

**BOARD OF ALDERMEN  
SHELTON, CONNECTICUT  
REGULAR MEETING OF THURSDAY, OCTOBER 9, 2003**

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**Call to Order / Pledge of Allegiance**

Mayor Mark A. Lauretti called the meeting to order at 7:05 p.m. All those present rose and pledged allegiance to the flag.

**Roll Call**

Aldermanic President John F. Anglace, Jr. - present  
Alderman John "Jack" Finn - present  
Alderman Stanley Kudej – present  
Alderman Joseph Lanzi - present  
Alderman Diane M. Marangelo - present  
Alderman Kenneth Olin - present  
Alderman John P. Papa – present  
Alderman Anthony Simonetti – present

Administration:

Mayor Mark A. Lauretti  
Corporation Counsel Thomas Welch

There was a quorum of 8 present, 0 absent.

**Presentation - Adopt A Garden – The Golden Trowel Award**

Mayor Lauretti explained that this program has become extremely popular, and he noted the large number of people that were present for tonight's ceremony.

He stated, the presentation is an annual ceremony at Shelton City Hall. The program was started four or five years ago to help beautify different areas around the community. Since its inception, the program has grown considerably in size, and we're all quite pleased that people that reside within our community take the opportunity to understand that it's important to maintain different areas of the City. So they've arranged, from the downtown areas to White Hills to Pine Rock to Huntington, and just about every area in our community. On behalf of the City, I want to extend my personal thanks to everyone who has participated, both this year and in the past, and encourage those who haven't to get involved and join a good thing.

Mayor Lauretti and Marilynn Gannon, Coordinator of the program, presented the 2003 Adopt-A-Garden Awards and Certificates to all those present that participated in the program.

**Public Session**

Mayor Lauretti asked if any member of the public wished to address the Board.

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*John Bova, 118 East Village Road*

18 years I've been fighting the City about a pond, about the sand and the silt that have been coming into my pond. Exactly one year ago, before this

Board, the Aldermen approved a project for \$8,000 to take care of that situation. But what has happened - a year has gone by, and nothing has been done yet. Since then, no action has been taken. I've talked to Mayor Lauretti in the spring about this. His answer came maybe the second week in July. I talked to Mayor Lauretti again in July about the situation. The answer - bad winter, maybe early fall. I talked to Mayor Lauretti about two weeks ago about the same situation. The answer, City is behind, don't know when. Must get streets paved first.

Is it fair for me to hold off taking care of my property until the City decides to put me on the agenda? In the meantime, I have to live with the mess from the City property that is destroying my land. I also have pictures that I took today that show exactly what is happening. I have cut my pond down from 30 feet wide to 8 feet wide to help control the situation, and it's still being taken where this sand and silt is coming in.

Now remember, my pond goes down to the Means Fall Reservoir and I'm sure that they do not want this stuff in the reservoir. I want to know tonight what this Board decides to do about this problem. And, by the way, I want to thank Alderman Finn in getting back to me. He talked to me just before the meeting tonight. He told me he did talk to the Mayor about the conversation we had on the phone, and he did not get an answer. And Jack never got back to me either.

The thing is, what am I as a taxpayer in the City of Shelton entitled to? Am I entitled to have something done with my property where the City has come in and destroyed it? 18 years I've waited and last year it was decided to go ahead put this here catch basin in to alleviate the problem, but still that problem is there. I want the City to tell me when is this going to be taken care of. Can anybody give me an answer?

Mayor Lauretti stated, no, Mr. Bova, you may know, and for the benefit of everyone sitting here, the public portion is designated for the public to come and speak to the Board, and there is no rebuttal or question answering during the public portion.

Mr. Bova said, thank you.

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*Terry Jones, 272 Israel Hill Road*

From time to time, I like to share with the Board of Aldermen some of the progress and notoriety this community has gained through the cooperation and teamwork of the Mayor, the Board of Aldermen, Planning and Zoning and so on in our efforts with the Conservation Commission to grow this community in balance and preserve of farmland and green space. I will get a copy of this particular item for each member of the Board. It's the annual report of the American Farmland Trust, which is the premier United States organization for preserving farmland. They came to Shelton and featured us in one whole page in their most recent annual report. I just wanted to share that because it's been a team effort and you ladies and gentlemen are as much responsible as our commission is.

The second item was a personal award that the Governor issued to me at the Big E. It was accepted by my son because I was traveling - actually studying agriculture in Greece at the time. It's a Pathfinder Award for Statewide efforts to educate Connecticut citizens on the importance of agriculture and the need for farmland preservation. I shared it with another farmer from eastern Connecticut, and there was a cash award.

I am giving the \$500 I received to the Shelton Land Trust to further their efforts. So this is good news and I share it in the spirit of Adopt-A-Garden awards that really represent the best of what this community stands for.

The last item is regarding the Conservation Commission's initiative for land keepers. I had expected this was on the agenda; I didn't see it. We will remain, if there are any questions later in the meeting on this program. Basically, our Commission decided in 1997 at the time the first major referendum for open space and the Water Company purchase at Shelton Lakes was occurring, that as we acquired these parcels of open space, they warranted good stewardship on the part of the City, and we have come up with a program of volunteer land keepers where citizens can work with our new Conservation Agent, Jim Pjura, whom I wanted to introduce to you. Jim is going to work, after you give your blessing on the program, to organize individuals and groups to adopt a parcel of open space and they will be working to monitor cleaning up any dumping and generally taking care of the parcel. We really want to get people out on these beautiful places hiking, so this will help give a little sense of organization to that. It's an exciting program and we look forward to working with you on it.

Thank you.

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*Tom Harbinson, 15 Soundcrest Drive*

About three years ago I guess it was, the Conservation Commission was informed of some surplus land around the City that United Illuminating intended to dispose of. We examined their various locations and recommended that some of them be purchased as open space. For example, there were two parcels on Oak Valley Road off of Nells Rock Road which we purchased as an expansion of our Shelton Lakes Greenway. With limited funds for open space purchases, such recommendations require diligence that we refer to our open space plan and its greenway components. It's a planning document that we all refer to in guiding our success with open space preservation. We also review the likelihood that the property would remain in an open space character outside of City ownership and preservation due to its nature, which may include steep slopes or wetlands, which preclude its over-development.

There were two U.I.-owned parcels on Armstrong Road that totaled 4.46 acres, that were not purchased by the City since they had steep slopes, wetlands, and were likely to be preserved in their future development as an R-1 zone. They were purchased on October 31<sup>st</sup> of 2000 by Armstrong Development, LLC. That company has now compiled some adjacent properties totaling 22.89 acres, and is proposing a 49-lot subdivision by changing the R-1 zone to a special development area overlay and obtaining a PDD.

It is very disconcerting to see the efforts we make to provide balance to the community's development potentially negated when our planning documents are not followed by all. While the applicant has every right to develop their land, the application should be guided by the Planning and Zoning which, we had assumed, would have discouraged a PDD application for this R-1 Zone. We see this PDD method being used more frequently to create greater densities and potentially negate our open space efforts, since there are no open space requirements within a PDD. At times, it feels like we're in a canoe paddling toward a destination while someone has the tiller turned in the other direction.

I think that this example can provide a lesson for tomorrow that our decisions of today, if not continued according to our plan, can lead us to a destination we do not expect. Thank you.

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*Bill Bures, Division Avenue*

I also own property off of Commerce Drive, and I'm here with other people from the Armstrong Road area, and they're very concerned about Planned Development Districts. There is one that's been approved for cluster zoning houses. There is one other in the works near Cranberry Pond. A third one, that everyone is really afraid of, but now I've heard that all of a sudden is put on hold, is the colossal Split Rock Development with 11 buildings on Philips Medical Property, that would be a three-year mining operation.

Some of them are concerned, when I talked to them, how blasting had happened before and I had lost my well up there, it cost \$10,000 to put a new well in, and I went to Planning and Zoning, and they told me to see the developer, which has had a concern for some people.

Since and I heard this project has been put on hold, many of the residents still want to see the Planned Development District stopped. There probably are about 15 other people here today, and the reason they're here is because they believe the Planning and Zoning Commission is out of control and is distrusted by the public. We should recall most of that Board and not re-elect them. The Planning and Zoning is constantly approving wholesale variances, spot zoning, and planned development districts that adversely affect residential neighborhoods. People's quality of life is reduced by the large, special-interest developers whose pockets are enriched by these zone changes. The Planning and Zoning Commission's only interest seems to be special interest, and conflicts of interest, instead of the public's interest.

I'm going to not get into the development because I've heard it's on hold, and had that gone through, it would have been 400,000 yards maybe, of cubic material removed. Which, if you divide that by 15 on the tri-axle truck, that is thousands of thousands in that highly-concentrated area. But I don't know what's happening yet.

Reform for Planning and Zoning is needed now. The major parties, that is you up there, run the same eight people for the Planning and Zoning's six positions, who seem to be in bed with large developers. Both parties need to run 12 candidates for the six positions and be able to find candidates that are for balanced development and not for out of control development. If this Board and the two major parties can't dismantle the good old boy Planning and Zoning Commission, then the public distrust will radiate through most politicians of both major parties. Then, in the 2005 election, maybe the third party will clean house at City Hall if all these shenanigans aren't stopped.

The residents here pay good money for their homes expecting to live off of Old Stratford Road, not the Boston Post Road. They pay taxes to have a decent quality of life. Enough is enough. Ban high-density planned development and stop Planning and Zoning's out of control growth that is overburdening our municipal services, overflowing our sewage treatment plant, and overcrowding our schools. This has become a safety issue which I believe this Board can deal with. Maybe this Board should pass an ordinance requiring some land use Board members to have no affiliation – no political affiliation – and maybe some people like these in the audience.

It's time for more than just talk and political signs before the election from the incumbents. Thank you very much.

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*Bob Goldson, President, SEUI Local 760, Bus Drivers*

I come here, standing before you, asking for your support and understanding in our dilemma with Laidlaw Transit. Right now, we are in negotiation trying to get equal parity with other bus drivers in the Fairfield area. Laidlaw is saying that Shelton does not belong to Fairfield County. I was born here in Connecticut, in the Valley, and I've always understood that Shelton was in the Fairfield area. That's what I was told. And I still think it is in the Fairfield area.

I want you to understand that we, as bus drivers, our senior bus drivers' top rate, as it stands right now, is \$13 an hour. The other Fairfield County bus drivers' top rate for the senior drivers is \$25.18. To start with, in those areas their bus drivers are offered \$15 an hour. Our bus drivers to start with are offered \$10 an hour. All we are saying is that we want to be - we aren't asking for the \$15 an hour right now - all we want to do is be in parity with them and we are asking for your support.

Money is not the only thing that we are asking for. We want other benefits such as sick time. They give us three days a year for earned sick time, ½ day a month. In order for us to earn that ½ day, we cannot call in sick, and we have to be accident free. Everyone knows that 99 percent of our bus drivers have children. Children do get sick. So if a bus driver has to stay home with their children and take them to a doctor's appointment or something like that, they lose their ½ day sick time. Now, we work 10 months a year. Laidlaw is offering us 3 earned sick days. Now, if we work 10 months, figure out how many sick days we're supposed to get. To me, that's five. They only offer us three. That doesn't make sense. It is obvious that we are not being treated fairly.

All we are asking is for your support and understanding our dilemma. As you probably have read, we may go on strike. We don't want to go on strike. We love driving the children. We know it will be inconvenient for the parents, and the children, and the teachers and all concerned. All we're asking is for your understanding to help us with this dilemma, so that we can eliminate any wrongdoing with the City of Shelton. Thank you.

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*Christine Risavage, 56 West Street*

I am a school bus driver with Laidlaw in Shelton. I'm here to represent the drivers, as well as the monitors, in our quest for fair equality, equal pay and possibly some benefits.

