



**TOWN OF BETHEL
SPECIAL TOWN MEETING
Tuesday, November 18, 2014
CLIFFORD J. HURGIN MUNICIPAL CENTER
"General Purpose Room"
7:00 P.M.**

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TOWN OF BETHEL
TOWN CLERK

Present: Town Counsel, Martin J. Lawlor, Jr., First Selectman, Matthew S. Knickerbocker, Selectman, Richard C. Straiton, Selectman, Paul R. Szatkowski, Comptroller, Robert Kozlowski, and Town Clerk, Lisa Bergh.

Call to Order: First Selectman, Matthew S. Knickerbocker called the Special Town Meeting to order at 7:00 P.M. followed by the pledge of allegiance.

Town Clerk, Lisa Bergh read the call (see attached).

Motion to accept the call made by Bill Hillman, the motion was seconded by Leonard Levine. Vote, all in favor, motion unanimously approved.

Nancy Ryan made a motion to nominate First Selectman, Matthew Knickerbocker as Moderator. The motion was seconded by Andrea Wilson. Vote, all in favor, motion unanimously approved.

Town Counsel, Martin Lawlor read Resolution#1 (see attached). The motion was accepted by Leonard Levine, seconded by Richard Straiton.

Discussion:

Bill Hillman- He is thrilled with the turnout, he is concerned that the retaining wall will become a graffiti magnet, the blasting will damage homes in the area. He inquired as to why the Town did not appeal.

Steve Palmer, Town Planner- There was no place for an appeal. The town approached the developer. The appeals process is an expensive and lengthy process, according to the land use attorney, the cost would be approximately \$200,000 and the chances of losing are very great.

Bryan Terzian- Wanted to offer a thank you to the elected officials, Steve Palmer and Beth Cavagna for looking out for the best interest of the town. This in his opinion is a no brainer. His concern is moving forward preventing this from happening again.

Victor Holomakoff- He has hunted this property, there is nothing but rock ledge and 2 streams up there. He asks how we can even think of developing this land.

Billy Michael- Asked if this property would be treated as the Franc Property, what type of access would there be, and about sewer allocation.

Steve Palmer, Town Planner- He stated that this is a fairly sensitive property, there are wetlands, and a threatened turtle species. The best use would probably be passive access.

Don Warfield- How is it legally defined as open space, and how is it that three people make the decisions for the town regarding the property?

Tim Beeble- As a follow up to Bryan Terzian's comments that moving forward there should be forethought to what would protect the town from having to purchase all the vacant land in the future. Affordable housing is needed in Bethel.

Mortimer Murphy- He asked what the percentage of affordable housing is in Bethel.

Steve Palmer- Currently we are at 5 1/2%. 10% is not easily obtainable.

Leonard Levine- This project would only allot 30% affordable housing.

Diane Ryan- Inquired if the situation with the box turtles was enough to stop development?

Steve Palmer, Town Planner- No, the box turtle is a threatened species not an endangered species. The developer had made adjustments to prevent this being an issue.

Thomas Cummins- He is in favor of following the legal route of an appeal or let the developer build.

Kurt Dehoff- He lives at 18 Hickok, who is going to rebuild his house that was built in 1860? The blasting will destroy his home.

John Holbrook- Supports the purchase for the future generation of Bethel.

Jason Foster- Lives on Farm Court, has been dealing with mudslides and run off from the property behind him. He personally would profit from the purchase because they would have to fix the drainage issue, but he feels the

Town should purchase this property. He does not want the property developed.

A motion was made by Bob Legnard to move the question, the motion was seconded by Wendy Smith. Questioned moved.

A vote was taken on Resolution #1, motion accepted.

Town Counsel Lawlor read Resolution #2 (see attached). Accepted by Bob Legnard. The motion to accept was seconded by Nancy Ryan.

Discussion:

Bill Hillman- Asked that the vehicle looking to be purchased be described.

Fred Ingram, Fire Chief- explained that it is the Chief's vehicle. The previous vehicle was totaled in an accident in January. The request was put forth in 2008, a paramedic intercept vehicle was purchased instead. The request was put forth this last budget season, but was removed and then put back in and finally removed a second time. The vehicle is a Chevy Tahoe, it is needed to tow the four wheeler all terrain vehicle.

Nancy Ryan- Asked if the four wheeler has needed to be towed recently?

Fred Ingram, Fire Chief- Yes within the last month the four wheeler was requested for the search of a missing person in Huntington Park.

Diane Ryan- Asked if any insurance money was obtained from the totaled car?

Fred Ingram, Fire Chief- A payment of \$4,000 was turned over to the Finance Department and put in the General Fund of last year.

Billy Michael- Asked if the money was coming from the Capital Non-Recurrent Account? He also inquired as to how many vehicles the Town owns?

Bob Kozlowski, Comptroller- Yes, the money is coming from the Capital Non-Recurring Account and a total approximate number of vehicles are 80.

Judy Novachek- If this was known in January, why was the question not put on the ballot? It should have been placed as a separate question for everyone to vote on.

Bryan Terzian- Asked if there are any additional expenses and could the lights and radios be reused.

Fred Ingram, Fire Chief- The radios have been reused among other items, if there are additional expenses relating to the vehicle the money will be taken from the Fire Department #310 account.

Judy Novachek made a motion to move the question, the motion was seconded by Bob Legnard. Vote taken question moved.

A vote was taken on Resolution #2, motion accepted.

