

**WATER POLLUTION CONTROL AUTHORITY &  
TOWN COUNCIL MEETINGS OF NORTH BRANFORD, CONNECTICUT**

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**Tuesday, February 7, 2006**

**Town Council Chambers  
7:00 p.m.**

1. ROLL CALL: Present were Mayor Andrew Esposito, Deputy Mayor Joanne Wentworth, Council Members Mary Bigelow, Andrew Bozzuto, Vincent Candelora, Michael Doody, Donald Fucci, Arthur Hausman and Ashley Joiner. Also present were Town Manager Karl Kilduff and Town Attorney John Gesmonde.

2. MINUTES OF PREVIOUS MEETING:  
a. January 17 – Regular WPCA & Town Council Meeting

MOTION: Councilor Bigelow moved, seconded by Councilor Hausman, to accept the minutes of the January 17, 2006 Regular Water Pollution Control Authority and Town Council Meeting as presented.

VOTE: Passed 9 to 0 in a roll call vote.

**WATER POLLUTION CONTROL AUTHORITY AGENDA**

3. CORRESPONDENCE/CITIZENS' STATEMENTS

There were no correspondence or citizens' statements at this time.

4. UNFINISHED BUSINESS: None.

5. NEW BUSINESS:

a. Discussion and Action Re: Request to Connect Proposed Apartment/Office Building to Sanitary Sewers - 1715 Foxon Road

Town Engineer Kurt Weiss reviewed with the Council his Memorandum dated February 1, 2006 regarding Request to Connect Proposed Residential/Office Building to Sanitary Sewers-1715

Foxon Road. He noted that this connection will be through an existing sanitary sewer line in Loeber Place. He stated that the existing building, fronting on Foxon Road, would not be connecting to the sewers, only the proposed new building. The Town Engineer confirmed that this meets all the requirements to connect to the sanitary sewer system.

Town Engineer Weiss reviewed the calculations for the Special Connection Fee which comes to nine units at \$1,055 per unit.

The owners were present to answer any questions from the Council.

There was considerable review and discussion on this request by Council members.

Town Engineer Weiss reviewed the mixed use type of development proposed which requires a Special Use Permit from the Planning and Zoning Commission. There was discussion by Council members of this type of mixed use development.

The Town Engineer confirmed that there is enough capacity in the sanitary sewer system for this proposal.

**MOTION:** Councilor Candelora moved, seconded by Councilor Bigelow, that the North Branford Water Pollution Control Authority hereby approves the attached Suggested Motion (Attachment 1) regarding Request to Connect Proposed Apartment/Office Building to Sanitary Sewers at 1715 Foxon Road.

There was further discussion by Council members on this request and the proposed type of mixed use development. Councilor Candelora felt that this was an aggressive development for this site. Councilor Hausman questioned the mixed use type of development and whether or not the Town is gaining anything by increasing residential use.

Upon questioning, Town Engineer Weiss confirmed that the access to the proposed building is from Foxon Road only. The sewers will connect through Loeber Place. He noted that the proposed building will not be visible from Foxon Road but would be visible to the Loeber Place residents.

There was further discussion on this between Council members and the Town Engineer. The Council noted that the issues raised need to be addressed by the Planning and Zoning Commission.

**VOTE:** Passed 9 to 0 in a roll call vote.

**6. CORRESPONDENCE/CITIZENS' STATEMENTS**

There were no correspondence or citizens' statements at this time.

**Presentation of Retirement Plaque to Joseph DiNatale**

Mayor Esposito presented a retirement plaque to Joseph DiNatale for his years of service to the Town of North Branford.

**REGULAR TOWN COUNCIL AGENDA**

## 7. REPORTS OF COMMITTEES, BOARDS AND COMMISSIONS:

## a. South Central Regional Council of Governments

Town Manager Kilduff reported on the January 25<sup>th</sup> meeting of COG where reorganization issues were discussed. Two other topics at the meeting were Homeland Security and an upcoming drill and DOT funding to help municipalities enhance bus service to the communities.

The Town Manager presented to Council members for their information a Press Release on the February 15<sup>th</sup> public meeting on the Route 22 study to be held in North Branford.

