

OFFICE OF THE
FIRST SELECTMAN

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Lynne A. Vanderslice
First Selectman

David K. Clune
Second Selectman

Lori A. Bufano
Selectman

Joshua S. Cole
Selectman

Deborah A. McFadden
Selectman

TOWN HALL
238 Danbury Road
Wilton, CT 06897

**BOARD OF SELECTMEN
REGULAR MEETING
Monday May 6, 2019
Meeting Room B, Town Hall**

PRESENT: First Selectman Lynne Vanderslice, David Clune(arrived 8:04 p.m.), Lori Bufano, Joshua Cole, Deborah McFadden

GUESTS: Zen Herter, Matt Mason, (attorney for the owners of 48-52 Millstone Road, Keith Ainsworth (attorney for the Wilton Land Trust), Peter Gaboriault (Wilton Land Trust), Mark Rice (Wilton Land Trust)

OTHERS: Members of the Press and Members of the Public

A. Call to Order

Ms. Vanderslice called the meeting to order at 8:01 p.m.

B. Public Comment

None

C. Consent Agenda

Motion made by Ms. Bufano, seconded by Ms. McFadden and carried 4-0 to approve the Consent Agenda as follows:

Minutes

- Board of Selectmen Regular Meeting – April 15, 2019

Gifts

- Wilton Woman's Club – Police Department (Narcans) - \$1,000

D. Discussion and/or Action

1. Town wide Cleanup Results – Zen Herter

Ms. Vanderslice introduced Zen Herter who is the new Environmental Analyst for the Town to give a review of the Town wide Cleanup (see attached memo).

2. Proposal to Amend Conservation Agreement for 48-52 Millstone Road

Ms. Vanderslice informed the Board that there had been discussions among the Town, the Land Trust and the owners of 48-52 Millstone Road (the Stows) about their request to amend the conservation agreement for their property. She noted there was a lack of consensus between the Town and the Land Trust as to the owners' proposal. The Board had received a written proposal and a request for a meeting from the owners' attorney, Matt Mason.

Matt Mason of Gregory & Adams, presented background on the property and the conservation agreement. Mr. Mason noted that the owners are seeking the Board of Selectmen's (subject to Land Trust approval) agreement to an amendment of the Conservation Restriction Agreement, which would allow them to subdivide their 4 acre property to allow for the expansion of an existing cottage, in exchange for historic and size restrictions on the main house and the existing cottage. Keith Ainsworth, attorney for the Land Trust spoke in opposition of the proposed amendment, as did Land Trust President Peter Gaboriault and Land Trust member Mark Rice.

After discussion and review, Ms. Vanderslice asked for a motion to add an Executive Session at the end of the meeting to discuss the matter more. Motion moved by Ms. McFadden, seconded by Mr. Clune and carried 5-0.

3. Blighted Properties Referred to Foreclosure:
 - 61 Chestnut Hill Road, as of 5/2/2018
 - 82 Indian Hill Road as of 5/2/2018
 - 118 Cherry Lane, as of 5/30/2018

Ms. Vanderslice reviewed the above listed blighted properties referred for foreclosure (see attached memo). She reviewed the blight ordinance and the process the blight officers go through before reaching the decision for foreclosure. After review and discussion a motion was made by Mr. Cole to move forward with the next step on all three properties discussed. Motion seconded by Mr. Clune and carried 4-1-0 with Ms. McFadden voting no.

4. Annual Town Meeting Reminders

Ms. Vanderslice reminded the public about the Annual Town Meeting on May 7, 2019, Clune Center at 7:30 pm. She noted that she would be nominating David Waters as Moderator and also reviewed the order of the Agenda for the evening.

5. Resignations/Vacancies
 - Historic District and Historic Property Commission
 - Economic Development Commission

Ms. Vanderslice reviewed the various resignations from the listed Commissions above. RTC and DTC will be notified of vacancies.

6. Appointments

The Western Connecticut Convention and Visitors Bureau

Ms. Vanderslice reviewed a memo received from Janet Sera from the WCCVB.

Looking to have someone appointed. Motion made to advertise for interested parties they are not subjected to town process and ask if interested in taking on the role of representative to the Western Connecticut Convention and Visitors Bureau moved by Mr. Clune seconded by Ms. McFadden and carried 5-0.

E. Selectmen's Reports

1. First Selectman

Ms. Vanderslice reviewed SB1141 – establishes new property tax breaks for investment in commercial or industrial real property.

2. Selectmen

Ms. McFadden

Ms. McFadden asked all to attend Annual Town Meeting tomorrow May 7, 2019.

Mr. Cole

None

Mr. Clune

Mr. Clune noted that Wilton hosted University of Vermont v University of Pennsylvania and thanked all for their help (First Selectmen, Parks & Grounds and all who helped)

F. Public Comment

None

G. Executive Session – Proposal to Amend Conservation Agreement for 48-52 Millstone Road

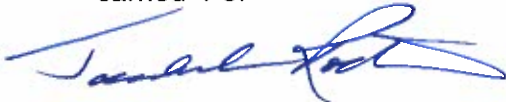
- Ms. Vanderslice asked for a motion to go into Executive Session to continue discussion on the Proposal to Amend Conservation Agreement for 48-52 Millstone Road at 9:52 pm. Motion moved by Ms. Bufano, seconded by Ms. McFadden and carried 5-0.

Out of Execution Session at 10:20 pm.

