

OFFICE OF THE  
FIRST SELECTMAN

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Lynne A. Vanderslice  
*First Selectwoman*

Joshua S. Cole  
*Second Selectman*

Kimberley Healy  
*Selectwoman*

Basam Nabulsi  
*Selectman*

Ross H. Tartell  
*Selectman*

TOWN HALL  
238 Danbury Road  
Wilton, CT 06897

**BOARD OF SELECTMEN  
REGULAR MEETING MINUTES  
Wednesday September 6, 2023**

**PRESENT:** First Selectwoman Lynne Vanderslice, Joshua Cole, , Kimberley Healy, Ross Tartell

**ABSENT:** Basam Nabulsi

**GUESTS:** Nicholas Bamonte and Doug Lamonte of Berchem Moses, Police Chief Tom Conlan, Director Construction Management Chris Burney, Fire Chief Jim Blanchfield, Assistant Director/Facilities Manager Jeff Pardo, Matt Knickerbocker, CFO Dawn Norton

**A. Call to Order**

Ms. Vanderslice called the meeting to order at 8:00pm.

**B. Public Comment**

None

**C. Consent Agenda**

Motion moved by Mr. Tartell, seconded by Ms. Healy and carried 4-0 to approve the Consent Agenda as follows with minor correction to the August 17, 2023 Special Meeting Minutes to correct under "**PRESENT**" removing Joshua Cole as he was absent for the meeting:

- Minutes
  - Board of Selectmen Meeting Minutes August 7, 2023
  - Board of Selectmen Special Meeting Minutes - August 17, 2023
- Gifts - CT PERF, Trustee for United Ride - Wilton CERT - \$500.00

**D. Discussion and/or Action**

1. Chris Burney-Director Construction Management briefed the BoS on the review of the bids submitted by contractors for the Police Headquarters project. Mr. Burney stated that the Town had received seven bids at the end of June 2023. Mr. Burney stated that he initially had a concern regarding the lowest bidder (Worth Construction), which came in with a bid of about 10% less than the mid-range. Mr. Burney said that, over the past eight weeks, he had contacted numerous officials in municipalities in which Worth had completed construction projects. Mr. Burney stated that the inquiries led him to conclude that Worth presents a risk of excessive change order requests and project delays. None of the officials wanted to be quoted or used as a reference. Mr. Burney added that a number of Worth's projects ended up in litigation, showing a pattern of lawsuits brought by Worth against municipalities. Mr. LoMonte said that, at Mr. Burney's

request, the lawyers at Berchem Moses had conducted a litigation search. Mr. LoMonte stated that construction contracts are normally awarded to the lowest qualified responsive and responsible bidder. Mr. LoMonte said that, before awarding a contract, the Town may consider negative indications as to skill, integrity and ability to perform in making a determination as to the responsibility of a bidder. Ms. Vanderslice indicated that price increases caused by change orders was a big concern on this project. Mr. Tartell cited the risk of construction delays as a concern. Ms. Healy said that Worth's negative references were problematic. Mr. Cole said that the apparent litigiousness of Worth was concerning. Mr. Cole then moved to disqualify the low bidder (Worth Construction) on the grounds of not being a responsible bidder. Motion was seconded by Mr. Tartell. Ms. Vanderslice asked Mr. LoMonte as to protocol with respect to a disqualification of a low bidder. Mr. LoMonte recommended that written notice be sent to the low bidder to give them the opportunity to respond to the Town's concerns within 10 days. Ms. Vanderslice supported the Motion. Motion carried 4-0. Ms. Vanderslice to discuss with Mr. LoMonte the content of letter to be sent to the low bidder.

2. Possible Ordinance Change to Allow Manufacturing of Beer in a Brewery – Nick Bamonte  
Ms. Vanderslice and attorney Nick Bamonte spearheaded a discussion of the above matter. Mr. Bamonte stated the Board had the authority to approved an ordinance change, but in this case, he recommended referring the question to a town meeting for voter approval. He stated prior changes to liquor ordinances were approved by the Town Meeting. He also noted in addition to a liquor ordinance change, a change to the zoning regulation would be required to allow for a manufacturing of beer in a brewery. Ms. Vanderslice stated with the upcoming municipal elections, the earliest a town meeting could be held was in January. She also noted a January special town meeting was already being discussed to approve the lease with the CT DOT for Allen's Meadow. Mr. Tartell suggested since there was time, the Board might consider other liquor ordinance changes. Ms. Vanderslice expressed concerns with expanding the scope to include a bar, as residents have expressed opposition to bars in Wilton. Discussion to be continued at the next meeting.
3. Possible Ordinance for Property Tax Credits for Mobility Vehicles – Nick Bamonte  
Ms. Vanderslice and Mr. Bamonte spearheaded a discussion of a possible ordinance to allow property tax credits for certain mobility vehicles, specifically considering exempting vehicles adapted for use by a person with disabilities or to accommodate their transportation, whether owned privately or by a non-profit. Members expressed support and required Mr. Bamonte draft an ordinance for discussion at a future BoS meeting.
4. Proposed Contract to Replace Windows at Fire Station 2 – Matt Knickerbocker  
Mr. Knickerbocker reviewed the proposed contract to Replace Windows at Fire Station 2 with Mr. Pardo providing additional input. After further review and input, motion to accept the bid for \$27,400 from Westport Top Remodeling and authorize the First Selectwoman to execute contract moved by Mr. Tartell, seconded by Ms. Healy and carried 4-0.
5. Possible Appointment to Conservation Commission & Housing Committee  
Ms. Vanderslice stated interviews had been held at an Executive Session meeting prior to the meeting. Motion moved by Mr. Cole to appoint Alex Gorski to the Conservation Commission and motion to appoint George Tsapelas to the Housing Committee. Motion seconded by Mr. Tartell and carried 4-0

#### E. Selectmen's Report

1. First Selectwoman

Ms. Vanderslice stated John Kelly resigned from the Housing Committee and thanked him for his service and all he did to get the committee off the ground.

Ms. Vanderslice noted the CT Siting Council had approved the Verizon Cell Tower application for the Bus Barn.

Ms. Vanderslice shared information on new multi-family projects being discussed with the land use boards. She stated she had received questions about the impact on school enrollment. She stated her intentions to speak with the Board of Finance members about performing analysis.

Hazardous Waste Collection to be held on Saturday September 9, 2023 from 9am – 1:00pm at Miller Driscoll School. Residents are eligible to attend events in other towns during October/November. See HRRRA website.

9/11 Ceremony at 10:00am at Fire Department Headquarters

2. Selectmen/Selectwoman

Ms. Healy  
None.

Mr. Tartell  
None.

Mr. Cole  
None.

F. Public Comment

- Athanasios Panolas of Westport and Demetrius Papanikolaou of Easton (owner Orem's Diner in Wilton), who had submitted the language for the proposed ordinance change and the related zoning regulation change, each commented on the possible ordinance for manufacturing of beer in a brewery.
- Farah Masani of Hubbard Rd commented on the ordinance for manufacturing beer in a brewery. She expressed her and her husband's desire to have a cidery in Wilton and recommended consideration of a proposed change to the liquor ordinance to allow manufacturing of Wine/Cider/Mead. (Ms. Masani was contacted after the meeting and asked to submit proposed language for the ordinance and required zoning regulation change.)

G. Adjournment

Having no further business, motion to adjourn at 9:10pm. Motion moved by Ms. Healy, seconded by Mr. Tartell and carried 4-0.

Jacqueline Rochester  
Recording Secretary  
Taken from Video