## b. Farm Ordinance Study Committee

Deputy Mayor Wentworth reported that the Committee reviewed the language that the Town Manager proposed and has sent it to the Town Attorney for review. Once reviewed, this will be sent to Senator Meyers and Representative Ward. Deputy Mayor Wentworth spoke on her discussions with Representative Ward who was looking for direction as to what the Town is looking to clarify.

## c. Regional Growth Partnership

Town Manager Kilduff reported on the February 1<sup>st</sup> meeting of the RGP at which an update was given from ISO New England, who manages and controls the power grid for New England. There was also a general discussion on Connecticut electric utility rates and what the RGP's role is in addressing concerns with respect to electricity issues. He noted that the draft budget was also presented.

## d. Economic Development Commission

Town Manager Kilduff reported that the Economic Development Commission met last night with only three members. He distributed to Council members a letter of resignation from John Greening.

The Town Manager reported that the Commission reviewed the quarterly business visitation report, the upcoming façade program, and signage issues raised by the businesses who feel that there is not enough signage. He stated that there was discussion on placing articles in the Totoket Times on a regular basis updating the public on the businesses in North Branford. The Commission also discussed re-inviting the New Haven area commercial and industrial real estate group back this summer.

## 8. TOWN MANAGER'S REPORT

Town Manager Kilduff presented and reviewed with the Council his Memorandum dated January 31, 2006 (Attachment 2). He noted that the Hillside Terrace project is moving forward and

going out to bid.

Deputy Mayor Wentworth suggested dates for a goal setting meeting for the Council. The Council concurred with meeting on Thursday, March 2<sup>nd</sup>, at 7:00 p.m. for a goal setting session.

9. COMMUNITY EVENTS AND PRESENTATIONS:

Deputy Mayor Wentworth noted that the State of the Town breakfast meeting sponsored by the Chamber of Commerce will be held on Wednesday, February 15<sup>th</sup> at 7:30 a.m. at Doody's Restaurant. The speakers will be Mayor Esposito, Town Manager Karl Kilduff and Chamber President Vincent Candelora.

10. CITIZENS' STATEMENTS AND PETITIONS AND CORRESPONDENCE

Mayor Esposito opened the meeting to citizens' statements. There were no citizens' statements, petitions or correspondence at this time.

11. RESIGNATIONS AND APPOINTMENTS

- a. Ratification of Board of Education Appointments to the Permanent Project Building Committee

MOTION: Deputy Mayor Wentworth moved, seconded by Councilor Candelora, that the North Branford Town Council hereby appoints John Bozzuto, Jr. as a Board of Education representative to the Permanent Project Building Committee.

VOTE: Passed 8 to 0 with 1 abstention in a roll call vote.

FOR: Mayor Esposito, Deputy Mayor Wentworth, Councilors Mary Bigelow, Vincent Candelora, Michael Doody, Donald Fucci, Arthur Hausman and Ashley Joiner

ABSTAIN: Councilor Andrew Bozzuto

MOTION: Deputy Mayor Wentworth moved, seconded by Councilor Hausman, that the North Branford Town Council hereby appoints Ron Haskins as a Board of Education representative to the Permanent Project Building Committee.

Councilor Joiner stated that the Board of Education had done a good job of opening all its boards and commissions to its members. She pointed out that the original appointments had volunteered for the Permanent Project Building Committee. She was disappointed that Bonnie Symansky was removed from this Committee.

VOTE: Passed 5 to 3 with 1 abstention in a roll call vote.

FOR: Deputy Mayor Wentworth, Councilors Vincent Candelora, Michael Doody, Donald Fucci, and Arthur Hausman

OPPOSED: Mayor Esposito, Councilors Andrew Bozzuto and Ashley Joiner

ABSTAIN: Councilor Mary Bigelow

**MOTION:** Deputy Mayor Wentworth moved, seconded by Councilor Candelora, that the North Branford Town Council hereby reappoints Kate Fleming to the Hazardous Waste/ Recycling Committee for a term to expire December 31, 2007.

**VOTE:** Passed 9 to 0 in a roll call vote.

**MOTION:** Deputy Mayor Wentworth moved, seconded by Councilor Bigelow, that the North Branford Town Council hereby reappoints Thomas Scelfo to the Hazardous Waste/ Recycling Committee for a term to expire December 31, 2007.

