

OFFICE OF THE
FIRST SELECTMAN

Telephone (203) 563-0100
Fax (203) 563-0299

Email to: Bill.Brennan@Wiltonct.org



William F. Brennan
First Selectman

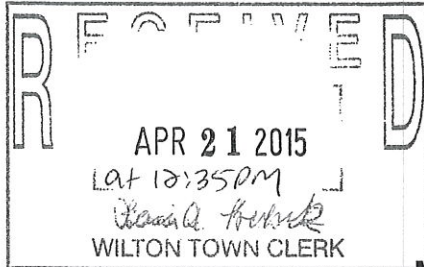
James A. Saxe
Second Selectman

Richard J. Dubow

Michael P. Kaelin

Deborah A. McFadden

TOWN HALL
238 Danbury Road
Wilton, CT 06897



**BOARD OF SELECTMEN MEETING
MONDAY, APRIL 6, 2015
MEETING ROOM B, WILTON TOWN HALL**

PRESENT: **BOARD OF SELECTMEN** – First Selectman Bill Brennan, James Saxe, Richard Dubow, Michael Kaelin, Deborah McFadden

GUESTS: Robert Nerney, Barry Bogle, Acting Chief Robert Crosby, John Nelson, Daniel Weinreb and David Wright – Paragon Realty Group, LLC, Nancy Capelle – Volunteer with WVAC, Sandy Dennies, Jacqueline Rochester

OTHERS: 2 Members of the Press

Mr. Brennan called the meeting to order at 7:30PM.

A. Consent Agenda

Ms. McFadden, noted an edit to the Board of Selectmen Minutes of March 16, 2015 under Discussion and/or Action Section 6 last sentence should read Motion seconded by **Ms.** McFadden not Mr. McFadden. Motion made by Ms. McFadden to approve the minutes as amended. Motion seconded by Mr. Kaelin, unanimously carried.

Minutes

- Board of Selectmen Meeting – March 16, 2015

Tax Refunds

- As per tax Collector's memo dated March 30, 2015

Gifts

- GE United Way – Wilton Youth Services - \$94.61
- Middlebrook PTA – Parkour-Style Fitness Course for Middlebrook School (Value \$40,000)
- Marie Geyer – Violin and Bow for Wilton High School Orchestra (Value \$3,000)

Mr. Brennan thanked all for their generous gifts. Motion made by Mr. Brennan to approve the Tax Refunds and Gifts as indicated on the Consent Agenda. Motion seconded by Dick Dubow, unanimously carried.

B. Discussion and/or Action

1. Consideration of Approval of Assignment of Town Green Lease to Paragon Realty Group, LLC

Mr. Brennan reviewed the existing ground lease for the Town Green that the Town currently has with Boylston Properties. Mr. Brennan indicated that Bill McQuillan, of Boylston Properties who managed the Town Green is unable to continue as he is concentrating on his real estate interests in the Massachusetts area. Mr. Brennan stated that Boylston Properties wishes to assign the lease to Paragon Realty Group, LLC (information on Paragon attached) to manage the Town Green property. There is just under 30 years left on the lease and Town Counsel has reviewed the lease and approved the assignment.

Mr. Brennan introduced John Nelson of Paragon Realty Group, LLC to give a brief description of the company. Mr. Nelson indicated he and his team welcomes the opportunity to serve the Wilton Community and that Paragon plans to be a hands-on landlord. Paragon Realty is located in Westport and their focus is on more local properties. Mr. Dubow suggested to Mr. Nelson that Paragon meet with the Economic Development Commission and Mr. Nelson welcomed the opportunity. Mr. Brennan believes Paragon's involvement with Wilton will be mutually beneficial to both parties. A copy of the current lease will be sent to Board of Selectmen members.

Motion made by Mr. Brennan to approve the assignment of the two Town Green ground leases from the Wilton Center Development LLC to Wilton Center Real Estate LLC and the First Selectman shall be given the authority to execute and deliver any and all documents to effectuate the Town's consent to the assignment of the leases, including, but not limited to, a Subordination Agreement with Bankwell Bank (the lender of the Assignee of the Lease) and any Landlord Estoppel Certificates and Recognition Agreements related to the assignment of the 2 ground leases. Motion seconded by Mr. Kaelin, carried 4-0-1 abstention (Mr. Saxe).