I'm a lifelong resident of Shelton, lived in the community, I'm now raising two children, I'm a single Mom at this time. I'm in this position and I'm asking for your help. We don't get any benefits. They do offer benefits, however the benefits at this time are \$189 a week for one person. That is unaffordable when you're making \$10.50 an hour and you're trying to raise two children by yourself. We're just asking for Laidlaw to possibly kick in something, and maybe bring us up to Fairfield County wages, or at least get to that point at some time in the near future. We need your help; that's why we're here. We don't want to strike, but we will do what we have to do for fairness and equality across the board.

Thank you for your time.

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*Carol Tierney, Three First Avenue*

Mr. Mayor, distinguished members, I am what I refer to as a Shelton brat. I've been born and raised here in Shelton. I have raised two children through the school system, and I'm still dealing with kids. Because why? I love kids.

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I'm a school bus monitor. I have had many, many miles of travel with your kids, most of the time early in the morning. I listen to high school kids say, "I didn't do my homework; what are the football scores; and, when's the next day off" then I go to one of the local Kindergarten through 6th and the delight of fresh, little, tiny kids with no teeth because they're in Kindergarten and say, "my birthday's coming in one, two, three; and I have to wipe their nose," okay – they forgot a handkerchief. Then my biggest privilege, for 15 years, is working with the Ripton School kids. The only thing those kids have taught me what it is to love.

Now I'm a member of this union. We need money. We need your help to get it. I thank you for listening to me.

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*Scott Bodnar, Member*  
*Factory House Collective, 235 Canal Street*

I would like to start off by saying a quote from the Mayor at this last meeting last month. He said, "people need to step back and look at the big picture." It was about a different issue than what I'm hear to speak about tonight, but I'm asking this Board right now to take a look at the big picture, and did you ever see these people in it? Because the way we've been treated, we don't feel that's true. We might be young, most of us are teenagers; there are plenty of young adults here. But what we're being told, from what's happened to us so far, is that in order to be participants in our community we need to be older business owners who have money, who wear suits. We haven't been treated fairly as members of this community.

As you probably know, I'm here for The Factory House, which was shut down because Planning and Zoning said that we weren't properly zoned for what was going on there. My first response to that is that there are other people and organizations in those buildings, on Canal Street, who are open to the public, who didn't go through any permit-getting process. People have art display galleries just like we did, and they're still there, and they're still functioning. Secondly, when we were shut down, I came here on numerous occasions, so did other members of The Factory House Collective, trying to get some direction. Trying to figure out where we need to go and what is required for us to reopen. We had gotten the run-around. People have sent us here and sent us there and back and forth, and no one gives us a replay or a straight answer.

We're not here to ask you to provide us with a space or to provide us with money. We already have that. We did it on our own. We got this community together in ways I've never seen before. I've been living here for over 15 years and I've never seen the community come together to build a space like we have – a place that was dirty, old, run down. We created it into a beautiful, beautiful room full of artwork, we've learned many skills that we have never known before by sharing what we know as members of our community.

Mayor Lauretti asked, excuse me, Scott, what is it that you were doing? What location?

Mr. Bodnar continued, we were at 235 Canal Street and we were hosting musical performances, we had art shows, we had free food offerings, it was just a gathering space for young adults to attend, without the threat of drugs, alcohol, it was a totally positive environment. I'd just like to go back a while ago, when I was in high school, and I remember a lot of kids were starting to skateboard around here, and shortly after, skateboarding was banned on these streets and these kids had no place to go. Quite ironically, on these same streets, I saw a gun shop open a short time later – that was kind of ironic to me. But years later, there is still no place for kids to go. I know there are many things happening in this town. When I was here speaking to individuals, Richard Schultz was complaining about vandalism by teenagers and young adults downtown. He said a Coke machine was smashed up, and that was one of the issues he had. Also, spray painting illegally on walls and sidewalks being ruined by skateboarders. I just want to say, I don't think those are random, senseless acts of vandalism, I think that is young adults and teenagers making a call, saying that they need something provided for them. Especially those who aren't looking to go to bars and those who might be a little too old to go into the Boys and Girls Club.

As for us, we have done plenty of positive things. Every time we do, or attempt to, it seems that we get pushed down. We had set up benefit shows in other towns to help raise funds to get us reopened to get the proper permits. Those shows were canceled due to Police actions. The same place that we had attempted to rent out had a show two days later, and their shows weren't shut down. It was just the three Factory House benefit shows that were shut down. The same thing happened when we tried to do it somewhere else in another town.

We just don't understand why we're being treated in such a way, and other people are getting more responses. We're just asking for you guys to come together with us. We're letting you know that we're here. We want to have this place reopened, and we just need to know what's required of us. That's not being told to us, and we're attempting to find that out.

We have a list of signatures, a petition, that hundreds of people signed. We also have a petition that over 30 local businesses of downtown Shelton signed, saying that they support us; that they were happy with what we're doing, that we were getting kids out of their parking lots late at night - that kids were not hanging out in front of their stores – that we were providing a positive and safe space for these people to gather.

And, as well as that, we had many more things were planned. We were attempting to start a community garden before we got shut down. We were going to have free Internet access, we had several benefit shows already scheduled for the Spooner House Shelter, the Columbus House Shelter, all these things had to be canceled. We're in the process of reopening, but we're getting nowhere. We've been here numerous times, we spoke to the Youth Service Bureau, who supports us, and the head of the Boys and Girls Club, who supports us. They're cooperating with us – we're just asking that members of this building be a little more cooperative with us.

Just a few things on what happened when we were open. I'd like to state that the Shelton Police Department, particularly Sergeant Michael Madden, and I quote, he said "the Police Department did not receive complaint calls

or see any need for Police assistance at The Factory House." Mayor, yourself, you said, it's good to see kids taking initiative rather than sitting down and waiting for somebody to do something for them. And every time we take this initiative, we're still getting pushed down, and no one is doing something for us. So we're left with no option. We come here as individuals – and now we're coming here as a group to let you know that we are not going to go away and that we are members of the community. We just want you guys to help us. We're not asking for financial aid; we're not asking for you to find a space. We have all that. But we're on a time deadline. Our landlord is letting us keep everything inside of The Factory House – rent free - but we have to respond to him very soon and let him know if we will be able to remain open or not. With that deadline, he's going to make us get everything out within a month or two. We just need some consultation with you guys, to sit down with us and tell us what is required, instead of making us run around to different offices in this building, and each one is giving us no exact answer.

When we leave here tonight, we'd just like to know if there is any way we can get together with you folks, with who ever is needed, Planning and Zoning, who ever it may be. Secondly, we were told they want to build houses down there on Canal Street. I think this is going to be a problem. If this does happen, our schools, already, are overfull with children. I know this myself – I'm a parent, I speak with the teachers at the school. They have a hard enough time as it is. If we build more houses, there are just going to be more kids coming into our schools and overfilling them. And also, the vandalism that you guys complain about, with more kids here I'm sure that will only increase - especially when they have no place to go. With other towns that have teen centers – Monroe, Easton, Fairfield - numerous teen centers – we're just looking to do something like that in Shelton. We are capable of doing it on our own, and we don't need money or anything like that from you guys, we just need your assistance in letting us know where we can go.

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*Sam Humphries, Member  
The Factory House Collective, 235 Canal Street*

I just want to let you guys know a little bit more about what we were. Like Scott said, we're a community space, we're inclusive, not exclusive at all. There are no age limits, we welcome everybody who wants to come - all kinds of – just anybody really, if you're old, if you're young, we welcome you to our space.

We had a lot of things planned, like he said, the benefits for Spooner House and for Columbus House. We want to give free Internet access to anybody who comes in, we wanted to do a lending library for all kinds of books, a community art gallery, free music lessons, and a community garden. Things that we did do, like we mentioned, we had graffiti walls, so we had to leave a wall so people could practice their graffiti in our space, and it actually is really beautiful. We had a lot of shows that we had, that's how we made money for our rent.

We are open to everything that anybody would want to suggest to us. Anybody could be part of the collective. We're really just an abstract community base that is open to anybody. We are really not sure why we got pinned with name of "trouble," because a lot of people have been calling us trouble, and we're not really sure.



So I guess that's all I wanted to let you guys know – a little bit more about what we are. We just, hopefully, can get a little bit more answers from you guys, to just let us know what we need to do, because we're willing to cooperate; we're willing to do whatever we can do to get this place open legitimately and that's all we need to get is straight answers.

Thanks.

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Nick

*The Factory House Collective, 235 Canal Street*

I just wanted to elaborate on some of the points that Scott had mentioned. Basically, the whole purpose of us having these bands play at this place, which was what, I guess, attracted attention from town people saying that we didn't have the right permits, the entire reason that was happening was for us to, 1) pay our rent, 2) any money that was left over was not pocketed, it was going into the renovations and things that needed to be done to get the place up to codes and permits and the things that the City is telling us we need to have.

My second point was that we did a very good job among our youth community of policing these events ourselves. We had a bunch of people with shirts that said "Staff" on them and actually, they were a bunch of very large guys who could be called bouncers or whatever, who were just looking for anyone who was causing trouble or trying to bring alcohol into the place, and telling them, "look, we don't want this here – you can do that on your own personal time in your own private space – this is a positive, public space." Sure enough, there were no bad incidents involving Police or arrests. The Police would always drive by whenever there was a show going on and they would just sit and watch and to my firsthand knowledge, I don't know of any incidents where the Police had to intervene or any violence or anything like that.

So yes, although we didn't have these permits that these people are telling us we have to have, these events were watched over and there was a general understanding among all the attendants there that if you act out of line, this place is going to be shut down. Of course, it got shut down anyway, but there was still an understanding. I think it's kind of insulting to people who are smart individuals that just because we're young it doesn't mean that we can't Police ourselves and make sure that things don't get out of hand or violent or drug use or whatever. We have good, smart heads on our shoulders and we were trying to do the right thing. Now we're stopped from doing the right thing and we're getting the bureaucratic runaround and it's not really fair, because, as Scott mentioned, there are other tenants in these buildings that have events that are open to the public, and they haven't been stopped. We have. Maybe that's because of the image of the live music that we had, or whatever, but we think it's unfair.

We also have had Police repression from the City of Ansonia, which Scott also mentioned. They also really wouldn't give us straight answers. They were just told that they had some anonymous tip that we were going to make trouble, or that we would bring lots of drugs to this thing. We just don't know where it's coming from and we want answers. We haven't gotten any straight answers.

There is a definite need for this in the community. There are kids that are too old for the Boys and Girls Club, and yet too young for the bar or club scene, and on top of that, besides that point, there are people that are old enough for those things but don't want to participate in them – that's not what they find fun. They want to see live rock bands and they don't want to drink or be in a bar setting. There are tons of bars and places to get alcohol and all that stuff, and we are trying to have an alternative. To me, that seems pretty positive and I'm sure all these people can agree with me that it's positive, and yet, why are we being treated so negatively? That is why we all came here – just the fact that all of these people are here is an example that this is needed and us young people can come together and try to do something positive in our community – like the Garden Project that was here before – like the bus drivers who were just up here, who I'm sure have kids who are going to be this age soon and might find themselves in the same predicament of not falling into one easily-classifiable thing to do.

I'm just another person from this collective trying to implore you guys to help us out and to at least give us the answers. Just like we did all this ourselves, we can do the things that we're telling us we need to do by ourselves, we just need your help and not the runaround of “go see this person, go see that person” to do it.

Thanks.

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*Dave Bone, Danbury Connecticut*

I'm actually from Danbury, and not Shelton. I guess a lot of people in this room are not from Shelton – we have Middletown, New Haven, Hartford, Glastonbury, Danbury, Newtown – this is not just a Shelton problem. We're here to show our support and solidarity to all these people from The Factory Collective and show that while we're from different towns in the state, we're all part of the collective in some way or another.