Motion made by Ms. McFadden for the First Selectwoman to continue negotiations towards the Proposal to Amend Conservation Agreement for 48-52 Millstone Rd. Motion seconded by Ms. Bufano and carried 5-0

H. Adjournment

Having no further business, Ms. Vanderslice asked for a motion to adjourn. Motion made by Ms. Bufano to adjourn meeting at 10:21pm. Motion was seconded by Ms. McFadden and carried 4-0.



Jacqueline Rochester
Recording Secretary
Taken from Video

CONSERVATION COMMISSION
Telephone (203) 563-0180
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TOWN HALL
238 Danbury Road
Wilton, Connecticut 06897

MEMORANDUM

TO: Board of Selectman

FROM: Zen Herter, Environmental Analyst

DATE: May 6, 2019

RE: **Annual Townwide Community Cleanup Day Results
Saturday, May 4, 2019**

The Wilton Conservation Commission sponsored the annual Townwide Community Cleanup Day this past Saturday, May 4, 2019. The event was publicized on the town website, Facebook, in the local newspapers, PTA newsletters and in the Wilton Public Schools. Posters and A-frame signs were also placed in strategic locations around town. Various civic groups and churches were contacted directly to garner participation.

Conservation Commissioner Frank Simone and I worked to organize this year's event. We asked residents to help out by picking up litter in their own neighborhoods and we utilized community-based volunteer organizations and individual volunteers to focus on public areas that were in need of attention. Despite the rainy start to the morning, approximately 100 volunteers help to remove over 1,120 lbs. of litter from the Town's roadsides and the banks of the Norwalk River.

Some of the volunteers met at the Town Green where the Conservation Commission handed out work gloves and garbage bags while others such as the Girl Scouts and Boy Scouts met at pre-assigned locations. Most of the adult volunteers were assigned high-traffic locations where roadside litter was prevalent. Groups with small children such as Cub Scout Packs 22 and the Girl Scouts focused on litter around Merwin Meadows and the Wilton High School Athletic Fields. Wilton's Department of Public Works provided the dumpsters for the event and transported all of the debris to the transfer station following the event.

Pinocchio's Pizza again donated gift certificates for one slice of pizza for each volunteer. As well, Wilton Hardware and the Kiwanis Club donated to gift certificates for prizes which were raffled at the end of the day. These were wonderful treats for all of the volunteers and a great motivator for participants young and old.

To: Board of Selectmen

From: Lynne Vanderslice

Date: May 6, 2019

RE: Blight Judgment Foreclosure Action

During the month of May, these properties will reach the one year anniversary of a court ordered judgment for unpaid blight fines. As previously discussed, the Town has reached out to the homeowners on a number of occasions to provide assistance, as our goal is not to be punitive, but rather to bring the property into compliance. Assistance has been refused. A detailed summary of 61 Chestnut follows, along with a shorter summary of 82 Indian Hill and 118 Cherry Lane.

61 Chestnut:

- Last inspected on 5/6/19. Although some work has recently been done, it still qualifies as blight.
- On April 6, 2010, Building Inspector Bob Root found the barn to be unsafe and should be removed. Repairs were required to the small garage
- August 24, 2015 official notice of unsafe structure. Ten days to respond.
- On May 24, 2016 site was still unsafe. Referred to Town Counsel on 6/2/2016
- July 27, 2017 official notice of unsafe structure.
- August 10, 2017 official notice of blight
- In August 2017 contractor reported repair process to begin. In October contracted repairs would begin and requested an extension. In November, no response
- November 13, 2017 blight citation, \$100 per day fine
- December 14, 2017 notice of failure to pay fine
- Re-served because the owner signed for receipt in January after the deadline.
- February 15, 2018 notice of assessment of blight citation from the blight hearing officer. \$9,500
- April 19, 2018 judgment in favor of the Town by the Superior Court
- May 2, 2018 judgment lien filed, \$9,500
- May 3, 2018 unanswered correspondence by Attorney Mario Coppola
- July 6, 2018 unanswered correspondence by Sarah Heath informing owner that town volunteers are willing to provide assistance
- July 24, 2018 unanswered correspondence by Attorney Mario Cappola imploring owner accept assistance
- August 6, 2018 second notice of assessment of blight assessment by the blight hearing officer. \$17,200
- October 16, 2018 judgment in favor of the Town by the Superior Court. \$17,208
- February 15, 2019 second judgment lien filed, \$\$17,208
- Repair work recently began. As of last week no permits sought.

82 Indian Hill:

- Also pre-dates December 2015.
- October 31, 2017 blight citation: Missing exterior siding, abandoned unregistered motor vehicles stored outside, abandoned unregistered trailer(s) stored outside, abandoned ATV and riding mower stored outside, abandoned damaged trampoline stored outside and non ornamental weeds/vines growing on residence
- Last visited two weeks ago. Blight remains
- Multiple unaccepted certified notices
- April 19, 2018 judgment for the Town by Superior Court
- May 2, 2018 first judgment lien filed, \$10,600
- No response

118 Cherry Lane:

- Also pre-dates December 2015
- Former court ordered blight clean up, approximately 10 years ago
- August 30, 2017 notice of blight, November 7, 2017 notice of blight citation: Abandoned unregistered motor vehicles stored in driveway, garbage and trash including discarded used tires stored in driveway and discarded tank stored in front yard
- Last visited two weeks ago
- May 17, 2018 judgment for the Town by Superior Court, \$15,000
- May 25, 2018 first judgment lien, \$15,000
- No response