or design review, traffic control, engineering and so forth. Our school district has projections for enrollment which has been examined. We are considering all these things and all of those things have been addressed or partly addressed, assuming certain things when we open the door to whatever we elect to do. Safety seems to be one of the drivers here and access and safety through Old Reservoir and the widening of that road creates an opportunity for fire and safety to get in from both Old Reservoir and Whippoorwill once this is completed. In theory, if we approved at some point, this triangle which gives access to widen this road, you are going to have an opportunity to change the design of that road that exists on paper today. Right now this hammerhead is on paper only. Assumably Uccello would change that immediately to a different design which would allow a turn through and that has already been discussed. He asked Fire Marshal Dignoti or Town Engineer Turner to respond to the point that Mr. DiBacco made about changing the width of the road and accommodating more screening if that were to be done. Could that be done or would it require further discussion, actually responding to the residents on Hawthorn and Cindy Lesser points, specifically. Could we provide additional screening or make that request by virtue of that redesign.

Fire Marshal Dignoti responded that he would have no objection to shrinking that road or making it less wide there. Old Reservoir is one of our wider roads because it's like a catch road when it was originally designed. It is very important for us to get that open. And to get it open, if we have to shrink it or come up with a different design he was very open to working with the town engineer and we have minimum standards for town roads so if we need to shrink it in that area he was sure they could work something

Approved

out.

Town Engineer Turner stated that typically in Wethersfield our roads are either a 30 foot wide pavement within 50 foot right of way or 40 foot wide pavement within a 60 foot right of way. This happens to be a 60 foot right of way in this area. So if we just continued as a 30 foot wide pavement, all we need is a 50 foot road then we could give up 5 feet on either side or maybe it could be shifted within the right of way so that additional land on the east side could be available for a buffer.

Mayor Montinieri asked what would be the process for discussion with Uccello on that as they finish the design plan. Would that require another Planning & Zoning visit.

Town Engineer Turner responded that he would have to come back to Planning & Zoning to approve those construction plans for the final road layout.

Mayor Montinieri stated that to Deputy Mayor Barry's point about that he thought it would be helpful for them to know if the developer would entertain it and find it acceptable and maybe have some discussion about the cost of additional screening to the neighbors and that would give us a little bit more comfort about that game plan, if you will, for that. And the second phase that we are talking about that Mr. DiBacco shared is that obviously he has several steps that has to go before the lower portion. He questioned Fire Marshal Dignoti that he thought he did envision that Mr. DiBacco's section along with the expanded Ruggerio could conceivably be addressed without connecting that and it wouldn't require it being a no. We wouldn't be eliminating that development if we said; you want to entertain the option.

Fire Marshal Dignoti responded that his recommendation to Planning & Zoning based on the DiBacco proposal was that Old Reservoir needed to open up if the Ruggerio subdivision were to go in. We gave a favorable recommendation for the DiBacco subdivision but if he extended it further taking over the Ruggerio subdivision then Old Reservoir needed to be opened up, that was his recommendation to Planning & Zoning. He stated that he makes a recommendation, that's his job and it up to Planning & Zoning to make the final decision.

Mayor Montinieri commented that ultimately Planning & Zoning would have to weigh in based on his recommendation. If the Council at some point approved the release of the triangle to allow Uccello to have access from both sides which accommodates your safety concerns for that development and Mr. DiBacco has a 20 unit development down further south which could be 30, you would make a recommendation that we should consider connecting that which at that point Mr. DiBacco would have to address this issue that we have all had about not connecting the southern section of Old Reservoir, but you are trying to keep the possibility to exist for that to possibly happen so that property can be completed safely in your mind. We need the northern connection.

Fire Marshal Dignoti commented that the southern portion of Old Reservoir has never come into any - we have never discussed that and he has never envisioned that opening and he wasn't proposing that and he never asked for that. The only thing is when these subdivisions came up when the triangle portion came up, he has been in favor of opening the triangle portion, but as far of the southern part of Old Reservoir which connects to Two Rod Highway we never have discussed connecting Old Reservoir all the way through. Based on everything he has heard and has been told with the wetlands, the Army Corp of Engineers said that was never going to happen so we never even discussed that.