We have a collective in Danbury and our group runs from age 14 to 71; men, women, people of all colors. We publish an independent, statewide newspaper. We have an info shop in Danbury. We don't face repression - we are welcomed by the community – by the high schools – by the women's center. We share our donations - we have bands and benefits like they do as well, or they try to have. We give most of our money to the women's shelter or the soup kitchen – things like that. Just to reiterate, many of the people in this room came from all the four corners of the state to support these fine people in The Factory House Collective. We are all fringe members of the collective, and we're willing to do anything to help these people get their place reopened.

Thanks.

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*Mike Bandes, 25 Meadow Lane, New Canaan*

I'm not part of any collective. I wasn't familiar with The Factory House when it first started. I went to one of the first shows there and was really impressed. I'm just some kid who doesn't drink and I don't do drugs, which kind of makes me an outcast in college – well, more than kind of. If you don't want to out to bars and dance clubs, there is really nothing to do but like, skateboard around, and wander the streets, and usually almost wind up getting into fights with drunk people, etc. The Factory House gives you something to do on a night when you have nothing better to do. It's a Thursday, and I have nowhere better to be than right here.

It is a lot like a teen center, except it's better than a teen center because we did build it ourselves – those of us who are talented, who did art, came and decorated the place, those of us who know carpentry came and did that. After I did go to the first show, I did come back and help them continue building the place. My friend Caitlin is quite an excellent carpenter, and I helped her put the new door on and all this other good stuff.

I understand that the zoning is industrial or something along those lines. It really is a good spot. A lot of commercial spots aren't so good for these kinds of things. In New Canaan we tried for a really long time to put a teen center up and just recently achieved that. But it was really difficult, because finding a good spot in a commercial area is almost impossible, because you run into conflict of parking, noise problems, and things like that.

I'm repeating a lot of the stuff they said before, but I wrote this up about 15 minutes ago. You guys would probably prefer that we don't hang out in front of gas stations or convenience stores. We're not asking you to just give us something to do, which our generation is pretty infamous for. We actually are going out and trying to do this ourselves, and we're just asking you not to sabotage that. It would be great. Thanks.

TAPE ONE, SIDE TWO

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*Gary McConney, Whitney Avenue, New Haven*

The Valley is a great place. I grew up in the Valley. There are a lot of good people in the Valley. I'll start out by thanking the good people of the Board. Thank the board, the Shelton Police Officers who were excellent in letting us assembly peaceably; not giving us any hassle. It makes me actually have some belief in the system, which is good.

To basically kind of summarize what we're saying is, we weren't asking for anything to be done for us on this. We wanted to have something to do. I've been involved with music for many years – 14 to 15 years - anything from Irish and Scottish folk music right down to punk rock. There is no place to play music like that. Nothing that is not a big business place to play, where we just want to get together, we want to play, we play for ourselves, policing ourselves. We're all good people ranging in ages. I'm probably one of the older of the people that hang out with the punk community – the underground – the DIY community. Being 32, it's almost like I'm a veteran. I don't feel old at all. I still feel young – being so involved with the music.

Basically to summarize, just help us help ourselves. We want to be legitimate. We want everything to be legal. We want to have a good time. We want you to be proud of us. Thank you.

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*Katie Sutton, South Windsor*

I came up because The Factory House is so important. I just wanted to stress the importance of why we need The Factory House to be reopened, and why it's not okay that we could just put this on hold and maybe look for some other spot where the zoning would be alright and why we need to change the zoning from industrial so we can put on shows. It's because the industrial setting that The Factory House is in is perfect for what we want to do. We can't have it in a residential area, because then there is too much

noise and we start getting involved with the Police. We just need a space to do what we want to do. That's all.

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*Brian Giblon, Member  
The Factory House Collective*

I'm a resident of New Haven, formerly of Stratford. I'd just like to say that the collective – I first heard about this place on the Internet – to help build – and I just kept coming down. Scott asked me to be in the collective. It's just as simple as that. Anyone that – it's not an inclusive, that these people are running it – it was anyone who came to help out could come to our meetings and help us run with it – if they came they could be part of the collective.

I saw – like reiterating - a group of local kids. I saw kids who had no interest in the music we played there at all, they would just come down, hang out and help us build. Before our first show, we had a big, giant heater, like over 200 pounds and a couple feet wide that was hanging from the ceiling right over the stage. No one that was really coming to the show was even there yet, just some local kids were hanging out, and they helped us lower it with ropes. We got a saw and cut off all of the pipes and about six or seven of them helped us lower it. They would come to the shows. It was just a really friendly atmosphere. We had no trouble with the cops. They would come for a couple of minutes, watch, look at the kids if there were kids in the parking lot, then they would leave after 10 minutes because they were bored, because there was nothing wrong going on there.

I was really surprised when it did get shut down. I thought it would be open quickly; I thought it would be so easy to get our permits. But I was really surprised that it was just so hard and the town was giving us the runaround with permits. I would really like for you guys to help us out and bring it back.

Thank you.

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*Dave Bone, Danbury, Connecticut*

One of the things was, I never got to see The Factory House in operation. I actually biked from Danbury a few weeks ago to check it out, it was a nice bike ride in the country, I came down to Shelton and found it by accident, I didn't know I was in Shelton when I crossed over the bridge. I found all these really cool factories, some were old, some were dilapidated, some had businesses in them. Then I get to where the factory is, and I see the DIY – Do It Yourself – over the door, and I said, "oh, that must be the place." Except the gate was padlocked and there was a "No Trespassing" sign stuck on the window. It just seems really sad to just say, "Hey, you built this place up, you can't have it, have a nice day." As you can see, we have the support of the local media – The Huntington Herald, The Connecticut Post, is here. You know, The New Haven Advocate, the Fairfield Weekly, have all done articles on this. That's it. I mean, we have a lot of support from the media in the area and the community, and I don't see why this place can't be opened.

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*Colin Kasha, 7 Juniper Road, Newtown*

It seems that a lot of citizens have been talking about what is going on. My town is having a lot of the same problems with overdevelopment of houses, and it's taking away from the people that already live there. If you know anything about Fairfield Hills, you'll kind of see what I'm talking about.

They want to commercialize it, taking away a lot of the land they could use for the people that already live in the town. I believe just because this might not be bringing in as much money, or any money at all, than possibly a business that might be placed there, or a residence, I don't think it's a reason to shut it down. I definitely urge you to keep The Factory House running. Just help with the permits and getting it back up and running. Thank you.

Alderman Anglace stated, after this speaker, suppose we give somebody on the other side of the room a chance to speak. Let's back and forth it a little bit.

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*George Couch, 423 Whitney Avenue, New Haven*

I'd just like to say that I've lived in states all across the country. I've lived in Michigan, I've lived in Minnesota, I've lived in Arizona, I've been all over the place. I've been to all types of music venues, I've been to all types of youth oriented organizations. I've never seen an organization that had as much focus on the people who went there as opposed to pleasing the people in the community that surround it. This venue has been the most positive thing to come around in the general Connecticut area since I've moved here. I have been here for just a little bit more than a year, and already I'm starting to see people who would normally might not even associate with each other coming together. You can see how many people here – different races, different backgrounds and whatnot - they showed up here in support of one place; a place that is not asking for handouts, a place that is not asking anything big, they're asking for a space for kids to go.

I always hear the older crowd saying, "Oh, those kids, if we could just get them off the streets, if we could just get them to stop spray painting on our walls, if we could just give them something to do." Well, here is something that all these kids are doing – kids and older people alike are taking part in it - and it just seems sad, kind of hypocritical, for the same crowd that says "we don't want these kids on our streets vandalizing our buildings, we don't want them skateboarding on our property," it just seems hypocritical for everybody to say that we don't want them on the streets, but we don't want to give them a place to go either.

If you want people off the streets, if you want people to do something constructive, if you want them to create instead of destroy, give them a place to do what they need to do without affecting the outside community. Like other people have said, it's a good location for it. It's not in an area where there will be a large scale disturbance with the neighbors, there aren't going to be any noise complaints because it's in an industrial area, and, I mean, this City and every other city in Connecticut needs a place like this, but we have to start somewhere. So, why not start with The Factory House?

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*Steve Kutash, 275 Beardsley Road*

I didn't bring any collective, I didn't bring any union. I'm here by myself tonight. But I would like to say that I am very disappointed with the Board of Aldermen's decision not to install the soccer field at the Elizabeth Shelton School. Throughout the negotiations for the new multipurpose field that is being installed at the High School, the Aldermen said the plan was to use the topsoil that was being removed to install a soccer field at ESS.

Just before construction began, the Aldermen announced that the construction company doing the excavation would not install the soccer field and that the soil would be stored. No timetable was set for the new field. This week I read in The Huntington Herald that not only is the topsoil to be stored at the Nike Site, but that the plans are now being made to use this soil for a new flag football field. I'm sure the fact that the Mayor's son plays on this field has no bearing in your change of plans. But I am not against the flag football field, but after going on record and telling the residents of White Hills that we're getting a new soccer field, it was a shock to be told that there is no money for soccer. Somehow, the funds are always found for football. With the increasing growth of White Hills, this field is greatly needed. At present, ESS has several grassy areas, but no soccer field. I suggest that you take the time to walk the grounds and reconsider your decision. Thank you.

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*Irving Steiner, 23 Partridge Lane*

Members of the Board of Aldermen, Mayor in Absentee, ladies and gentlemen of the City of Shelton, I've come to speak about the very subject of Mr. Bures, a previous speaker, had covered in that our little triangle of Armstrong Road, Bridgeport Avenue and Old Stratford Road seems to be the target of an out of control Planning and Zoning Commission.

The motivation for their approval of these PDDs is something that I have not been able to answer. Despite the lack of one supporting voice from the people of Shelton, they have approved a PDD. Yes, they reduced it somewhat, but I think the plan was in the works that it would never have been that size in the first place, and that this was just to pour oil on troubled waters of the community.

We now have Cranberry Bog that is now closed for discussion. Of course, the builder is a member of the Wetlands Commission, and we are now headed for Split Rock, which is a highly-dense 200-unit complex on the other corner. All of these are within ½ mile of each other. We are surrounded – we are acre to two-acre property – surrounded by these highly dense PDDs.

I have been trying to play catch up reading the Planning and Zoning Commission rules and regulations. I do notice that in considering a PDD from R-1, which is rather draconian of nature, that the Planning and Zoning Commission should be looking at other forms of re-zoning. In particular, the PRD. The PRD is less dense than the PDD, and less draconian, it is a more gradual transition, and yet, though the rules and regulations of the Planning and Zoning state that they should look at less, at other forms, this PRD has never come up and never been mentioned, and it's always been skipped over.

34.1.1 mentions that other zoning districts, if it could not be established then a PDD should be used. They are not following this. But the amazing this is there is absolutely no support for the installation of PDDs in this area, and therefore, I cannot figure out what their motivation is. I've spoken to City officials and they say, "well, we don't have that much control over them." Yet, they've been installed, nominated by the City of Shelton and the City Charter says that these people can be controlled and can be removed. The old Charter says this, and also, the Planning and Zoning is illegal in many respects, one of which, and I will quote you from the old City Charter and it's the same in the new City Charter, which we're supposed to vote on, that the members - and this is paragraph 5.1.4 Planning and Zoning Commission - the members shall hold no other elected or appointed office within the City.

There is a violation here. We have a member on the Planning and Zoning who is an exalted member of the Educational Department. How is this allowed? Is this a piece of paper that we just tear up and don't heed? It appears that way.