2. Hands for Life Presentation – Hands Only CPR and the use of AED

Nancy Capelle, volunteer with WVAC gave presentation (attached) on Hands for Life Westport Weston Wilton 2015 and the use of Automated External Defibrillators (AED). Ms. Capelle explained that Hands for Life is a training program for hands-only CPR and that there is a training session sponsored by Norwalk Hospital that will take place on May 3, 2015 from 10:00AM – 4:00 PM in Westport. She stated that all are welcome and that the sessions are only 15 minutes long. Ms. Capelle stated that she would like to see AED's in all public buildings in Town and described an app for phones called Pulsepoint. She indicated that the Pulsepoint app is hooked up to emergency dispatch and the app alerts you to where the nearest AED's are located as well as refresher tips for CPR. She cited examples of recent local cases where CPR helped saved a life, and not having AED available possibly contributed to a citizen's death.

Mr. Brennan suggested Ms. Cappelle contact the Board of Education and get on their agenda to make them aware of this initiative. Mr. Dubow suggested

Ms. Capelle come back to Board of Selectmen to make them aware of progress in getting this initiative started and what has been accomplished. He also suggested that Ms Capelle involve the Fairfield County Visiting Nurse Service in this initiative as well. Ms. Capelle asked the Board of Selectmen for support in spreading the word for Hands for Life, by hanging a 3ft by 10ft banner on Town Hall property and for support – both financially and conceptually for Pulsepoint. Motion made by Ms. McFadden for the Board of Selectmen to support the Hands for Life event, Sunday, May 3, 2015 and to display the banner on Town Hall property where most appropriate and that the Board of Selectmen support the concept going forward of not only the Hands for Life, but to investigate the Pulsepoint App. Motion seconded by Mr. Dubow, unanimously carried. Lastly, Ms Capelle was invited to return to the Board of Selectmen with a progress report on what can be done to bring the App to the community.

3. Planning & Zoning Department – Consideration of Approval of Application Fee Adjustments

Robert Nerney, Director, Planning and Land Use management reviewed request for the Planning and Zoning - Application Fee Adjustments (memo attached). Mr. Nerney indicated that department fees were last revised 10 years ago. He asks that if approved, the adjustments to coincide with the commencement of Fiscal Year 2016 which begins July 1, 2015. Motion made by Jim Saxe to approve Planning and Zoning – Application Fee Adjustments. Motion seconded by Ms. McFadden, unanimously carried.

4. Health Department – Consideration of Approval of Proposal for Addition To the Fee Schedule

Barry Bogle, Director of Health reviewed request for Health Department additions to the fee schedule (memo attached). Mr. Bogle mentioned that re-inspection fees were removed from food services. He stated that if there is non-compliance, the establishment will be closed. Mr. Bogle discussed new fees added to the schedule. He mentioned hair salons, barber shops, massage parlors, tanning salons, etc. that have been operating without inspections or reviews and should be inspected to insure they are operating in a sanitary manner. A discussion ensued regarding regulations with regard to Food Trucks in the area. Mr. Kaelin asks that Health Department do research on what regulations are currently in place that would govern food trucks in town to see if we need regulations. Mr. Brennan suggested Mr. Bogle contact CCM to get information regarding other communities regarding Food Trucks ordinances. Mr. Bogle would like to bring to the Board of Selectmen a revised ordinance for approval. Motion made by Mr. Brennan to approve the Health Department's revised fee schedule, excluding the two fees regarding massage parlors and tanning salons. Motion seconded by Ms. McFadden, unanimously carried.

5. Expansion of Natural Gas to Miller Driscoll School – Project Status Report

Mr. Brennan passed out a handout (attached) to the Board of Selectmen to brief them on current negotiations with Eversource with regard to expansion of natural gas to Miller Driscoll School. Mr. Brennan stated that he plans to come back at the April 20, 2015 Board of Selectman meeting with the Eversource service contract for approval. There is an open issue with

Eversource as to timing of contribution payments over a five year period.
Eversource to respond.

6. Consideration of Approval of 2015 JAG Violence Crime Prevention Grant (\$12,000)

Mr. Brennan asked Acting Chief Robert Crosby to give a review of the 2015 Justice Assistance Grant (JAG). Chief Crosby stated that the Grant is a State grant with no cost to town. He stated that the grant would be used to purchase 10 body video cameras and software, etc. Motion made by Mr. Brennan to approve the 2015 JAG Violence Crime Prevention Grant, which would allow the First Selectman to execute the agreement with State of Connecticut, Office of Policy and Management. Motion seconded by Mr. Kaelin, unanimously carried.