Mayor Montinieri asked him if he could conceive of any arrangement where Ruggerio and DiBacco could

Approved

develop those two parcels without connection to Old Reservoir north.

Fire Marshal Dignoti stated his biggest concern was the only other way in there was going through Wildwood to either Black Birch or Apple Hill and taking those roads into Whippoorwill Way. There are a lot right hand and left hand turns to get there which will slow our response time. Old Reservoir is our best advantage to serving that neighborhood. Can it be done, absolutely but it's just going to increase the response time out there.

Mayor Montinieri asked what the sentiments of Council were - should they should move this question, should we table it. We have a motion to second it on the table for the motion as it exists today which is to approve it so if we are prepared to vote on it, we could vote on it and see where the votes sit or if we want to entertain a table we can entertain both.

Councilor Bello commented that she was not ready to approve this because she didn't know where Planning & Zoning is standing on this. She understood that Town Manager Bridges said that Planning & Zoning doesn't want to approve it until we make a motion. Was it correct to say that the subdivision before Planning & Zoning is just for the black portion on the map right now and why would Planning & Zoning not approve that without the triangle based on what we are hearing there are no safety issues with just that black subdivision.

Town Manager Bridges stated that we have a recommendation from the Planning Commission to go ahead and approve this triangle. It has to do with the extension of utilities and that interstitial subdivision which they want to provide access to.

Mayor Montinieri responded that his concern about that was Planning & Zoning is looking for guidance from us on this triangle which gives them an opportunity to evaluate Mr. DiBacco's proposal knowing that at least that exists as an option. If we hold it up then Mr. DiBacco is held up there's no question and they won't be able to properly evaluate his request for Planning & Zoning approval if this is up in the air and so that's the problem with that. The only reason to wait on this is to answer a few of these questions, so we could approve it knowing that all the safety issues have been addressed to Fire Marshal Dignoti's satisfaction. One of the other things was the assurance that we are not going to connect south which has been a huge concern for residents for a long time. He thought they should a vote on it and see where the numbers and if it passes then we have the sentiments of the Council and if it doesn't then we are obviously are going to revisit it again.

Town Manager Bridges asked the Town Attorney John Bradley that if Council voted no then what happens, did they then have to resubmit a new resolution and we have to start over.

Town Attorney Bradley stated with regard to the acceptance of the triangle, you would have to bring it up again. You could bring it up again but at a later date.

Town Manager Bridges asked then you would have a new public hearing and a new dedication, a new everything then.

Mayor Montinieri commented if we voted it down, Uccello would have to configure, assuming they are ready to go forward on this development, they would have to consider a redesign without access to that road and the safety issue.

Approved

Town Manager Bridges stated or go back and get Whippoorwill as the access point which creates its own set of problems.

Town Attorney Bradley responded that Uccello is proceeding based on that they are going to have a cul de sac at the end of Whippoorwill so they are not going to be affected by this. It is only DiBacco and Ruggerio who are affected.

Mayor Montinieri commented with respect to all the public comments and concerns a few things he has learned was helping him on this was certainly the question of not connecting south because that was on his mind and the safety issue that Fire Marshall Dignoti has raised for access to Whippoorwill and the new development from Old Reservoir is a very legitimate concern that comes into play when you are adding these additional houses which many of the residents up the area adjacent to that want to see that happen so that we don't have overflow traffic coming into Black Birch and Back Lane if we don't approve that. That is a real consideration and Mr. DiBacco is going to be coming forward to Planning & Zoning with that next phase of the development with the idea being that there may or may not be access, but eliminating the option creates a second set of paying for that middle property which the owners of that land have every right to develop that land. They've paid taxes on it. It's an approved subdivision and it would certainly be exposing the town to a legal action after all these years so he wants to be cognitive of that without eliminating the concerns of the residents and those weigh in for him. He has some questions he thinks need to be answered but didn't think it should impede them going forward with this vote.

