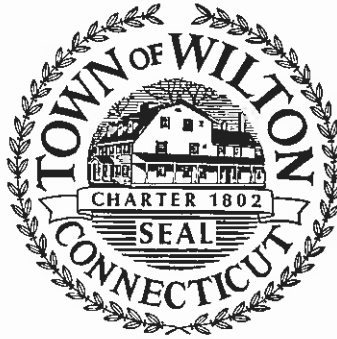


OFFICE OF THE  
FIRST SELECTMAN

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William F. Brennan  
*First Selectman*

Susan A. Bruschi  
*Second Selectman*

Richard F. Creeth

Harold E. Clark

Ted W. Hoffstatter

TOWN HALL  
238 Danbury Road  
Wilton, CT 06897

**BOARD OF SELECTMEN  
REGULAR MEETING  
MONDAY, APRIL 19, 2010  
WILTON TOWN HALL, ROOM B**

**PRESENT:** First Selectman William Brennan, Second Selectman Susan Bruschi, Selectman Richard Creeth, Selectman Ted Hoffstatter **ABSENT:** Selectman Hal Clark

**GUESTS:** CFO Sandra Dennies, Town Planner Bob Nerney, Tom Smith of Faesy-Smith Architects, Jerry Holdridge, Warren Serenbetz, (Chairman, Board of Finance), Lynne Vanderslice, (Vice-chairman, Board of Finance), Jim Meinhold, (Board of Finance member), Milton Pohl, Ann Bell, Gail Lavielle, (Board of Finance member), Becky Bunnell, Jana Bertkau

**OTHERS:** Christian Camarota (Patch.com), Joan Lownds (Bulletin), Kara O'Connor (Villager)

First Selectmen Brennan called the meeting to order at 7:30 PM

**A. Consent Agenda**

A motion was made by Mr. Creeth, seconded by Mr. Hoffstatter and carried unanimously to approve the Minutes of the Board of Selectman Regular Meeting, April 5, 2010.

**B. Discussion and/or Action**

**1. FY '11 Budget – Reductions to meet BOF request**

Mr. Brennan passed out a revised budget for FY'11 that reflected a wage freeze for all union and non-union employees. He added that the Fire Fighters union had ratified the agreement and that the other unions would be meeting this week. Assuming that they ratified it too this was the final budget. He said that the Legal Notice for the Town Meeting had been sent to the papers.

## 2. Elderly Tax Relief

Mr. Brennan said that the Board of Selectmen had decided to lower the elderly tax relief [deferment] rate from 5% to 3%. He said that for many years the rate had been held at 5% and they felt it should be lowered to 3% since that was close to the rate the Town was borrowing at. He invited members of the Board of Finance to comment. Mr. Serenbetz, said that there with two things that the Board of Finance wanted to address. They wanted to understand the rationale that the Board of Selectmen had used to arrive at 3% and understood now that it was based on the borrowing rate. He added that the Board of Finance didn't see that there was enough of a difference between 5% and 3% to determine if there was an interest in the deferment program. Mr. Brennan said that the decision to go to 3% was unanimous and Ms. Bruschi added they felt that since the rate had been at 5% for so long they would drop it to 3% to see if that presented an incentive and if so perhaps they would drop it to 2% the following year.

## 4. Request for Curb Cut on Nod Hill Road

Mr. Brennan said that the Board of Selectmen had received a request for a curb cut on Nod Hill Road from Mr. and Mrs. Evanson at 322 Nod Hill Road. The reason the Board of Selectmen are involved is because Nod Hill Road is a scenic road and falls under the scenic road ordinance. For this reason other boards and commissions had to approve any changes or offer conditions prior to approval; including Planning & Zoning, Conservation, Fire Department, Police Commission and the Volunteer Ambulance Corp. He added that all had agreed to it but Planning & Zoning and Conservation had some concerns and suggestions. He asked Town Planner, Bob Nerney to explain.