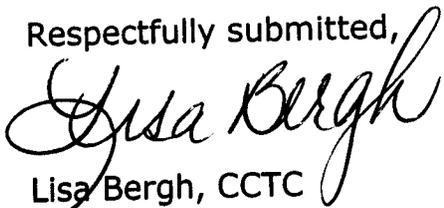
Town Counsel, Lawlor read Resolution #3 (see attached).

Will Duff motioned to accept, Bob Legnard seconded the motion. Vote taken on Resolution #3. Motion accepted.

A motion to adjourn was made by Bob Legnard, motion was seconded by Nancy Ryan.

Meeting adjourned at 8:00 P.M.

Respectfully submitted,



Lisa Bergh, CCTC
Bethel Town Clerk

WARNING
NOTICE OF SPECIAL TOWN MEETING
OF THE TOWN OF BETHEL, CONNECTICUT



RECEIVED

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**TOWN OF BETHEL
TOWN CLERK**

The Legal Voters of the Town of Bethel, Connecticut, and those persons entitled to vote therein, are notified to assemble at a Special Town Meeting to be held in the Clifford J. Hurgin Municipal Center – General Purpose Room, 1 School Street, Bethel, Connecticut 06801 on Tuesday, November 18, 2014 at 7:00 p.m. for the following purpose, to wit:

- 1.) To consider and take action upon a recommendation by the Bethel Board of Selectmen and approved by the Bethel Board of Finance that the Town of Bethel purchase vacant land known and located at 68A Maple Avenue, Bethel, CT and a portion of the premises known and located at 32 Hickok Avenue, Bethel, CT for total of 12.89 contiguous acres for a sum not to exceed Six Hundred Seventy Five Thousand (\$675,000.00) Dollars from MH Development, LLC and Ellis A. Tarlton, III for use as open space. Said funding shall be reduced by any grants that the Town may have or may receive in the future for this purchase of open space land. The funding for the purchase of the aforementioned land shall come from bonding, bond anticipatory notes, temporary borrowing and/or other appropriation as recommended and approved by the Board of Finance.

A copy of said map depicting said real property is available for review during normal business hours at the Office of the First Selectman, Clifford J. Hurgin Municipal Center, 1 School Street, Bethel, CT.

- 2.) To consider and take action upon a recommendation by the Bethel Board of Selectmen and approved by the Bethel Board of Finance for an additional appropriation, in an amount not to exceed Thirty Six Thousand Five Hundred Thirty Four and 60/100 (\$36,534.60) Dollars, for the purchase of a replacement motor vehicle known as fire vehicle 69BL, to be funded from the capital non-recurring account.
- 3.) To consider and take action on a recommendation by the Board of Selectmen and approved by the Board of Finance, to accept an offer in the amount of Three Thousand Seven Hundred Thirty Seven (\$3,737.00) Dollars from the State of Connecticut, Department of Transportation for the sale of a total Twenty Seven Thousand Six Hundred

Forty Four plus or minus (27,644 +/-) square feet of land at the corners of Plumtrees Road, Whittlesey Drive and Walnut Hill Road for the purpose of the construction of the new Plumtrees Road Bridge.

A copy of said maps depicting said real property is available for review during normal business hours at the Office of the First Selectman, Clifford J. Hurgin Municipal Center, 1 School Street, Bethel, CT.

- 4.) To take any and all action legally necessary or appropriate to accomplish the above intended results.

Dated at Bethel, Connecticut, this 21st day of October 2014.

BOARD OF SELECTMEN

Matthew S. Knickerbocker, First Selectman
Richard C. Straiton, Selectman
Paul R. Szatkowski, Selectman

MOTIONS
FOR
SPECIAL TOWN MEETING
OF THE TOWN OF BETHEL, CONNECTICUT

BETHEL MUNICIPAL CENTER
1 SCHOOL STREET
GENERAL PURPOSE ROOM
TUESDAY, NOVEMBER 18, 2014
AT
7:00 P.M.

- 1.) **SHALL THE TOWN OF BETHEL** as recommended by the Board of Selectmen and approved by the Board of Finance purchase vacant land known and located at 68A Maple Avenue, Bethel, CT and a portion of the premises known and located at 32 Hickok Avenue, Bethel, CT for a total of 12.89 contiguous acres for a sum not to exceed Six Hundred Seventy Five Thousand (\$675,000.00) Dollars from MH Development, LLC and Ellis A. Tarlton, III for use as open space, to be defined/determined by the Board of Selectmen. The funding for the purchase for the vacant land shall be reduced by any grants that the Town may have or may receive in the future, if any. The Town's funding for the purchase of the aforementioned land shall come from bonding, bond anticipatory notes, temporary borrowing and/or other appropriation as recommended and approved by the Board of Finance.

- 2.) **SHALL THE TOWN OF BETHEL** as recommended by the Board of Selectmen and approved by the Board of Finance appropriate a sum in an amount not to exceed Thirty Six Thousand Five Hundred Thirty Four and 60/100 (\$36,534.60) Dollars, for the purchase of a replacement motor vehicle known as fire vehicle 69BL, to be funded from the capital non-recurring account.

3.) **SHALL THE TOWN OF BETHEL** as recommended by the Board of Selectmen and approved by the Board of Finance accept an offer in the amount of Three Thousand Seven Hundred Thirty Seven (\$3,737.00) Dollars from the State of Connecticut, Department of

Transportation for the sale of two (2) parcels of vacant land for a total of Twenty Seven Thousand Six Hundred Forty Four plus or minus (27,644 +/-) square feet, located at the corners of Plumtrees Road, Whittlesey Drive and Walnut Hill Road, Bethel, CT for the purpose of constructing the new Plumtrees Road Bridge.