Mayor Montinieri moved to call the question: **“APPROVE DEDICATION CERTAIN LANDS FOR HIGHWAY PURPOSED”**.

Vote: All Councilors present, including the Chairperson voted AYE. The motion passed 6-3-0. (Deputy Mayor Barry and Councilors Bello and Spinella voted against.)

At 9:10 p.m. Councilor Martino moved to **“TAKE A 5 MINUTE RECESS”**, seconded by Deputy Mayor Barry.

Vote: All Councilors present, including the Chairperson voted AYE. The motion passed 9-0-0.

Councilor Hurley motioned to **“RECONVENE”**, seconded by Councilor Bello.

Vote: All Councilors present, including the Chairperson voted AYE. The motion passed 9-0-0.

PUBLIC COMMENTS

Gus Colantonio of 16 Morrison Avenue commented that this was for the three new members who have not heard about his complaints he has had for many years with regard to Wethersfield Police Department report regarding Morrison Avenue which was done in 2009. He has asked for a stop sign for east bound traffic on Morrison Avenue. The addition of a stop sign would help to slow traffic because cars are traveling east bound at a high rate of speed. The stop sign for west bound traffic on Morrison Avenue at Orchard Street is necessary because of a sight line restriction. When driving south on Orchard Street it is difficult to see west bound cars because of a fence at 6 Orchard Street. The report says when you approach Morrison Avenue from Orchard Street and you look towards Silas Deane Highway you cannot

Approved

see very far. Subsequently the town has taken measurements of the intersection sight distance and the measurement from Orchard looking east you can see 290 feet. That is why you need a stop sign. So when you approach Morrison Avenue from the south you can only see 232 feet as measured by the town, then why don't you need a stop sign there. 232 feet does not meet the requirements for 25 miles per hour, yet nobody has done anything. The manual on uniform traffic control advisory states that stop signs should not be used for speed control. Stop signs shall not be installed in a manner that minimizes the number of vehicles having to stop at the intersection when a full stop is not necessary at all times. Consideration should be given to use less restrictive measures such as yield signs. Stop signs shall not be installed on major streets unless justified by traffic and engineering study. Hillcrest and Orchard has three stop signs. There are no restrictions on sight distance yet they have stop signs and he cannot get a stop sign where he needs it. There are 45 kids that cross when they go to school at the worst section of Morrison that is a blind spot. He was told that he does not have enough traffic yet he has twice as many cars as Hillcrest. He has heard that basically there are too many stop signs in town and they don't want to put any more and he tends to agree but let's install them where we think we need them. And as long he doesn't get an answer, right or wrong, he will continue to keep coming back.

Robert Young of 20 Coppermill Road wanted to know who is going to pay for the road once it goes in. He hopes it is the developer and was glad to hear that it would be the developer. The State of Connecticut put out a fiscal accountability report and the current deficit that they are proposing for the next couple of years. They are indicating for 2016 is \$254,000,000 deficit; 2017 was \$552,000,000; 2018 would be \$1,722,000,000; 2019 would be \$1,872,000,000 and 2020 would be \$2,200,000,000 deficit which he was sure they had all read the report. He found it interesting how the Office of Fiscal Analysis came up with the numbers and he thought it would go along with how the town will deliberate their budget which means that they will be handling the heck out of the citizens for more money and that is wrong. We need to learn to live within our means which the state has not learned yet. They continue to borrow and borrow. As the deficits grow, the towns will get less money unless they continue borrowing because that's how they have been funding all of this. He asked that the Council, as they go through the budget season, consider these sick numbers that we are seeing and be more aware of living within our means. He suggested that the new Council members to be their own person, not this party line voting, party line discussion just be your own person. People have to make up their own minds on the dais.

George Ruhe of 956 Cloverdale Circle stated he wanted to welcome the new Council members. He was looking forward to having good relationships with all the Council members even if he doesn't always agree with them or that they all make him happy but did agree that they should all be their own person and think twice. Wishes everyone well for the New Year and let's see what we can do to improve this town. He has some concerns but two things caught his attention. (1) Mr. DiBacco said that he was entitled to have something and wanted his due. He purchased the property for whatever reasons but it was not just to have a hunk of property. He was having some foresight and looking ahead to make a return on his investment and it shouldn't fall on the taxpayers or the council members or anybody else to soften the blow or to bail him out. (2) If you are making a motion to table, then you can't have a discussion on it, you have to vote on it, boom, boom, yes or no. Table it and let it go at that. He was looking forward to having something happen in his neighborhood before he dies. He wished everyone good luck.