I was at a meeting before the first aborted meeting of the Welkins proposal, which was the first one on Old Stratford Road that got approved. And before that meeting, and I didn't realize it was canceled, I was up in Room 303, Planning and Zoning, where they were approving or disapproving applications for a new business. At that meeting, an application which had been requested by C and J Pizza from the Woodside Deli – they were being thrown out because the landlord was either selling it, I don't know what the basis was, but they applied to move over behind Blockbusters. It's a two-man operation – they move pizza in and out, deliver it around. I sat there and they discussed it for a minute, and then they said to the applicants, "I'm sorry, we have to reject your application because of the added traffic congestion that would go in this intersection. Now, you've got to realize this intersection – there are four corners to it – and Blockbuster is on one corner, and this new PDD with 200 units, 700 parking places, retail stores, a gas station and every other damned thing in there is going in and it may go if someone doesn't put a brake on the Planning and Zoning.

If we can, in one situation, take a poor working couple and shoot the hell out of their application, and then turn right around and do this, well then I think the City of Shelton is running amok. There is no rhyme or reason to how the Planning and Zoning commission treats applicants. I have, despite, I was told by one official that the PDD is good for Shelton. Good implies that someone is receiving a benefit. I don't see and I can't find anyone who is the beneficiary of this move. All three of these are horrible examples of how to take a one or two acre zone and put in highly dense housing.

I've lived here since 1969 and I don't need it turned into a highly-dense area in such a rapid fashion. I am not against improvement, or zone changes which can be gradual, but I darn sure am against this type of draconian moves and there is nothing stopping it. I think that the Board of Aldermen has to rise to the occasion and put a halt to this. It says in our Charter that you have this right. The Mayor has this right, and yet nothing is being done.

I thank you.

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*John Tristine, 56 Armstrong Road*

I'm just here to echo some of the same sentiments that Irving has. First off, I was Hydraulic Company, I would like to see it open space. There is no open space in our area. There are plenty of neighborhoods around in that area. It could use the open space. Why wasn't it used for open space?

It's un-developable land, alright? There are 60 to 70 foot cliffs back there. This developer is allowed to come in here and change the R-1 zoning. I have a family. Three kids I'm raising here in Shelton. I don't need a developer coming back with 49 units, blasting the heck out of this whole area here, mounds and mounds. It's not developable. According to the Charter on zoning, over 25 percent pitch, it shouldn't be developed. It's as simple as that. You could use it as open space. There is much wildlife back there, there is a river that runs back there.

There is the Bog, which is another issue. Do we want to allow them to possibly contaminate the Bog, which the Town of Stratford already has a lawyer looking into this. And if we do contaminate it, are we going to be responsible for it down the road if something does happen, another issue that we have to look at.

I bought this house because it was R-1 zoning. There is no need to change this zoning. I am asking you Aldermen to pay attention to these PDDs; to question why they're putting them into certain neighborhoods, and why exactly are they being put there? There is no room for this. The developer, at the last meeting, by the way it has not been decided on Cranberry Hill yet – it's closed to the public but it hasn't been decided - but the developer did a traffic study. Now you tell me, the developer had the traffic study done. Is his traffic study guy going to come back and say, "huh, no way – you shouldn't put this development here." No way. Of course not. The City of Shelton should do a traffic study on that and they should have the developer pay for it.

So I'm asking you to look into these PDDs. You're changing our quality of life. Okay? People buy houses here to live here and bring up their families, not to find out 20 years later that you're going to allow some big developer to come in and put 49 houses right in your neighborhood and empty out 700 cars into your street.

And as far as trusting the Planning and Zoning, I would submit that maybe you should have one term for Planning and Zoning. Every person on Planning and Zoning could serve one term, and then they move on. I think having Planning and Zoning for year after year after year is not a good thing for the City of Shelton.

Thank you.

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*Mark Giuliani 78 Kathleen Drive, Stratford*

I border all of that property. I just want to reiterate what everybody else is saying.

Roosevelt Forest – 278-plus acres that has been put aside for years – older than everybody else here. We are invading that space.

The wildlife in this area is astronomical. I just want to let you know that. The Town of Stratford has been here about the Bog. I grew up my whole life here between Shelton and Stratford. I was at the last meeting, and yes, I've been a burden to Shelton and Stratford, and to Mr. Sullivan who isn't here and did the traffic study – I have had accidents on the road they don't even show on the map - James Farm Road - that winds around Cranberry Pond. You can't fit two cars by there, okay? There are accidents there all the time that people do not even report. We need to address that. You cannot put 49 cluster houses and keep that there.

I just want to make one other mention. The Town of Stratford has left open spaces on James Farm Road due to the closeness of the forest. Okay?

Thank you very much.



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*Mike Ullrich, Two Congress Avenue  
Assistant Chief, Shelton Fire Department*

As you know, I'm a large, outspoken person about the Charter Revision. I just wanted to comment on some comments that were made in the paper by the Mayor. I can see your point in some aspects, Mr. Mayor, but I hope you could see ours in the other aspects. There are, obviously, some people in the Department who make this out about the position, that it's the person, that's not what it should be about - it should be made about the position. I just want to clarify that on the public record that is what it should be about.

Mayor Lauretti stated, you see, there is something we agree to.

Assistant Chief Ullrich replied, yes, there is. Okay, I take that. And I'm just sorry you had to comment to the guy in the beginning that said you don't rebut back and forth, but you know, unfortunately, I know, it's in the Charter that you're not supposed to.

Mayor Lauretti stated, you know, when you've got a roomful of people and someone is making accusations that are from some other planet, it's hard to sit here and not respond.

Assistant Chief Ullrich stated, I understand; I respect your position.

Assistant Chief Ullrich continued, I would just like to comment that I have done some research in looking into the Charter itself, and I have found that the minutes from the supposed meeting that the final draft was presented to the Board, there are no minutes as to what changes took place. I would just like to know why they're not on record in the Clerk's office as to what changes were supposed to have taken place. There was an agenda filed for the meeting and a copy was submitted of the changes to the Aldermen. Why is it not on file?

Mayor Lauretti stated, I'm not sure either – do you have a date?

Assistant Chief Ullrich replied, August 12<sup>th</sup>. It was the last meeting of the Charter Revision.

Mayor Lauretti asked, the Charter Revision Commission?

Assistant Chief Ullrich replied, that is correct. It says, the final draft presented to the Board of Aldermen for meeting on 8/12. I attended a few of the meetings myself, I know that some other firefighters have, I attended the public hearing on June 3<sup>rd</sup>, I was unaware of the July 21<sup>st</sup> or 22<sup>nd</sup> public hearing, which, I'm not sure, but I guess that turned into a work session. I don't know whether it was listed as such, but for whatever reasons, I saw the draft presented on the 24<sup>th</sup> and then I saw that in the Town Clerk's Office that there was no meeting for July and no meeting for August, but yet there was – a couple of people here have a copy of the August agenda – but there is no meeting or quorum results filed – no minutes to the meeting on file in the Clerk's office.

Mayor Lauretti stated, well tomorrow we can certainly inquire into it.

Assistant Chief Ullrich stated, I would appreciate if you could do that so I could see what changes transpired. I don't like seeing what was sent on the 24<sup>th</sup> of June, and then August 12<sup>th</sup> you see a total different Charter was approved by the Board of Aldermen with no record of the changes on file

anywhere. I would hope that gets corrected prior to this taking place, otherwise, I'm sure you can see it would be fairly illegal to not have the stuff on record.

Mayor Lauretti stated, as soon as I take a look into it, if I don't get back to you tomorrow it will be sometime next week then – the middle of the week.

Assistant Chief Ullrich said thank you.

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*Nancy Steiner, 23 Partridge Lane*

I'm part of the neighborhood that is involved with Cranberry Hill Estates. I've been a resident since 1969 and I love the town. As I came in here tonight, I happened to pass the map of open lands and green spaces in our City of Shelton, and as I looked in my neighborhood, in my whole area – nothing. There is absolutely nothing there for us. I feel like we're the forgotten part of town. And here is 22 acres which many of us that live around the area have walked, and have noted how beautiful it is and how full of wildlife it is and how it is the watershed for Cranberry Pond which could be endangered by overdevelopment there, I noted that there is nothing there for us and here is a perfect opportunity, maybe the last opportunity we have in our whole area there to have a little space for us. It might be the last opportunity, and a last opportunity for all that wildlife that lives there as well.

I attended the meeting on September 23<sup>rd</sup> when Planning and Zoning was discussing this. There were a lot of us that got up and spoke, and there was yet a lot more to be said. I have two comments to make about that – 1) everyone got very short notice. Only the people that lived within 200 feet of the border there got any notice at all that there was going to be a Planning and Zoning situation. Yet, when I went to the Planning and Zoning Department, I noticed in the report that they had a list there for people that live within 500 feet. I'm one of those. Our property is within 500 feet of Cranberry Hill Estates. We received no notice at all. No opportunity to prepare, no opportunity to gain some momentum and talk amongst our neighbors, and I just think that they're trying to slip something in on us. It just seemed so sudden. Then we get to the meeting and some of had a chance to have our say, even with the little short notice that we got – the discussions were closed. We found out later that we could have requested to keep the meeting open, in other words, continue this at another time. Nobody ever made that suggestion to us. It's closed. It's very discouraging and disappointing to think that when Planning and Zoning met, people with such enthusiastic fervor, that they didn't on their own come up with, "you know, you can keep this open, you can have a little more time to prepare, but no, bam! It's shut. It's closed now. I'm very upset about that.

Thirty percent of Cranberry Pond lies in Shelton. So what I want to know is, why is Stratford so concerned with Cranberry Pond and Bog, and nothing from anyone else in Shelton? The Shelton Wetlands pre-approved this. How could they pre-approve it when Stratford is so upset about it? Why aren't we upset about it? Why aren't you upset about it? This is the last bog in Southern New England. It's still in good shape. This was explained to us by some of the people in Stratford that have really checked it out. It's still in good shape, but they're very, very, very worried that this developing is going to change those things. I know I looked at the charts, they have a holding pool and a this and a that, but believe me, I think it's impossible that Cranberry Bog is not going to be affected in some way by this huge development. So I say, make it open space. It continues into Cranberry Bog which continues into Roosevelt Forest. I could be one whole, nice area.

So my mind is boggled that another town is more interested in one of the most beautiful bogs and important wetlands that lies within our borders than we are. Why is that?

Another point - these builders say that they are building these units for empty nesters, and that these empty nesters – and I could quote this from the developer – “just empty nesters are going to live there; they won’t even be here in the winter, they’re going to be in Florida.” Well, I don’t know who an empty nester is, but empty nesters don’t buy three-bedroom houses, and even if they did, they may not want to buy them so close to Route 8 where the noise is pretty loud there. The wildlife might be used to it, but a lot of people don’t like all that noise.

The developers further went on to say, “wouldn’t have much of an impact on traffic, because you, these are older people, they don’t go out much.” Well I’m older, I’m retired, and when I was working I went out in the morning, worked my eight hours or so and then came home and that was it. Now I’m retired. I’m in and out, in and out. I lead a very busy and active life. My car is on the road a lot. And if he thinks empty nesters are going to just sit home and do nothing, he’s wrong. Everybody likes to lead a busy and active life. I think that the whole traffic study was so – well it had to be paid for by the developer because it was so slanted and erroneous that it was almost laughable.

I’ve never belonged to any kind of organization like this before, but so many of us in our neighborhoods – not just ours but some of the other neighborhoods - are so upset by all of this that we are getting together and forming an association, and we are calling it “WE R-1” R-1 being Residential, because that’s what we want to stay – that’s what we bought into and that’s what we’d like to stay. We’ve put together a summary of our concerns. I took the trouble to go to Kinko’s and copy them so that you could read our concerns. I don’t want to stay here all night.

Thank you for your time. You have to know that I’m so nervous because I’m not a speaker, but I feel strongly that I had to come up here and say something, so thank you for your time.

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*Chris Panek, 19 Meghan Lane*

I was going to talk about my opposition to the PDDs and the course that the Planning and Zoning Commission is taking, but I think it has all been said, particularly well by Mr. Bures, Mr. Harbinson and the Steiners.