7. Appointments/Reappointments

Motion made by Mr. Brennan to appoint Terri Sheridan to the Conservation Commission. Motion seconded by Ms. MacFadden, unanimously carried.

Mr. Brennan made a motion to reappoint Eric Fanwick to the Water Pollution Control Authority and to reappoint Robert Shultz to the Wilton Employees Retirement Plan Investment Committee. Motion seconded by Ms. McFadden, unanimously carried.

8. Miscellaneous Other Business

Annual Town Meeting – May 5, 2015. Board of Finance accepted the Board of Selectmen and Board of Education Budgets, as submitted, no changes. Will require a +1.19% Town Mil Rate increase.

Three bonded capital projects:

Fire Station 2 Remodel – Approval of \$90,000 for plans to develop architectural and engineering drawings and recommendations.

HVAC Chillers and Electrical System Improvements – Approval of \$500,000 for Middlebrook School for replacement of the Heating Ventilation and Air Conditioning Equipment.

Repaving of Parking Lots – Approval of \$400,000 for repaving of parking lots at the High School and Middlebrook School.

At the Annual Town Meeting, Mr. Brennan suggested Mr. Saxe make the presentation for Fire Station 2, Mr. Kaelin present the HVAC Chillers project and Mr. Dubow present the project to repave the school parking lots. Mr. Brennan asks that each member provide slide drafts to Jackie Rochester by April 30, 2015 for inclusion in the final presentation.

Meeting April 8, 2015 to review the three bonded capital projects with the Board of Finance, as well as other items in the budget.

Bylaws for the Council of Governments state that each participating Town/City provide an alternate member to attend meeting if First

Selectman/Mayor is unable to attend. Appointee must be an elected official. Dick Dubow has been selected as Wilton's an alternate COG member.

As of April 1, 2015 the Town of Wilton is declaring the Month of April Sexual Awareness Month, which is being promoted throughout Fairfield County. Center for Sexual Assault and Crisis Awareness held a kick-off and press conference on April 2, 2015 in Stamford. Proclamation was prepared and sent to the center showing the Town of Wilton's support. Focus this year is on sexual assault on college campuses. Motion made by Mr. Brennan to make April 2015 Sexual Awareness Month in Wilton. Motion seconded by Mr. Dubow, unanimously carried.

C. Public Comment - None

D. Reports

First Selectman's Report

Mr. Brennan stated that there has been a request for a Selectman to assist with the Boy Scouts for Citizenship in the Community merit badges. Ms. McFadden is currently a certified counselor on the Boy Scout Council. Ms. McFadden volunteered to be a representative for the Board of Selectmen and to follow-up with Boy Scout organization.

Department of Public Works to do a survey of Town roads with regard to potholes and any other issues and to prepare a plan to address priorities. Asking for patience from citizens and noted that the asphalt plant does not open until Mid-April, so permanent repairs are not available until after that date.

Selectmen's Reports

Jim Saxe – None

Dick Dubow – None

Michael Kaelin – None

Deborah McFadden – None

- E. Executive Session – Motion made by Mr. Brennan to enter Executive Session to discuss Police Pension Negotiations at 10:05 PM. Motion seconded by Ms. McFadden, unanimously carried.

Sarah Taffel, Director, Human Resources, Labor Relations & Administrative Services asked to join in Executive Session to discuss Police Pension Negotiations.

Out of Executive Session at 10:20 PM – Action taken (see attached resolution).

- F. Adjournment – Having no further business, the meeting was adjourned at 10:25 p.m.


Jacqueline Rochester, Recording Secretary



Paragon Realty Group LLC

Paragon Realty Group LLC is a private real estate investment, development and management company founded by John A. Nelson, managing principal and Daniel P. Weinreb, principal. Paragon's seasoned four-person team of key managers all have over 25 years of experience in commercial real estate and have worked together for over 15 years.

Affiliates of Paragon presently own and/or manage nearly 2,000,000 square feet of investment real estate, with a concentration in the retail sector and the balance in office and mixed-use properties. It is Paragon's objective to selectively add to its portfolio by acquiring investment opportunities in the northeast, mid-Atlantic and southeast regions.