Mr. Nerney said that after the Planning & Zoning and the Conservation Commission had reviewed the proposed curb cut and site plan and they had a number of conditions prior to granting approval. After listing the conditions he said that the owners had agreed to all of their conditions and suggestions. (See attachments). Mr. Brennan said that he didn't think that a public hearing would be necessary since the concerns of the Town had been agreed to and the neighbors were supportive of it. Mr. Brennan said that the Board of Selectmen had a site development plan for 320 Nod Hill Road requesting the move of a curb. He made a MOTION to approve the plans as submitted incorporating the comments by the Conservation Commission and Planning and Zoning Commission. Ms. Bruschi seconded the MOTION and it carried unanimously.

## 3. Ambler Farm Building Committee Presentation

Ann Bell came to make a presentation on the building progress at Ambler Farm and to ask the BOS for the approval of the construction phase for

structural repair and stabilization of the building. She reviewed the various phases that the Committee had gone through saying that this project started before the Town began their guidelines for bonded capital projects so the funds were approved and then the guidelines were put in place. Therefore they had to backtrack in order to meet the guidelines. She said that they had had to get permission from the Board of Selectmen and Council on Public Facilities to do the demolition before they could begin doing the construction because they needed to see the condition of the “bones of the building” and to create a really detailed construction and engineering specification plan

The next construction phase will complete the outside of the building which will all be repaired, but the inside of the building will not be completed such as plumbing and electricity. The building will then be safe and secure from the elements. The Committee went out to bid for construction and received three bids. They have chosen Kronenberger & Sons Restoration, Inc. because they have done buildings that were similar to Ambler Farm and their bid was the lowest. Ms. Bell explained that the Town had approved \$550,000 to fund renovations at Ambler Farm. She went over the various areas where a portion of that money had been spent saying that there was \$348,000 left from that fund and a STEEP grant would add another \$250,000 giving them a total of \$598,000 to complete the next phase.

Mr. Brennan said that they have met all the requirements for the capital project and that the Council on Public Facilities had approved the project. Mr. Creeth MOVED that the BOS authorize the next construction phase and Ms. Bruschi seconded the motion and it carried unanimously.

5. Wilton Historic District and Historic Properties Commission Public Hearing Proposal.

Mr. Brennan made the following Motion, “Pursuant to Article VI of the Wilton Charter, notice is hereby given that the Board of Selectmen will hold a public hearing on Monday, May 3, 2010 at 7:15 PM in the Town Hall Meeting Room B to hear comments to include an expanded Historic District #6 (Georgetown) in the Historic District Commission Ordinance.” Ms. Bruschi seconded the motion and it carried unanimously.

6. Go Green Festival Update

Jana Bertkau and Becky Bunnell from the Go Green Festival made a presentation to the Board of Selectmen. They said that the Festival will be held on Sunday May 2<sup>nd</sup> from 11AM-4 PM and is being sponsored by the Wilton Energy Commission and has received a great deal of interest and support from the various sectors of the community.

7. Authorization for the First Selectman to sign the Webster Bank DSPP Agreement

Ms. Bruschi made a MOTION authorizing the First Selectman to sign the Webster Bank Debt Service Payment Program Agreement. The MOTION was seconded by Mr. Hoffstatter and carried unanimously.

8. Appointment of Harold Clark as an OPEB Trustee

Mr. Brennan made a MOTION to appoint Harold Clark to the OPEB Trustees. The MOTION was seconded by Ms. Bruschi and carried unanimously.

9. Miscellaneous Business

- a. Mr. Brennan said that they were very pleased with the cooperation that the four unions in the Town have shown regarding the wage freeze.
- b. He said that there was some good news regarding the repair of the Bald Hill Road Bridge. The Town had submitted an application to the State to fund the repairs of the bridge which was estimated to cost \$650,000. Mr. Brennan said that he had received a letter from the State saying that the Town qualifies for federal funds for this project. Mr. Brennan added that getting the funding can be a lengthy process but at least the first difficult hurdle had been cleared they would now proceed to the next steps.
- c. Mr. Brennan said that he had asked Town Counselor Ken Bernhard to look into setting up a 501C3 Corporation to have it in place for fund raising programs making it possible for corporate matching. A lot of towns have set this up for municipal improvements, civic education and programs that improve the Town.