The second issue I wanted to briefly touch on tonight is the Charter Revision. There are numerous reasons why I think residents should vote no for revision to the Charter. I know the firemen and women aired their concerns at last month’s meeting. I have an answer to the gentleman from the Fire Department that spoke earlier, because I tried to get the minutes from the final Charter Revision Commission meeting on August 12<sup>th</sup>, and they’re not on file in the Clerk’s office, but there are two hours worth of tapes that I decided to sit down there this morning and listen to. I was quite amazed at some of the comments that I heard in these minutes, and I’m just going to read a couple of quotes. One of the quotes, “we will have a full-time, paid Fire Chief eventually, we all know that.” Another quote, “the revisions to the Charter are a big change from what the Charter Revision Commission suggested.” That is the revisions that the Board of Aldermen sent back to the Charter Revision Commission.

Another quote, "the Board of Aldermen really blew up what we said." That was a comment made by somebody on the Charter Revision Commission. Those are just a few quotes I took from listening to the two hours of tapes. But the bigger problem I have is this. In July, the Board of Aldermen conducted a public hearing on the final draft of the Charter that was sent by the Charter Revision Commission, and after members of the public spoke, the Board recessed into a workshop session. As I have been told, a workshop session does not require any documentation of what is being said by the Aldermen or by the Mayor, who was present at this meeting. During the workshop session, Board President Anglace proceeded to read through the Charter, changes were suggested, and these changes were discussed with the entire Board and the Mayor. I have great concern over the fact that while changes and suggested changes were being made to the Charter of this City, that it was done off the record. If the governing Board of our City and our Mayor are going to ask the voters to change the Charter, the voters of this City should at least hold the expectation that our City leaders make their voices on the changes to the Charter public. I also do not understand why the Charter was sent out in a local newspaper. Maybe it was to save on mailing costs. The Charter should have been mailed to every household regardless of the costs, as no price tag can be put on the right of all residents to have a copy of the City Charter. Even worse, after reading my Charter I received in my Connecticut Post, and I read it, I was amazed that there are no reference as to what the changes actually were. How could I vote yes to change the Charter, when I don't even know what was being changed. The changes should have been bolded out or they should have been made in a different color. I mean, it's difficult enough to get somebody to pick up the Charter, it's not the most exciting reading, but let's make it a bit easier for the people to know what they are reading and what they're going to vote on changing in November. Those are basically my reasons that hopefully the voters will vote against the Charter Revision.

Lastly, I just want to finish up with one question, and I want to specifically direct this to Alderman Papa, the Chairman of the Parks and Recreation Commission. I took some time to review last month's Parks and Recreation meeting minutes. I found a reference in the Chairman's Report to a potential 18-hole golf course in the future of Shelton. In the same Chairman's Report, I also found a reference to the 107-acre French's Farm property in White Hills as a possible location with topography maps, developers, and acreage already being discussed. I would appreciate it at some later date if Alderman Papa maybe could respond via phone or mail to me just to let me know if there is a potential for French's Farm to become a golf course, and what City leaders are backing this or have initiated this project.

Thanks for your time.

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*Jeff Lambert, East Haven*

Basically, what I wanted to say was, I've heard a lot of issues from people in your town and a lot of them have to do with building, building complexes for housing, and destroying wetlands and destroying forests to build these complexes. What I want to say is we have these historical buildings where the Factory House is situated right now, and these developers and politicians want to come in and destroy these buildings that have sat there for decades, and nobody wants to help make it a place that our community can come and listen to different types of music and just be one, as part of the community. I think it's pretty sad that the community doesn't want to help one another to make this place a good place to live.

I think the community needs to come together and I think the Zoning Commission should get together with the community and help them out, and I don't see that happening. There is a lot of potential here and I hope you've listened to what we have had to say, and I hope you'll help us. We want to help the community out. Thank you.

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Ann Marie Romano, 48 Hubbell Lane  
Executive Board, Elizabeth Shelton School PTA

I'm here tonight as a member of the Executive Board of the Elizabeth Shelton PTA, and I'd like to read into the record a letter that we sent to the Board of Ed and I'll leave this copy with you.

*We the Executive Board of the Elizabeth Shelton PTA feel it is important to once again express our deep concern over the issue of overcrowding at our school. We have watched our student population increase steadily over the past several years, straining the resources of the school and faculty to their limits. Each year repeated requests for relief have been answered at the last minute with the lowest cost compromise and promises of a brighter future.*

*Although widely appreciated, we believe these annual emergency measures are needed because the Board of Education has failed far too long to address the larger issue with a comprehensive action plan and the appropriate funding.*

*As we greet the start of a new school year, the Shelton Board of Education is presented with new opportunities to meet the difficult challenges that our burgeoning enrollment presents. We invite all current and prospective members of the Board to visit ESS and observe the day-to-day conditions in order to better understand the urgency of our situation. It is imperative that the Board develops a short-term solution to our overcrowding prior to the start of the 2004-05 school year and ensures the funds are available for its implementation. To the parents of children enrolled at Elizabeth Shelton School, any short-term remedy offered must translate, at a minimum, into significantly smaller class sizes and the re-creation of a fully equipped media center. Other needs, such as expansion of the cafeteria and library, inclusion of classroom space for the art, music and band programs, and provisions for current technology can be incorporated into the long-range plan.*

*We call on the Board of Education to make real and timely progress to finalize and seek funding for its long-range plan. As the process of establishing priorities continues, we would remind you that the issues facing ESS today are pressing and cannot be pushed aside for years as the draft of the plan from Fletcher Thompson suggests. The residents of the White Hills area should not have to wait until 2010 and beyond to see the current needs of their elementary school and children addressed. We ask that the Board of Education honor their commitment to serve all Shelton children, including those attending Elizabeth Shelton School. Additional space is a necessity now. The Executive Board of the ESS PTA offers its full support of a plan that recognizes the importance of providing*

*the resources and facilities necessary at each grade level to ensure our children succeed. We pledge to provide whatever assistance possible within our means to achieve that goal. Thank you for your time and consideration.*

We had read this letter at our back to school night, and received 241 signatures from parents. Thank you.

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*Jeff Barila, 217 Elizabeth Street, Derby*

I don't live in Shelton, but I am right over the bridge. I'd like to speak on behalf of The Factory House Cooperative. I'm not part of the collective, but I'm speaking on behalf of them to invite anybody, any residents of Shelton if they wish to speak in our favor, or against, whatever it may be, so this doesn't look like a one-sided issue. It looks like my colleagues have left, so good night.

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*Tom LaTulipe, 91 Toas Street*

I listened to quite a bit of talk this evening about not enough activity or places for people to go in downtown Shelton. The other night I was down there, about 8:30 at night, and I looked over at the memorial there, and there was a group there, I don't know what they were doing there, and I wasn't about to find out myself. I looked around for a Police Officer,

TAPE TWO, SIDE ONE

but there were no policemen to respond. With the assignments Police Officers have today, not only in Shelton, but in other communities, they appear to be just responders – they have so much paperwork to do, being assigned to various narcotics squads – we have the Valley Street Crime Unit here and everything – but the reason I'm saying this is I went down the next morning to the Veterans' Memorial, and I found all those flowers that were so neatly planted down there all trampled down.

I don't represent the second district, but if I do, after November, you can be sure that will be one of the spots I'll check, and I can't understand why we can see things like that happen and the elected officials don't see something going on in this town without standing here taking up your time not being able to stay home and kiss your kids goodnight, you've got to listen to all of this.

I appreciate all of your time, and I don't want to belabor this. There are things in the Charter that I question also, the proposed Charter. I agree with Chris Panek that we should have got copies of both the present proposal, the old Charter with something highlighted so we'd know where the changes were made. To just give us one in the Bridgeport paper, it so happens I get the Bridgeport paper, I know a lot of people in Shelton here that don't get it, they get the New Haven Register. I think the people should know what they're going to the polls for and what they're voting for.

Thank you very much for your time.

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*Chris Jones, 21 Geissler Drive*

I'm here to ask the public to vote no on the Charter Revision. Reasons being, I don't want to make this political, Mayor, I know you guys aren't politicians up there.

Mayor Lauretti stated, it's tough for you not to do, but go ahead.

Mr. Jones continued, you know, I love when you put a spin on things and you say, "you're making it political." Aren't you a politician? A political body. Legislative body. Okay.

Mayor Lauretti stated, I'm happy to engage you in a debate on Tele-Media about the Charter.

Mr. Jones, asked, is that an invitation?

Mayor Lauretti replied, the offer is extended to you, and anyone in your group, because I think you're so far off the mark it's sad.

Mr. Jones replied, I'll accept that. I'll call Tele-Media tomorrow and I'll schedule it.

Mayor Lauretti stated, call my office tomorrow and we'll book it in.

Mr. Jones continued, we will definitely book that in. The Shelton Life, the Annual Report is mailed to each resident in the City of Shelton. Now being the City Charter, which I think is only voted on every 10 years, is a pretty important document that the public has the right - every person in the City should get it. A lot of people didn't get it.

To echo what Mr. Panek said about not knowing what the changes are in that, I understand that there is going to be a revised edition, so to speak, of the changes that were made and it will be available in City Hall Monday or Tuesday or whatever. That's fine and great. That is done and over with now. People have to come down to City Hall to pick up and find out what the changes are. As for the Fire Department, we all know that you're headed in the direction of a paid Fire Department, you've actually said it in the paper the other day, am I correct? We stated it would cost \$10 million a year to run a paid Fire Department. You made a comment stating that's not true because we don't need the Charter for a full-time department, it would only cost \$1 million. So you've done some research on it and you know maybe what it's going to cost. That's it, I don't want to waste, we've been here a long time already tonight.

Again, people, I don't know if you know what the changes are, but if you read it, you have to read the other one from 10 years ago, word for word, compare what it says, and, it's just not right.

As far as the meetings, there is some question as to minutes not documented, work sessions, tapes, I'll go down to the City Clerk and listen to those tomorrow too. But, that's all I have to say. Thank you.

Mayor Lauretti asked if any member of the public wished to address the Board. Being none, he declared the Public Session closed.

The Board stood in recess for five minutes.

### **Agenda Items**

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#### ***Add-Ons***

Alderman Anglace MOVED to add the following items to the agenda:

- 5.1.8 Police Department Roof
- 5.3.1 Approval of Minutes
- 5.3.2 Performance Bond Release
- 5.3.3 High Street Road Abandonment
- 5.3.4 Purchase of State Property
- 5.3.5 Huntington Center Pedestrian Bridge
- 5.3.6 Hidden Meadow Estates Release of Maintenance Surety
- 5.3.7 Sewer Easement – Hillside
- 9.7 Shelton High School Football Field
- 10.4 Charter Revision
- 10.5 Resolution on Binding Arbitration
- 10.6 Resolution for Land Keepers
- 11.3 Anthem Blue Cross Demutualization

SECONDED by Alderman Kudej.

Mayor Lauretti stated, I'm not sure the Anthem Blue Cross Demutualization needs to be in Executive Session – it's just a request for hiring outside counsel.

Corporation Counsel Welch stated, I just want to bring the Board up to date on the lawsuit.

Mayor Lauretti stated, it's all public information anyway. I would change that to 10-7.

Alderman Anglace AMENDED the MOTION so that the item Anthem Blue Cross Demutualization is item 10-7 on the agenda; SECONDED by Alderman Lanzi. A voice vote was taken and the MOTION PASSED 8-0.

A voice vote was taken and the MOTION AS AMENDED PASSED 8-0.

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#### ***Minutes for Approval***

Alderman Anglace MOVED to waive the reading of and accept the following meeting minutes:

1. Regular Meeting of September 11, 2003
2. Special Meeting of September 23, 2003

SECONDED by Alderman Kudej. A voice vote was taken and the MOTION PASSED 7 Yes, 0 No, 1 Abstention (Finn).