**VOTE:** Passed 9 to 0 in a roll call vote.

**MOTION:** Deputy Mayor Wentworth moved, seconded by Councilor Doody, that the North Branford Town Council hereby reappoints David Bowen to the Hazardous Waste/ Recycling Committee for a term to expire December 31, 2007.

**VOTE:** Passed 8 to 0 with 1 abstention in a roll call vote.

**FOR:** Mayor Esposito, Deputy Mayor Wentworth, Councilors Mary Bigelow, Vincent Candelora, Michael Doody, Donald Fucci, Arthur Hausman and Ashley Joiner

**ABSTAIN:** Councilor Andrew Bozzuto

**MOTION:** Deputy Mayor Wentworth moved, seconded by Councilor Fucci, that the North Branford Town Council hereby reappoints Dan Troiano to the Police Commission for a term to expire December 31, 2008.

**VOTE:** Failed 4 to 4 with 1 abstention in a roll call vote.

**FOR:** Deputy Mayor Wentworth, Councilors Vincent Candelora, Donald Fucci, and Arthur Hausman

**OPPOSED:** Mayor Esposito, Councilors Mary Bigelow, Andrew Bozzuto and Ashley Joiner

**ABSTAIN:** Councilor Michael Doody

**MOTION:** Councilor Bozzuto moved, seconded by Councilor Joiner, that the North Branford Town Council hereby reappoints Mary Bigelow to the Hazardous Waste/ Recycling Committee for a term to expire December 31, 2007.

**VOTE:** Passed 7 to 0 with 2 abstentions in a roll call vote.

**FOR:** Mayor Esposito, Deputy Mayor Wentworth, Councilors Vincent Candelora, Michael Doody, Donald Fucci, Arthur Hausman and Ashley Joiner

**ABSTAIN:** Councilors Mary Bigelow and Andrew Bozzuto

**MOTION:** Councilor Bozzuto moved, seconded by Councilor Joiner, that the North Branford Town Council hereby reappoints Lorane Black to the Hazardous Waste/

Recycling Committee for a term to expire December 31, 2007.

VOTE: Failed 4 to 0 with 5 abstentions in a roll call vote.  
FOR: Mayor Esposito, Councilors Mary Bigelow, Andrew Bozzuto and Ashley Joiner  
ABSTAIN: Deputy Mayor Wentworth, Councilors Vincent Candelora, Michael Doody, Donald Fucci and Arthur Hausman

MOTION: Councilor Bozzuto moved, seconded by Councilor Joiner, that the North Branford Town Council hereby appoints Vincent Caprio to the Economic Development Commission for a term to expire December 31, 2008.

Councilor Candelora pointed out that the new Ordinance has specific guidelines as to the positions to be filled. He requested that this be tabled until the list of these guidelines can be reviewed.

MOTION: Councilor Hausman moved, seconded by Councilor Candelora, to table the appointment of Vincent Caprio to the Economic Development Commission to the next Town Council meeting.

VOTE: Passed 7 to 2 in a roll call vote.  
FOR: Mayor Esposito, Deputy Mayor Wentworth, Councilors Vincent Candelora, Michael Doody, Donald Fucci, Arthur Hausman and Ashley Joiner  
OPPOSED: Councilors Mary Bigelow and Andrew Bozzuto

MOTION: Councilor Bozzuto moved, seconded by Councilor Joiner, that the North Branford Town Council hereby appoints William Galdenzi to the Planning and Zoning Commission to replace Frances Lescovich with a term to expire May 31, 2007.

VOTE: Failed 4 to 0 with 5 abstentions in a roll call vote.  
FOR: Mayor Esposito, Councilors Mary Bigelow, Andrew Bozzuto and Ashley Joiner  
ABSTAIN: Deputy Mayor Wentworth, Councilors Vincent Candelora, Michael Doody, Donald Fucci and Arthur Hausman

MOTION: Councilor Bozzuto moved, seconded by Councilor Bigelow, that the North Branford Town Council hereby reappoints Scott Small to the Building Code Board of Appeals for a term to expire July 31, 2010.

VOTE: Failed 4 to 0 with 5 abstentions in a roll call vote.  
FOR: Mayor Esposito, Councilors Mary Bigelow, Andrew Bozzuto and Ashley Joiner  
ABSTAIN: Deputy Mayor Wentworth, Councilors Vincent Candelora, Michael Doody, Donald Fucci and Arthur Hausman

MOTION: Councilor Bozzuto moved, seconded by Councilor Joiner, that the North

Branford Town Council hereby appoints Steven DeFrank as an alternate to the Zoning Board of Appeals for a term to expire December 31, 2008.