Approved

COUNCIL REPORTS

Councilor Martino reported that last Tuesday the Capital Improvement Pavement Committee met and picked the road to be paved in 2016 based on both the recommendation from the town staff and the Road Manager System.

Town Manager Bridges commented that what wasn't shown was the MDC was working on Garden Street, Lincoln, Dorchester, Deerfield and Garden Court which has started and those will be repaved curb to curb. We had a problem on Hang Dog that piece that was paved last year the seam split within six months so they are going to come back in the spring and redo that section at their cost. It popped after one winter so they will redo that section. TILCON is the contractor and it was their last road that they paved in November and it was a cold day so the seam set before they could patch it up with the original and they admitted that they need to redo it.

COMMENTS

Mayor Montinieri reported that he and Town Manager Bridges attended the MDC Board Budget passage last week. It was a byproduct of Town Manager Bridges doing some groundwork through the board previously with the budget. One of the things coming out of the formula adjustment for the member towns for the MDC is that adjustments are being made on some of the cities particularly Hartford which is impacting negatively Wethersfield and other towns. The proposed budget had about \$180,000 increase in cost to the Town of Wethersfield which is obviously a very unappealing increase, almost 6% off our current budget. We decided it would be appropriate for both of us to attend the board discussion and raise our concerns about the extent of that increase. We were the only town to attend the board discussion and raise those concerns. We did get some good response and it did illicit from the chair an acknowledgment that the formula needs to be looked at. However they did pass the budget although our two town representatives, Commissioners Adil and Camilliere did vote against it as a result of our initiation. It is a concern and it will probably be one of the biggest to line items to hit our budget in the spring but we reached out on behalf of our community to raise our best resistance. Town Manager Bridges did an outstanding job and in fact two members of the Board commented that Town Manager Bridges had been very capability involved in the previous discussions which was nice to hear.

Deputy Mayor Barry stated that he was at the Building Committee last Monday and the project is progressing with a lot of moving parts. The school will be closed for the holidays and there will be some abatement done. Phase 3A the turnover of level 2 and 4 which you see when you enter from Wolcott Hill Road will be ready for next semester. The auditorium is scheduled to be back on line the beginning of March. From a contingency standpoint on the financial side, there was an overall project contingency of \$500,000 and allowances of another \$500,000 for a total of \$1,000,000. There is an item on the agenda this evening on the sound system and there were some questions with some of the bids whether everything had been included in the bid. There was \$100,000 in the budget and so the Committee ultimately voted to recommend an expenditure up to that number but based on what the bids are that come in.

Councilor Hurley commented that the Wethersfield Police Department did a great job at Tip-a-Cop at Chips. It was crowded and the police were hustling and they must have raised a ton of money for Special Olympics.

Approved

Councilor Latina stated that she lives in the Highcrest district and there have been concerns over Facebook posts and security issues and she wanted to commend the Principal for stepping out and protecting the kids and going forward with the police report and helping to get that meeting together. There are still a lot of people who are nervous but the open conversation is moving things in the right direction. There was a police officer there the other day with a canine with him and she got the sense that people were more secure with him there. She applauds Mr. Bean who has taken it on the chin from a lot of parents who think more can be done and they are doing stuff on the board side and on the police side. Mr. Bean is looking out for those kids in every way possible so she wanted to show some public support for him because he is doing a wonderful job.