5.1 FINANCE COMMITTEE

5.1.1 Minutes – Finance Committee

Alderman Anglace MOVED, per the recommendation of the Finance Committee, to waive the reading of and accept the minutes of the August 28, 2003 Finance Committee meeting; SECONDED by Alderman Papa. A voice vote was taken and the MOTION PASSED 8-0.

5.1.2 Refund of Taxes – September 2003

Alderman Anglace MOVED, per the recommendation of the Finance Committee, to approve the report of the Tax Collector relative to the refund of taxes for a total amount of \$69,591.07 be approved and that the Finance Director be directed to make payments in accordance with the certified list received from the Tax Collector. Funds to come from the tax refunds account #001-6100-412.80-42. SECONDED by Alderman Kudej. A voice vote was taken and the MOTION PASSED 8-0.

5.1.3 New Legislation – DMV

Alderman Anglace MOVED, per the recommendation of the Finance Committee, to authorize the Tax Collector to charge a fee of \$5.00 to taxpayers who are reported to the Department of Motor Vehicles as delinquent in payment of their taxes in accordance with the provisions of Public Act 03-1, Sec. 102, which amends Subsection (a) of Sec. 14-33 and Sec. 58 of House Bill 12-146 of the Connecticut General Statutes; and FURTHER MOVED that, it is directed that income from this source be deposited to the General Fund and further appropriated to the revenue and expenditure account to be determined by the Finance Director; SECONDED by Alderman Marangelo.

Alderman Anglace stated, note for the record that this \$5 charge doesn't even cover our administrative costs.

A voice vote was taken and the MOTION PASSED 8-0.

5.1.4 Legal Invoice – Robinson & Cole

Alderman Anglace MOVED to authorize a total payment of \$4,776.28 to Robinson & Cole for services rendered per statement dated August 7, 2003 with funds to come from the following legal services accounts:

Foreclosure Fees	\$4,741.00
Miscellaneous services 001-1900-411.80-03	<u>\$ 35.28</u>
Total cost	\$4,776.28

SECONDED by Alderman Marangelo.

Alderman Papa stated, I notice on these invoices that there are different rates. There is a rate here of \$320 an hour, a rate of \$450 an hour, a rate of \$160 an hour.

Mayor Lauretti explained, it depends on who is working on what aspect of what we ask them to do. There are different people working on different matters.

Alderman Papa noted that there is quite a big difference in the range.

Mayor Lauretti stated, it's not uncommon.

A voice vote was taken and the MOTION PASSED 8-0.

#### 5.1.5 Upgrade to Overhead Doors at the Pine Rock Park Fire Department

Alderman Anglace MOVED per the recommendation of the Finance Committee to recommend to the full Board to add the upgrade of the overhead doors at Pine Rock Park to the capital improvement plan in the amount of \$9,980 with funding to come from LOCIP; SECONDED by Alderman Kudej. A voice vote was taken and the MOTION PASSED 8-0.

#### 5.1.6 Far Mill Crossing Bridge Deck Rehabilitation

Alderman Anglace MOVED per the recommendation of the Finance Committee to recommend to the full Board to transfer \$10,000 from Contingency General 001-9900-900.99-00 to Professional Services account 001-0100-411.30-01 for engineering services for deck rehabilitation at Far Mill Crossing; SECONDED by Alderman Simonetti.

Mayor Lauretti stated, it seemed to me that the \$10,000 probably should come from one of the road accounts or professional services as opposed to contingency. LOCIP doesn't cover the engineering fees for these types of projects, but the actual work of the deck refurbishment would be a LOCIP qualifier. You can approve the motion as it stands right now, but I'm going to look at that a little bit closer.

Alderman Anglace stated, let's find out.

Mayor Lauretti stated, it can't come out of road repairs, that money is all accounted for, so pass the motion as it is and if there are any changes, I'll bring it back.

A voice vote was taken and the MOTION PASSED 8-0.

#### 5.1.7 Energy Management System

Alderman Anglace MOVED per the recommendation of the Finance Committee that an RFP be developed and be advertised for an energy management system; SECONDED by Alderman Papa.

Alderman Anglace stated, according to Joe Sewack, he noted that this would address the issue of heating and cooling in City Hall as well as other buildings. The most important thing that the Finance Committee noted is that a typical study is approximately \$50,000. For the U.I., 50 percent of the cost of the study may be reimbursed by U.I., with 100 percent recovered should the study result in implementation of the identified measures. That is the good news - the money that we spend, we'll get back.

A voice vote was taken and the MOTION PASSED 8-0.

## 5.1.8 Police Department Roof

Alderman Anglace MOVED to recommend to the full Board to waive the bids as "impractical." Further, to MOVED to transfer \$5,263.42 from Contingency General account 001-9900-900.99-00 to building maintenance account 001-0100-411.30-01 for emergency repairs to the Police Department Roof; SECONDED by Alderman Papa.

A voice vote was taken and the MOTION PASSED 8-0.

5.2 PUBLIC HEALTH & SAFETY COMMITTEE

No items presented.

5.3 STREET COMMITTEE

## 5.3.1 Approval of Minutes

Alderman Olin MOVED to recommend to the full Board to waive the reading of and approve the minutes of the August 5, 2003 Street Committee meeting; SECONDED by Alderman Kudej. A voice vote was taken and the MOTION PASSED 8-0.

## 5.3.2 Performance Bond Release – Deer Park Estates

Alderman Olin MOVED to recommend to the full Board, per the recommendation of the Planning & Zoning Commission, to approve the release of the \$52,000 performance bond currently being held for the completion of improvements for the Deer Park Estates subdivision subject to the following:

1. The Board of Aldermen accepting Kimberly Drive from Isinglass Road to the cul-de-sac, 485 feet.

SECONDED by Alderman Marangelo.

Alderman Anglace stated, just a point of order, I just want it understood for the record that the motion is asking the Board of Aldermen at the same time to approve accepting Kimberly Drive from Isinglass Road to the cul-de-sac. Our action to approve this will approve that.

A voice vote was taken and the MOTION PASSED 8-0.

## 5.3.3 High Street Road Abandonment

Alderman Olin MOVED, per the recommendation of the Street Committee, to abandon the City interest in a portion of the paper street known as High Street, and further described in the letter from the City Engineer; SECONDED by Alderman Kudej.

It was noted that a favorable 8-24 referral from Planning & Zoning has been received.

A voice vote was taken and the MOTION PASSED 8-0.

## 5.3.4 Sale of State-Owned Land – File #126-51-8a.

Alderman Olin MOVED per the recommendation of the Street Committee and the City Engineer not to purchase State-owned land File #126-51-8a; SECONDED by Alderman Papa. A voice vote was taken and the MOTION PASSED 8-0.

## 5.3.5 Purchase of State Property – File # 126-91-1

Alderman Olin MOVED per the recommendation of the Street Committee, the City Engineer and the Planning & Zoning Commission to not approve the purchase of State property by the City of Shelton; SECONDED by Alderman Simonetti. A voice vote was taken and the MOTION PASSED 8-0.

## 5.3.6 Huntington Center Pedestrian Bridge

Alderman Olin MOVED, per the recommendation of the Street Committee and the Planning & Zoning Commission to approve the Huntington Center Pedestrian Bridge; SECONDED by Alderman Simonetti. A voice vote was taken and the MOTION PASSED 8-0.

## 5.3.7 Sewer Easement - Hillside

Alderman Olin MOVED, per the recommendation of the Street Committee and the Planning & Zoning Commission, to not approve the request for sewer easement within City open space located off the extended portion of Maler Avenue; SECONDED by Alderman Marangelo.

Alderman Finn stated, I spoke with Alderman Olin before the meeting tonight in reference to this – I wanted to know where we stood. He indicated to me that the Street Committee took no action on it and that the applicant would have to go through the Conservation Commission to gain permission to go through the City open space. What we're looking at, Mr. Mayor, is something no wider than maybe 50 feet of City open space between the resident's home and the new extension on Maler Avenue. Open Space Committee has approved this. The contractor has also approved this, according to the residents that I spoke to on the telephone.

Mayor Lauretti asked, approved what?

Alderman Finn stated, they have no problem with the residents hooking into the proposed

Mayor Lauretti interjected, into Maler Avenue as opposed to 108.

Alderman Finn stated, the gentleman's sewer system is totally failing and it will cost him three times the amount of money it would to try to put a new system in than it would for him to hook into the existing sewer system – proposed sewer system. I really think they should take another look at this.

Mayor Lauretti stated, I've been looking at this and discussing it with some members of Planning and Zoning. I tend to agree with you. I think that we should take a second look at this.

Alderman Olin stated, I agree. I was talking with Jack earlier about what we agreed upon at the Street Committee. They went through the Conservation but they didn't go through the Open Space Committee to get permission. They've got to go and request it, and then they come back to us.

Alderman Finn stated, it's a no-brainer. If we're going to let a developer go through open space for drainage, why can we have a resident, one single person, go through it to hook up their sewers?

Alderman Anglace MOVED to TABLE item 5.3.7 - Sewer Easement - Hillside; SECONDED by Alderman Finn. A voice vote was taken and the MOTION PASSED 8-0.

#### 5.3.8 Hidden Meadows Estates – Release Maintenance Surety

Alderman Olin MOVED, per the recommendation of the Street Committee and the City Engineer to release the \$27,000 maintenance surety, the section of the road covered by this is from 14 Beech Tree Hill Road to the new cul-de-sac at house number 3; SECONDED by Alderman Kudej. A voice vote was taken and the MOTION PASSED 8-0.

#### MAYORS CORRESPONDENCE

#### PRESIDENT'S CORRESPONDENCE

Alderman Anglace stated, I was directed by the Board to take the downtown pavilion to the Finance Committee for discussion. The Finance Committee brought in the Parks & Recreation Department and the Shelton Economic Development Corporation – Jim Ryan representing them. We discussed it. Parks & Rec's suggestions were given and SEDC reviewed the downtown development plan for Phases 1, 2 and 3. The Connecticut college students are working on architectural plans for us down there. The SEDC is going to look at the site and try to figure out where the plan would be acceptable and where the pavilion would best fit. We left it very open and very shallow at this point because they want to do some more work, and I understand that further, there is going to be more discussion with respect to the development of Phase 2 and Phase 3 and the Riverwalk in the near future. This is open. Future meetings are planned, and we'll keep working on it.

Alderman Papa stated, they did say they would come back on October 26<sup>th</sup> with a plan and a diagram to present to the Finance Committee.

#### 6.0 LEGAL REPORT

##### 6.1 Corporation Legal Counsel

Alderman Anglace MOVED to authorize a total payment of \$1,414.46 to Corporation Counsel Winnick, Vine, Welch, & Teodosio, LLC for services rendered per statement dated October 2003 with funds to come from the following legal services accounts:

Legal fees	001-1900-411.30-03	\$ 1,414.46
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SECONDED by Alderman Simonetti. A voice vote was taken and the MOTION PASSED 8-0.

## 6.2 Assistant Corporation Counsel

Alderman Anglace MOVED to authorize a total payment of \$ 968.75 to Attorney Ramón Sous, for services rendered per statement dated October 1, 2003 with funds to come from the following legal services accounts:

Legal fees	001-1900-411.30-03	\$ 968.75
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SECONDED by Alderman Marangelo.

Alderman Papa stated, it says Grand Total \$1,003.75. You have the legal fees of \$968.75. It says on the second page grand total. I don't know if that's an error.

Alderman Anglace stated, the Finance Committee is recommending \$968.75. If there is anything wrong with it, the attorney can correct us. He'll be sure – those guys don't miss a beat when it comes to getting paid. We're recommending \$968.

A voice vote was taken and the MOTION PASSED 8-0.