VOTE: Failed 4 to 1 with 4 abstentions in a roll call vote.  
FOR: Mayor Esposito, Councilors Mary Bigelow, Andrew Bozzuto and Ashley Joiner  
OPPOSED: Councilor Donald Fucci  
ABSTAIN: Deputy Mayor Wentworth, Councilors Vincent Candelora, Michael Doody, and Arthur Hausman

MOTION: Councilor Bozzuto moved, seconded by Councilor Joiner, that the North Branford Town Council hereby reappoints David Stannard to the Board of Assessment Appeals for a term to expire December 31, 2008.

VOTE: Failed 4 to 1 with 4 abstentions in a roll call vote.  
FOR: Mayor Esposito, Councilors Mary Bigelow, Andrew Bozzuto and Ashley Joiner  
OPPOSED: Councilor Donald Fucci  
ABSTAIN: Deputy Mayor Wentworth, Councilors Vincent Candelora, Michael Doody, and Arthur Hausman

12. UNFINISHED BUSINESS: None.

MOTION: Councilor Joiner moved, seconded by Councilor Bozzuto, to amend the Town Council Agenda to add on 13. New Business, item a. for a discussion regarding the Certified Return Receipt Mail regarding the Regional Water Authority building.

VOTE: Passed 9 to 0 in a roll call vote.

MOTION: Councilor Joiner moved, seconded by Deputy Mayor Wentworth, to add on the Town Council Agenda 13. New Business, a. Discussion Re: Regional Water Authority Letter for the Application to Dismantle Historical Building at 714 Foxon Road, North Branford, Angela Forte Gas Station.

VOTE: Passed 9 to 0 in a roll call vote.

13. NEW BUSINESS:  
a. Discussion and Action Re: Regional Water Authority Letter for

Councilor Joiner questioned the demolition of the small gas station building at 714 Foxon Road by the Regional Water Authority. She noted that the report indicated that lead paint and asbestos remediation had been done previously.

Town Manager Kilduff reviewed the environmental assessment that was done at the time the Town was interested in acquiring this building. He noted that asbestos and lead paint was found to still be in the building and the Town Council, at that time, did not feel it was a prudent expenditure of Town funds. He also noted that the Totoket Historical Society did not have funds to remediate

this. He stated that the approximate cost for the asbestos and lead removal was \$9,000 to \$10,000.

**MOTION:** Councilor Bozzuto moved to amend the Town Council Agenda to add on item 13. New Business, b. Discussion of having a regular scheduled Council workshop to discuss policy and direction for the Town.

Deputy Mayor Wentworth noted that these issues can be discussed at the Goal Setting session scheduled for March 2<sup>nd</sup>.

**WITHDRAWAL:** Councilor Bozzuto withdrew his motion.

**14. CITIZENS' STATEMENTS AND PETITIONS**

Mayor Esposito opened the meeting to citizens' statements and petitions. There were no citizens' statements or petitions at this time.

**15. ADJOURN TO EXECUTIVE SESSION:**  
a. Personnel, Pursuant to Section CGS 1-200(6)(A)

**MOTION:** Deputy Mayor Wentworth moved, seconded by Councilor Hausman, that the North Branford Town Council hereby adjourns to Executive Session at 7:50 p.m. to discuss Personnel, pursuant to CGS Section 1-200(6)(A); and that attendance at said Executive Session be hereby limited to Town Council members and the Town Manager.

**VOTE:** Passed 9 to 0 in a roll call vote.

Councilor Doody departed the meeting at 7:50 p.m.

**MOTION:** Deputy Mayor Wentworth moved, seconded by Councilor Candelora, to return to open session at 8:19 p.m.

**VOTE:** Passed unanimously.

Councilor Candelora stated that he was glad the Council will be holding a goal setting session. He felt that the Council needs to be educated on the items before it and not just work to get re-elected.

16. ADJOURNMENT

MOTION: Deputy Mayor Wentworth moved, seconded by Councilor Joiner, to adjourn the meeting at 8:20 p.m.

VOTE: Passed unanimously.

Respectfully submitted,

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Rosanne Krajewski,  
Clerk to the Council