Deputy Mayor Barry commented that at the Tip-a-Cop, the waitresses were happy to have the cops there because they had a big push that day and they were able to move things along. He was talking to one of the top executive from Raveis and Wethersfield handles the Tri-town area and they are expecting before the end of the year to have over \$100,000,000 worth of sales completed out of that office that's why they outgrew their last location so they are doing wonders for us there. He was also at the Firemen's Awards Dinner and he wanted to compliment the firemen for what they have accomplished over the past year and years of service. People got awards for five years up to 60 years of service. 60 years for Dave Anderson. There was a walk through for the proposed site for the Transition Academy on the Silas Deane Highway. What was nice was this time the parents and the students were invited to show up and everybody got to see it and there was a lot of positive feedback from the parents on the site and there was the possibility of getting the second floor as well.

Mayor Montinieri stated with regard to the Transition Academy that he and Chairman Bobbie Granato have been asked by Emily Daigle to participate in at least two or three subcommittee meetings following up that visit as well as two other sites that are going to be viewed. If anyone had any feedback or concerns, he asked them to send an E-mail to him so he could communicate it back on behalf of the Council. A few years ago there was a concern about furniture from the high school being tossed out and had still not finished its useful life. He met with Fred Bushey last week to look at the next phase of the classrooms that are being vacated over the Christmas break and they did a walk through. He is going to retrieve all that furniture out of the high school and work on finding homes for it. Councilor Latina has found some options for the furniture but there must be some other secondary uses for it as opposed to paying for disposal of it, he would welcome any suggestions.

Town Manager Bridges commented that because of the holiday they would be preparing the January 4th Council packets which will be available on Wednesday. He wants to spend most of the next meeting time going over the big pieces of the budget which he and Mike O'Neil will be putting together a power point on it to get it started. He reminded everyone that town hall was closed on Thursday and Friday.

Town Clerk Dolores Sassano reported that she has two meetings scheduled for new procedures that are going in state wide for vitals as well as election changes that will come up with new equipment that the Town Clerks and Head Moderators will be responsible for entering data.

Approved

COUNCIL ACTION

Unfinished business

Deputy Mayor Barry moved to “**AWARD THE RESURFACING OF A PORTION OF THE MILLWOODS PARK PARKING LOT TO CONNECTICUT SEALCOATING LLC FOR \$62,070.00**”, seconded by Councilor Martino.

Town Manager Bridges commented that they had some questions on the definition of a local bidder. The Town Attorney reviewed the submittals by one of the other vendors in terms of their qualifications for local bidders and determined that since they don't have actual site in Wethersfield as a place of business that they don't qualify as a local bidder. They are recommending CT Sealcoating who was the lowest bidder. Their references have been checked and their work was found to be of high quality and have no concerns about awarding them the bid.

Councilor Hurley stated that he did not agree with the Town Attorney. He will vote for this but DiCiccio Brothers are registered and a corporation in town and we denied them a building that they wanted to put their equipment in. They do have their equipment in Newington and he feels that if they have that law on the books we should give it to them. The Town Attorney didn't agree so he would not vote against it and he will vote for this company but he disagrees with the Town Attorney.

Vote: All Councilors present, including the Chairperson voted AYE. The motion passed 9-0-0.

Other Business

Councilor Bello moved to “**AWARD A CONTRACT TO TREMCO/WEATHERPROOFING TECHNOLOGIES FOR ROOF SERVICE PER THE AGREEMENT FOR THE TERM THROUGH JUNE 30, 2016 IN THE AMOUNT OF \$55,165**”, seconded by Councilor Spinella.

Town Engineer Turner responded that several years ago Capital Improvement Advisory Committee brought forth a proposal when we were looking at hiring roof consultants that we might achieve cost savings if we were to lock into a long term contract, so in 2012 we entered into a five year contract with Tremco and they are working very well with us and he recommends this.

Vote: All Councilors present, including the Chairperson voted AYE. The motion passed 9-0-0.

Bids

Councilor Martino moved to “**ACCEPT THE QUOTE FROM ADVANCED ALARM AND COMMUNICATIONS INC. FOR \$24,990**”, seconded by Deputy Mayor Barry.