## 6.3 Pellegrino Legal Bill

Alderman Anglace MOVED to authorize a total payment of \$ 1,881.25 to Pellegrino Law Firm, for services rendered per statement dated September 18, 2003 with funds to come from the following legal services accounts:

Legal fees	001-1900-411.30-03	\$ 1,881.25
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SECONDED by Alderman Lanzi. A voice vote was taken and the MOTION PASSED 8-0.

7.0 LEGISLATIVE - OLD8.0 FINANCIAL BUSINESS – OLD9.0 FINANCIAL BUSINESS - NEW

## 9.1 Indian Wells Overlook – Title Insurance

Alderman Anglace MOVED to authorize the expenditure of \$810 for purchase of title insurance relative to the Indian Wells Overlook, with funds to be paid from the Open Space account; SECONDED by Alderman Papa. A voice vote was taken and the MOTION PASSED 8-0.

## 9.2 Offer to City

Alderman Anglace MOVED per the recommendation of the City Engineer and the Planning and Zoning Commission not to purchase the property located at the corner of Soundview Avenue and Molnar Drive; SECONDED by Alderman Simonetti.

Alderman Anglace stated, I want to point out that the City Engineer recommends that we purchase it, the Open Space Committee recommends that we purchase it, Planning and Zoning 8-24 opposes the purchase, and I think we should table it and authorize the Mayor to look into this further.

Alderman Anglace continued, \$150,000 seems to be a little too much for that piece of land as it's listed on the real estate sales slip, but at the right price, it might have some open space value and I think you ought to look at it a little bit further.

Alderman Anglace MOVED to TABLE Item 9.2 Offer to City; SECONDED by Alderman Papa. A voice vote was taken and the MOTION PASSED 8-0.

### 9.3 Nike Site Playground Update

Alderman Anglace MOVED to approve funds in the amount not to exceed \$30,000 for a new playground at the Nike Site, funding to come from LOCIP; and FURTHER MOVED to add this to the capital improvement plan; SECONDED by Alderman Marangelo.

Alderman Papa stated, how did you arrive at the \$30,000? The bottom line is, we got a quote from Childscapes addressed to Ron Herrick, and as you know, if we buy everything on that list it comes to about \$34,000. And if you want them to install it, you're talking \$52,000 total. The Hideout that is up at the Nike Site is going to contribute \$4,400 for some of the equipment, so the bottom number would be \$48,103. That would be the total picture if we installed it and we bought everything on that list. I just wanted to question how you came up with the \$30,000. Which items are you going to delete?

Mayor Lauretti explained, first of all, I didn't agree that we should spend that amount of money on the playground. We didn't spend nearly that amount on the playground down at Riverview Park last year, and it seems to be met with a lot of favor throughout the community and Derby as well. Some of the work may be done by some of the City forces, and I felt that in these times we have to pull back a little bit.

Alderman Papa stated, okay, so you're going to decide which items you want of the five items that were listed, and the City is going to install everything?

Mayor Lauretti replied, their wish list was for an entirely new complex up there and I'm not sure that we're at that point. It is something we may, as we've done in the past with other recreational facilities, we do some of the work year in and more work the following year and the year after, and get it to the point that they get the full upgrade.

Alderman Papa stated, okay, so we're going to basically buy the equipment, and

Mayor Lauretti interjected, well, depending, weather permitting over the winter months, we may have an opportunity to do some of that installation as we did down at Riverview Park.

Alderman Anglace stated, I wish we had this much interest in the playground at Pine Rock Park.

Alderman Papa stated, well that's next.

Alderman Anglace stated, I'll take you at your word. I accept.

Alderman Papa stated, I'm glad you brought it up. That playground is already sitting down at Parks & Recreation. It's downstairs; it has to be done. We have to get the okay from somebody.

Mayor Lauretti stated, for the benefit of everyone, the Pine Rock Park Playground is due to start within the next two weeks. I just received the final approval from the CRRA who is the funding authority with respect to that playground upgrade, and I await the signature of the Commissioner of the Department of Environmental Protection, which I should have within a two-week period. Once I get his signature, the consent order will be issued, we'll be able to begin work.

I had intended to have the outside contractor do the installation, but they tell me now that they can't get there until December 1<sup>st</sup>, and it was my intention to get it started this fall so when the spring came it would be up and running and there wouldn't be any downtime. As you know, in the springtime there are many things that affect our activities. The gentleman from East Village Road who was here tonight – he was not happy that his project got pushed off, but you know, in the last nine months – I don't have to tell people how bad the weather was. As an example, the State of Connecticut is months behind in their paving, as we witnessed by the paving that occurred on Center Street just last week. That was targeted to be done in August. It's now October and they're getting to it. Well, we're in the same boat, and I wouldn't consider, with all due respect to the gentleman's comments, that a priority.

We are working on the roads, and the same thing would apply to our Parks people. Depending on how the weather is, will determine how quickly we'll be able to get this in.

Alderman Papa stated, now, going back to the Nike Site playground, the \$30,000, does that include the \$4,400?

Mayor Lauretti replied, no.

Alderman Papa stated, so it's actually going to be \$34,400. That's what we can spend – not \$30,000. Okay. So we're going to take \$30,000 from our fund and get the \$4,400 from the Hideout.

A voice vote was taken and the MOTION PASSED 8-0.

#### 9.4 Shelton Intermediate School Building Committee

Mayor Lauretti stated, the School Building Committee has sent us a recommendation, and I have it here with me tonight. Alderman Anglace has a motion that has been prepared. While I'm passing this out I'll say this is a long time coming, and unfortunately, that seems to be a trend in some areas.

Alderman Anglace MOVED, per the recommendation of Intermediate School Building Committee that authorization be given for any legal action necessary under any contracts for services rendered or work performed to the Shelton Intermediate School; and

FURTHER MOVED, per the recommendation of the SIS Building committee, to approve the request for RFPs for mechanical engineering service for the Shelton Intermediate School, including but not limited to:



- review of the final balancing report,
- a review of fresh air required for the computer rooms,
- a review of the freeze-up in the boiler room,
- a review of the duct location for RTU #3,
- to review the energy efficiency of the mechanical system,
- and a review of any other issues pertinent to State code requirements;

SECONDED by Alderman Simonetti.

Mayor Lauretti stated, I believe that this is an item that everyone is familiar with, both in discussions at this Board and articles that I'm sure you've read in the media. It's time to move on to the next step for closure.

A voice vote was taken and the MOTION PASSED 8-0.

#### 9.5 Generator Purchase – EMS

Alderman Anglace stated, I'm not sure I understand this motion, but I'm going to take a shot at it.

Mayor Lauretti stated, the only thing I'm requesting at this time is a waiver of bids for the purchase of a generator.

Alderman Anglace MOVED to waive the bids for the purchase of an 85 kilowatt used generator; SECONDED by Alderman Simonetti.

Alderman Anglace stated, a letter is attached from the Purchasing Agent. That letter gives a price of \$12,500, and other information.

Mayor Lauretti stated, after some research on the costs associated with purchasing generators, both myself and Dick Tallberg who is the EMS Director for the City, we concluded that this generator that has approximately 277 hours on it, although it is between 14 to 16 years old, it is relatively unused. It's a natural gas unit which is also another asset. It has quite a bit of capacity here. We felt that as part of the Homeland Security initiatives that are being implemented in different parts of the country and the region, that this would be a good purchase for the City. Where it's going to go is yet to be determined – it will require some additional discussion between myself and some of the other emergency service people that handle these types of operations. The funding will come from the EMS budget.

Alderman Anglace asked, is there any possibility of getting money from a grant – from Homeland Security?

Mayor Lauretti replied, most of the money associated with Homeland Security pertain to the area of Hazmat, Fire Department and Police Department equipment purchases and things of that nature. We felt that given the cost of \$12,000 this was a worthwhile purchase.

Alderman Simonetti added, since I have a generator that is half that size with about as many hours on it I think it is an excellent purchase. You have to realize it will cost you about \$10,000 to hook it up.

Mayor Lauretti stated, this is just for the purchase. Once we decide where it's going to go and the costs associated with that installation, we'll come back.

Alderman Simonetti stated, because it's a gas unit, it's very easy to maintain. It has on it a lot of safety features that tell you when there's a problem. It probably has an automatic heater for the oil so you don't have to worry about it being outside. It probably has a cover of its own so it's not going to be exposed to the elements. It's a nice unit.

A voice vote was taken and the MOTION PASSED 8-0.

#### 9.6 Purchase of Wood Chipper for Parks & Rec/Highways & Bridges

Alderman Anglace MOVED to waive the bids and approve \$10,000 for the purchase of a wood chipper to be shared by Parks & Recreation and Highways and Bridges, funding to be divided equally \$5,000 from each department's account – 001-6300-991.60-21 and 001-1000-622.60-27; SECONDED by Alderman Simonetti.

Mayor Lauretti stated, this is another purchase that falls in the category as the last one. From extensive research and advertising, the costs associated with buying a chipper with the capacity that we need for the City is somewhere between \$25,000 and \$30,000. Although this is a used piece of equipment, it's very well maintained. We do have a maintenance record on it. It is in excellent condition. This will save a tremendous amount of time, particularly for the Parks & Rec people and Highways that do a lot of this trimming by hand, load it on trucks, take it back to the City Yard, put it in the tub grinder. Now they'll be able to chip the material right on site and in many cases, send it right back into the woods. In addition to that, the City does own a chipper, it is very old and is out of code and I would venture to say that it would probably have OSHA violations as well. The superintendents of both departments are hesitant to put the machine on the road and let our personnel use it.

Alderman Finn asked, who are we purchasing this from?

Mayor Lauretti replied, I believe it's from the Long Hill Tree Service.

Alderman Finn asked, is there a warranty with it?

Mayor Lauretti replied, no, it's out of warranty. It's a used piece of equipment.

Alderman Finn stated, there should be some type of a warranty on the major overhaul that was recently performed.

Mayor Lauretti stated, no, there isn't. It is a purchase "as is."

A voice vote was taken and the MOTION PASSED 8-0.

#### 9.7 Shelton High School Football Field

Alderman Anglace MOVED to waive the bids in accordance with the contract between the City of Shelton and Goodwill Sports Association Inc., in accordance with the attached proposal as outlined by the City Engineer, and authorize Mayor Mark A. Lauretti to sign any necessary documents; SECONDED by Alderman Simonetti.

Alderman Papa stated, we just got this today. Can you give us a rundown of what the problem is down there?

Mayor Lauretti explained, the problem is that once the cover material on the field was stripped they were continuing to work and level the field, and one of their earth moving equipment proceeded to sink to the level of about two feet into the ground and it was discovered the soil beneath the top cover was inadequate to support the equipment and that would apply to the new turf that was going to be put down. The City Engineer on Friday and for a good portion of this week brought in a soil scientist to do some soil sampling – they determined that the material there needed to be excavated and new material was required to be brought in to the tune of some 1,400 cubic yards of excavation and refilling. In an effort to proceed with the project, because the field is open and under construction at this point, it's necessary to go for a waiver of bids because the expenditure is going to be in the neighborhood of approximately \$60,000 to \$80,000 of additional monies.

Alderman Papa asked, they didn't pre test the soil before they bid on this and assumed it was all set. Why do we have to pay the money, I thought they were paying. They're requesting \$60,000, right?

Mayor Lauretti replied, they're not requesting anything at this point. I don't know what the final number is going to be and rather than jockey back and forth I said we'll just wait and see. Everything is based on a unit price here; the City Engineer did a lot of research in talking with local contractors and to local suppliers of fill to establish that the numbers are within the market.

That fill from the field is going to be going to the Nike Site to fill in a depression where the new flag football field is going to go.

Alderman Finn asked, if you start excavating the fill that is in there and put it at the Nike Site, won't you have the same problem at the Nike Site?