C. Public Comment

Milton Pohl, 417 Hurlbutt Street said that the Energy Commission's Go Green [Festival] doesn't cover the things that were covered tonight.

To the list of energy saving initiatives, Mr. Pohl believes the Town should:

- tear down half of Ambler House at Ambler Farm since there is too much energy involved in rebuilding it and maintaining it
- turn off Town lights
- not build a \$26 million dollar community center
- not expand the Town Hall
- close the library one day a week

He continued by saying that he feels we are losing sight of what is essential and what is not essential. Some of the programs and facilities he listed as non-essential are:

The Teen Center, improved playing fields, a new community center, the Little Theater, expansion of the Town Hall, expansion of the library. Mr. Brennan thanked Mr. Pohl for his comments.

#### D. Reports

##### 1. First Selectman's Report

Mr. Brennan wanted to highlight some of the activities and events happening around the Town in the coming weeks.

- a. Next Saturday is Wilton Spring Clean-up Day
- b. Go Green Festival on May 2<sup>nd</sup>
- c. May 1<sup>st</sup> "Female Soldiers Forgotten Heroes" at the Library
- d. May 14<sup>th</sup> "Rely for Life" at the Stadium
- e. May 15<sup>th</sup> Norwalk Hospital's Run/Walk at Calf's Pasture
- f. May 15<sup>th</sup> there is the Spring Gala at the Library in the evening
- g. May 15<sup>th</sup> Trackside has a benefit fundraiser in the evening

Mr. Brennan said that there was a website called "seeclckfix.com" where residents can post complaints. Rather than use this site to correct any issues around the Town, he recommends that the public call the Town for any problems such as pot holes or signs that are down, adding that these reports need to go to the correct department that handles these issues and are logged in for follow-up.

He passed out an outline of a survey that he asked Marv Berenbaum of the consulting firm NESC to create to find out why seniors are leaving Wilton and the State of Connecticut. He asked the BOS to review it and he will put it on the agenda for a future Board of Selectmen meeting.

Mr. Brennan said that he sent a copy to the Board of Selectmen of an unfunded mandate list of items from the State of Connecticut. He wanted everyone to be aware of the types of requirements legislators are continuing to load on communities without any funding.

Good news, unemployment in the area is down by .5%. In Wilton it has gone down from 6.3% to 6.0% in the past month. This is the second month in a row when the unemployment has dropped in the area and in Wilton.

##### 2. Selectmen's Reports

Mr. Creeth: There was a meeting at Wilton Commons last week. He said there was nothing significantly new to report but applications are into CHFA, DECD and HUD and he will keep everyone posted

Mr. Hoffstatter: Regarding plastic bags, there is a study on plastic bags from Fairfield University that came through on the effect of the ban on plastic bags in Westport. There are also some numbers from the Village

market that can be crunched once the budget is done.  
According to a report from Bill Glass, attendance for Trackside is up by 515 from last year.

Ms. Bruschi: Nothing to report.

E. Adjournment  
The meeting adjourned at 8:50 PM

Respectfully submitted,

Mariana Corrado  
Recording Secretary

PLANNING & ZONING  
DEPARTMENT  
Telephone (203) 563-0185  
Fax (203) 563-0284  
www.wiltonct.org



TOWN HALL ANNEX  
238 Danbury Road  
Wilton, Connecticut 06897

### MEMORANDUM

TO: William Brennan, First Selectman  
FROM: Robert Nerney, Town Planner *[Signature]*  
RE: Mandatory Referral (MA #128) – Curb cut request on a scenic road  
located at 320 and 322 Nod Hill Road  
DATE: March 23, 2010

Please be advised that on March 22, 2010, the Planning and Zoning Commission voted to recommend approval of the above referenced curb cut request subject to the following conditions:

1. Pursuant to submitted plans, the existing paved driveway to the south be removed, loamed and seeded and the stone wall be extended so as to eliminate the southerly most curb cut on Nod Hill Road.
2. The new driveway, as proposed, be limited to a width of not more than 12 feet.
3. The relocated sections of the stone wall along the Nod Hill Road frontage should be integrated with segments of the existing wall and transitioned (i.e., blended) in a manner that promotes and enhances a natural streetscape texture and setting.