Town Engineer Turner stated that two years ago we went out to bid for the installation of close circuit cameras on the exterior of Town Hall and the Library and this past year in the capital budget we requested and it was approved to add \$15,000 for additional cameras inside the building for public areas. The Library also requested some additional cameras due to incidents so they actually held \$10,000 in their end of the year budget turnover, so we have \$25,000 available budgeted for these additional cameras. Advanced Alarm did all the original wiring and TV work so he was recommending them to continue on

Approved

with them and this will give us 20 additional cameras which goes to a server on the second floor, but it will be possible to tap into them live if it were necessary to. The information stays on the server for 30 days.

Vote: All Councilors present, including the Chairperson voted AYE. The motion passed 9-0-0.

Deputy Mayor Barry moved to **“AUTHORIZE AN EXPENDITURE OF UP TO \$100,000 FOR THE HIGH SCHOOL AUDITORIUM SOUND SYSTEM, VENDOR TO BE DETERMINED BY THE HIGH SCHOOL BUILDING COMMITTEE”**, seconded by Councilor Martino.

Town Manager Bridges indicated that they are working through the process of reviewing the proposals from the sound vendors for the auditorium but it is as much about the design and the expertise of the acoustical people as it is of the equipment, so the Building Committee is reviewing that. There is a time frame involved because they don't have another meeting until late January, so in order to expedite things; they are asking that the Council approve authorizing up to the budget amount so they can move this forward.

Town Engineer Turner responded of the three quotes being reviewed one of them was over budget but the two of them are within the \$100,000 budget are off of the state bid list so they are competitive bids and they are firms we have worked with in the past. He will report back on the exact scope and if the money is not used up, it will stay in the technology budget.

Mayor Montinieri suggested that Deputy Mayor Barry oversee the bids and if it is not the lowest bidder or if there are some questions then it will come back to Council.

Vote: All Councilors present, including the Chairperson voted AYE. The motion passed 9-0-0.

Councilor Bello moved to **“ACCEPT THE BID FROM EAST RIVER ENERGY FOR UNLEADED GAS FOR THE CALENDAR YEAR 2016”**, seconded by Councilor Spinella.

Town Manager Bridges stated that CRCOG opened the natural gas bids and the lowest price was from East River Energy for \$1.59 a gallon which is less than the \$1.93 we are currently paying now. This will be potential savings.

Vote: All Councilors present, including the Chairperson voted AYE. The motion passed 9-0-0.

ORDINANCES, RESOLUTIONS, APPOINTMENTS FOR INTRODUCTION - NONE

MINUTES

Councilor Spinella moved **“TO APPROVE THE MEETING MINUTES OF DECEMBER 7, 2015 WITH THE CORRECTION ON PAGE 8 FROM UTUBE TO YOU TUBE,”** seconded by Councilor Bello.

Vote: All Councilors present, including the Chairperson voted AYE. The motion passed 9-0-0.

Approved

PUBLIC COMMENTS

Gus Colantonio of 16 Morrison Avenue commented that he has lived in Wethersfield for 42 years now and he is proud of it but some of the roads are sad. Two and three years ago they installed a signal light at Rte. 3 with Griswold and Waters and that is great but 50 feet from the intersection in the south bound direction, there is a speed limit sign which says 40 mph. Now there is another sign there which you can't even read is it completely gone and the idea that these signs get washed out with time, he can understand. What he doesn't understand is that town employees should have been there when they installed these lights and not realizing or seeing this sign and not saying anything about it bothers him. He thinks town employees should care more, not just about their paychecks but the way the town looks. Wethersfield Avenue was revitalized many years ago and yet when you come to Wethersfield, nothing has changed. On Route 5/15 that has to merge to two lanes, that is completely wrong - did we ask the question to the state.

Robert Young of 20 Coppermill Road urged the Mayor to put a sign on Morrison Avenue. He thinks Mr. Colantonio deserves it because he wants to improve his area of town. He, too, thought it would improve his neighborhood.

ADJOURNMENT

At 10:10 p.m., Councilor Bello moved "**TO ADJOURN THE MEETING**" seconded by Councilor Martino.

Vote: All Councilors present, including the Chairperson voted AYE. The motion passed 9-0-0.

Dolores G. Sassano
Town Clerk

Approved by Vote of Council
January 19, 2016