Mayor Lauretti stated, they're taking the top material off and leaving the clay there. I did ask that question, and I was assured that the material coming out of there would only be the depth of about one foot and wouldn't have that type of impact at that field. I told them that if that were not the case, they had better certify to me that it is, and if it isn't then they better not proceed forward with trucking the material there.

Alderman Finn stated, it is my understanding that once the material is trucked out of there, that the Board of Education is going to pick up the tab from one of their accounts, not from a City account?

Mayor Lauretti stated, I'm not sure about that understanding, I couldn't speak for the Board of Education.

Alderman Finn stated, we are going to go forward removing that material so they can proceed with the field?

Mayor Lauretti replied, that's correct.

Alderman Marangelo stated, I find it very disheartening because we went back and forth with this field and one of the things that Goodwill Industries touted was on how they were going to take care of the drainage problems. They should have been aware of this before they started the project. It makes me concerned that there aren't going to be other things found that are going to be an issue.

Alderman Simonetti stated, any time you take on a project his big the amount of earth moving equipment, you can always find something to get in the way. Unfortunately, this was much bigger than we thought it was, and the persons who put in the field originally should not have done it the way they did it. Hindsight is the best sight. I agree with Mr. Papa that maybe they should have done some test borings before they started, however under the circumstances we're still ahead if we bought it from another company. They have moved rapidly from the time they were given approval to get this done, and I think it behooves us to do it right the first time so we don't have to come back at this again a year from now.

Alderman Finn stated, nobody would ever guess that 30 years ago when they put the football field in that unusable soil was put there. You'll probably end up finding tree stumps in the parking lot as well. The tennis courts were the dumping ground for cinderblocks and concrete.

Alderman Anglace stated, this is something that happened many years ago when we were young children. And now we're paying for it.

#### TAPE TWO, SIDE TWO

We are authorizing the waiver of bids which allows them to proceed with what they have to do to correct it. I have talked to Leon at length. I have just passed all my comments that I wrote up, detailed, point by point, what he said. My guess is that if you talk to five people you'll get five different stories as to what's going on and we won't know which to believe. So let's waive the bids, allow them to proceed on a per unit basis to pay \$42 a yard to put in whatever they have to put in to stabilize the soil. With the understanding that right now, we're not talking money – come back and see us later, or get the money somewhere in the education budget, or do it some other way. We've had some real people come forward at the beginning and say, "oh, this is only going to cost a million dollars and I can raise all the money – the City ain't gonna pay nothing." Remember that? And now \$80,000, \$50,000, whatever it is – I'm sure they'll know how to raise it.

Alderman Papa stated, and none of that money is coming from the Board of Education's funds what is for education, this should not be part of it. They should raise the money, sell tickets or whatever they have to do. There are more important things in the educational system than the football field.

Mayor Lauretti stated, as you know, Alderman Papa, this Board has no control over the handling of their budget. They spend the money as they see fit.

Alderman Simonetti stated, although it says Shelton High School football field, this field will be able to be used multiple times, by many different groups, including soccer, it can be used multiple times in a day, it won't have to be rested like a regular grass turf field. I still think we're getting a good bang for our buck.

A voice vote was taken and the MOTION PASSED 8-0.

#### 10.0 LEGISLATIVE - NEW

##### 10.1 Connecticut Conference of Municipalities – CL&P Rates

Alderman Anglace MOVED to show an interest in participating in the CCM intervention in proceedings before the Department of Public Utilities Control concerning the rates that CL&P will charge municipalities for streetlight service and acquisition; SECONDED by Alderman Lanzi.

Alderman Anglace asked, does CL & P provide our electricity.

Mayor Lauretti stated, they're not our provider. But any decision that is rendered by the DPUC on this case will have an effect on all other providers throughout the state.

A voice vote was taken and the MOTION PASSED 8-0.

## 10.2 Garbage Ordinance

Alderman Anglace MOVED per the recommendation of Mayor Mark A. Lauretti that a sub-committee of the Board of Aldermen be formed to review the garbage ordinance and make recommendations for change to the Board of Aldermen. Input should be sought from the Conservation Commission for a possible site for municipal composting and the Assistant Corporation Counsel Ramon Sous should be appointed as an ex officio member; SECONDED by Alderman Lanzi.

Mayor Lauretti stated, I have asked that this be done in two parts, because we are trying to accommodate grass clippings as part of our recycling services. The grass clippings have a different criteria as established by the Department of Environmental Protection. As you know we have a leaf compost site located right behind Elizabeth Shelton School. I have asked the Conservation Commission to look at City lands for the possibility of moving that compost site so that we can accommodate grass clippings and the leaves as part of our composting efforts. When that information is compiled, we'll be back here for the approval.

I asked that the garbage ordinance be brought to current standards, reflecting the current language for State Statutes, reflecting the current language for operating hours and all of the miscellaneous items that go into the collection of our curbside pickup as well as our recycling. This is a form of recycling, so it would be proper to extend as part of the garbage collection ordinance, the recycling as well.

A voice vote was taken and the MOTION PASSED 8-0.

## 10.3 Route 8 Plan Update Committee

Mayor Lauretti stated, I sent back in January a letter to the Planning and Zoning Commission asking them to appoint a committee to review the Comprehensive Plan of Development for the reasons that it is approximately 18 years since we did the last one, much has changed in the City. The demographics and dynamics have changed dramatically and there are many issues that need to be brought current.

For your information, I did leave the letter of response from the Planning and Zoning Commission dated July 2<sup>nd</sup> of this year for your benefit, and there is a recommendation as to how the structure of the committee should be established. The Board of Aldermen would have two appointees. It is time that we moved on this item, and I would hope that the Board would have a recommendation sometime soon.

Alderman Anglace stated, I think it's a step in the right direction. I think it's timely to get into Planning and Zoning and get some joint discussions going. I think that the discussions and people that are appointed, I think they have to focus on, when they agree on zoning, how can we keep that a commitment? We've heard over and over and over, for months now, for years, the same thing. We set up zoning. What good is set zoning? That Split Rock that we talked about tonight, that was set for office park. Now they want to do everything else with it. It's just disconcerting and wherever you go, you hear the same thing. Our people want the zoning, they want it established but they want Planning and Zoning to live up to it. That's got to be the focus of this committee's efforts, to get them to live up to whatever they set. They've done a lot of work in the Route 8 corridor – only two years ago they accepted it. Here they are – well, people have a right to apply and be considered for change, but our guys have got to stand their ground. If they've got office park, develop it office park. People make commitments based on that.

Mayor Lauretti stated, so at the next meeting, I would expect that we would have some recommendations.

Alderman Anglace stated, we get three appointments – three citizens at large appointed by the Board of Aldermen, three citizens appointed by Planning and Zoning and one citizen appointed by the Mayor.

#### 10.4 Charter Revision

Alderman Anglace MOVED to authorize the City Town Clerk to prepare, subject to the approval of Corporation Counsel, concise, explanatory text of the proposed Question #1 - Charter Change, and

FURTHER MOVED to authorize said Clerk to print a sufficient quantity for public distribution, and further, to prepare and post three posters containing this document at each of the polling places on Election Day in accordance with Section 9-369b of the Connecticut General Statutes;

SECONDED by Alderman Marangelo.

Alderman Anglace noted that Section 9-369b also gives the City Clerk the discretion to post these posters wherever she thinks they're appropriate on City property.

A voice vote was taken and the MOTION PASSED 8-0.

#### 10.5 Resolution on Binding Arbitration

Alderman Anglace MOVED to adopt the following resolution:

WHEREAS, Connecticut Taxpayers currently pay the highest taxes in the nation and are burdened with the highest bonded debt; and

WHEREAS, the State of Connecticut has been plagued with annual budget deficits, which in turn impact local budgets; and

WHEREAS, State lawmakers continue to reduce State aid to municipalities; and

WHEREAS, the majority of the 169 towns and cities throughout the State of Connecticut rely upon State aid to balance their local budgets; and

WHEREAS, a reduction in State municipal aid by the State Legislature has a deleterious affect upon local property taxes; and

WHEREAS, on average, 70 percent to 90 percent of municipal budgets are dedicated to personnel-related expenses; and

WHEREAS, independent arbitrators with no direct relationship to municipalities are now the ultimate decision-makers on union contracts subject to arbitration; and

WHEREAS, municipal union contracts are disproportionate to the private sector in wages, health and pension benefits; and

WHEREAS, as an example, the majority of health care costs for union members are borne by municipal taxpayers, many of whom cannot afford health care or prescription drugs for themselves or their families; and

WHEREAS, several towns and cities are under the threat of litigation by the unions to take control of the proceeds from the Anthem Stock Distribution; and

WHEREAS, the democratic process is weakened by the present binding arbitration system, which deprives taxpayers and local elected officials of the necessary authority to manage their municipal budgets and personnel costs;

NOW THEREFORE BE IT RESOLVED THAT THE BOARD OF ALDERMEN OF THE CITY OF SHELTON urges our State Representatives to open a debate on binding arbitration which will in turn serve to educate the public on the affects of binding arbitration, and provide a forum wherein a successful resolution can be reached to allow municipal leaders and taxpayers the ability to manage their own budgets.

SECONDED by Alderman Simonetti. A voice vote was taken and the MOTION PASSED 7 Yes, 0 No, 1 Abstention (Finn).

#### 10.6 Land Keepers Resolution

Alderman Anglace MOVED to approve the resolution regarding land keepers with the attached procedures; SECONDED by Alderman Marangelo.

Alderman Anglace noted that the procedures are revised as of 10-1-03. Let the record show that they're a full page and there's no date on them, but they're revised as of 10-1-03, and there are six procedures.

A voice vote was taken and the MOTION PASSED 8-0.

#### 10.7 Anthem Blue Cross Demutualization

Corporation Counsel Welch stated, as you are all aware, the City was served and so was the Board of Ed with a lawsuit by AFSCME against the 212 towns and Boards of Education throughout the State of Connecticut.

The return date is next Thursday. The Connecticut Conference of Municipalities is attempting to coordinate a defense of this matter, and will be sending a memo to the City of Shelton and to the Board of Education

asking us to participate in the defense. It will be a joint defense by the 212 defendants.

Catherine Thompson's firm, Catherine does work for the City of Shelton, is one of the three firms that the Connecticut Conference of Municipalities is going to retain, along with Robinson & Cole, and Murtha & Calinan. What I'm asking today – they will get back to us with a cost – approximately they expect the initial retainer to be \$1,000.

Alderman Anglace MOVED to approve Catherine Thompson as counsel to the City in the Anthem Blue Cross Demutualization case and also to participate with the Connecticut Conference of Municipalities in a coordinated defense of this matter; SECONDED by Alderman Simonetti. A voice vote was taken and the MOTION PASSED 8-0.

11.0 EXECUTIVE SESSION

At approximately 10 p.m. Alderman Anglace MOVED to enter Executive Session to discuss the following matters, and invited Corporation Counsel Welch to remain in the Auditorium:

- 11.1 AOD v. Goodkind & O'Dea
- 11.2 Fedor v. City of Shelton

SECONDED by Alderman Marangelo. A voice vote was taken and the MOTION PASSED 8-0.

At approximately 10:05 p.m. Alderman Finn MOVED to return to Regular Session; SECONDED by Alderman Lanzi. A voice vote was taken and the MOTION PASSED 8-0.

ADJOURNMENT

Alderman Anglace MOVED to adjourn; SECONDED by Alderman Simonetti. A voice vote was taken and the MOTION PASSED 8-0.

The meeting adjourned at approximately 10:05 p.m.

Respectfully submitted,

Patricia M. Regan  
Temporary Clerk  
Board of Aldermen

Date Submitted: \_\_\_\_\_

DATE APPROVED: \_\_\_\_\_

BY: \_\_\_\_\_  
Mark A. Lauretti  
Mayor, City of Shelton