cc. Planning and Zoning Commission

CONSERVATION  
COMMISSION  
Telephone (203) 563-0180  
Fax (203) 563-0284



TOWN HALL  
238 Danbury Road  
Wilton, Connecticut 06897

TO: Board of Selectmen  
FROM: Conservation Commission *ps*  
DATE: April 15, 2010  
RE: Request for Curb Cut – Evanson - 320 Nod Hill Road

At the April 6, 2010 meeting of the Conservation Commission representatives of the applicant presented information regarding their client's desire to reroute an existing driveway. Included with this proposal and of interest to this commission, is the plan to relocate the existing stone wall. The wall currently sits on the property boundary, and as such the town is a 50% owner of that wall.

In 1997, the trend to tear down the old stone walls and replace them with motared, formal walls reached a frequency that warranted action. The walls of concern were those that marked property boundaries along town roads. Where a wall falls on a property boundary the ownership of that wall is split between the abutting owners and along town roads, the town is one of those two owners. To define the town's expectation regarding walls it co-owned the Conservation Commission developed guide lines that residents who wished to modify their walls needed to follow. These guidelines were subsequently adopted by the Board of Selectmen. The guidelines are intended to maintain historic/cultural benefits, habitat value, and the function of the wall as a boundary marker.

As proposed in the subject application, the boundary wall would be moved back off the property line and the town would no longer have a say in the character of the wall. The Conservation Commission accepts the applicant's justification for the request, i.e. to improve sight lines, but expressed their concerns over losing ownership of the wall. In response, the applicant offered to grant the town an easement to perpetually define the nature of the wall. The easement would include the conditions 1, 2, & 3 of the adopted guidelines and would further prohibit placing a fence atop the wall and the only lighting would be a single light on either side of the entry way. The town would incur no maintenance obligation with the easement.

The Commission found this offer satisfactory and respectfully requests the Board of Selectmen to include the provision of an easement in any approval of the application.



CONSERVATION COMMISSION  
OFFICE

834-9233



TOWN HALL ANNE  
238 Danbury Road  
Wilton, Connecticut 066

MEMORANDUM

TO: Board of Selectmen  
FROM: Conservation Commission *ps.*  
DATE: March 11, 1997  
RE: Stone Wall Guidelines

This past winter has brought more occasions to call into service the Town's fence viewers than most of us would have thought likely. In discussing the trend to rebuild walls in Wilton, the Conservation Commission has chosen to exercise their charge of providing community information of environmental topics by educating the public on the value and rules associated with our stone walls.

The value of stone walls will be conveyed in our spring newsletter and in a press release/contact with the local papers. Additionally, Pat Sesto has been fielding stone wall questions and presents the issues regarding the walls where possible.

The rules associated with stone walls forming a common boundary, "boundary walls" are the responsibility of our fence viewer's. While historically the viewers examined both privately and publicly owned walls, the recently appointed viewers are charged with protecting the town's interest in walls where Wilton is a joint or sole owner. To keep the decisions of the two fence viewers consistent with each other and with the Town's goals, and to provide guidance to persons wishing to build or rebuild a Town owned wall or boundary wall, the Commission proposes the following guidelines for (re)construction for walls partially or wholly on town land.

1. Walls are to be (re)built with native/field stone. Blasted, tight fitting, angular stones shall be disallowed.
2. Dry laid construction methodology shall be used, no cement or mortar except as a stabilizing "filler" in the top two layers of stone.
3. Walls shall not exceed three feet in height and a shall be a minimum of two feet wide or may be (re)constructed in conformance with the existing wall dimensions if their dimensions exceed the guidelines.
4. Walls must be rebuilt in place so as not to compromise their boundary wall status.

These guidelines were established to help retain colonial dimensions, thus the rural character of many of our walls and to maintain/maximize the habitat contribution of stone walls. We respectfully request you adopt these guidelines to enable residents and the fence viewers alike to make informed and consistent judgements regarding stone wall (re)construction.



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