Paragon's acquisition philosophy is based on buying well positioned, generally well leased-up properties and adding value to these properties through intensive management and leasing. The portfolio's low vacancy rate and history of tenant retention reflect the underlying strength of Paragon's acquisitions as well as its management and leasing know-how. Paragon's team has a comprehensive understanding of shopping center dynamics, long-standing experience within the shopping center industry (including active involvement in the International Council of Shopping Centers and other industry organizations) and has developed an extensive network of strong relationships with a large number of major national and regional tenants, brokers and owners.

John A. Nelson received his B.A. and B.S. in Economics degrees from the University of Pennsylvania in 1978, J.D. from the University of Pennsylvania Law School in 1982 as well as an M.B.A. in Finance from The Wharton School that same year. He has also taught accounting at The Wharton School. From 1982-1985, John practiced law in the real estate department at the New York law firm of Paul, Weiss, Rifkind, Wharton and Garrison. He founded the predecessor of Paragon Realty Group LLC in 1986.

John and his wife raised their family in Westport, Connecticut, where they have resided for over 20 years.



March 19, 2015

Mr. William F. Brennan, First Selectman
Town of Wilton
238 Danbury Road
Wilton, CT 06897

Dear Mr. Brennan:

We are writing this letter concerning our banking relationship with John A. Nelson, Paragon Realty Group LLC, and their affiliates (collectively, "Paragon").

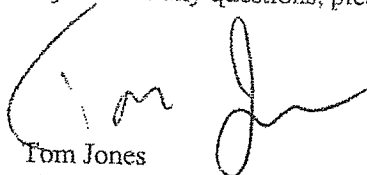
Bankwell Bank has enjoyed a banking and lending relationship with Paragon for many years, and has financed approximately 12 of their real estate projects. Paragon's aggregate business relationship has consistently been one of the top five largest relationships with Bankwell over the past few years.

In addition, Paragon maintains nearly all operating accounts for its properties at Bankwell, and its primary banking relationship with the Wilton, Connecticut office. Paragon has over 80 deposit accounts at Bankwell, and the collective average daily balance in those accounts is in excess of \$4.0 million.

Paragon's various accounts have always remained in good standing, and the banking relationship is highly valued here at Bankwell.

Bankwell is pleased to be working again with Paragon as the lender to finance the acquisition of the ground lease for Town Green at Wilton Center, and enthusiastically recommends approval of assignment of the ground lease to Wilton Center Real Estate LLC, the ownership and borrowing entity.

If you have any questions, please feel free to contact me.


Tom Jones
First Vice President

SAVRAN BENSON LLP
CERTIFIED PUBLIC ACCOUNTANTS AND CONSULTANTS

March 20, 2015

Mr. William F. Brennan, First Selectman
Town of Wilton
238 Danbury Road
Wilton, CT 06897

Re: John A. Nelson and Paragon Realty Group LLC

Dear Mr. Brennan:


I am writing on behalf of John A. Nelson and Paragon Realty Group LLC, as part of the request to have a certain lease assigned to an affiliate of Paragon Realty Group LLC, the land for which is owned by the Town of Wilton.

I have been John's personal accountant for the past 4 years, although I have prepared the taxes for various business entities for the past 9 years. Currently, my firm prepares the bulk of John's business returns, for his various real estate and related entities. John is an owner in over 35 real estate ventures.

Although none of these entities have certified audits performed, I can speak from personal knowledge that the combined gross rental income reported to the IRS from the real estate ventures that John controls is approximately \$25 million on an annual basis.

I trust this letter helps to illustrate that Paragon's financial strength is more than adequate for the transaction being contemplated with the Town of Wilton. Please contact me if you have any questions regarding this matter, or if I can be of further assistance.

Sincerely,



Mitchell Benson, CPA

To: William McQuillan <mccq@boylprop.com>

Subject: Assignment of Town Green Lease

Bill,

Attached please find a "bio" of Paragon Realty Group LLC and me, as well as two reference letters addressed to the First Selectman that I hope will be helpful (one from my primary banking relationship, and the other from my accountant).

As I'm sure you are aware, all of the properties in the Paragon portfolio are owned by separate single purpose entities, specifically formed to own each individual property. The tenant under the ground lease for Town Green at Wilton Center will be such a single purpose entity called Wilton Center Real Estate LLC. Accordingly, there is no consolidated or audited/certified statement encompassing the Paragon portfolio. The common thread in all of our investments is that I have managing control of the ownership entities

I believe the attached information will demonstrate that the annual payments of approximately \$100,000 due to the Town of Wilton required under the ground lease are small when compared to Paragon's overall portfolio. In addition, Paragon and its affiliates will be investing over \$3.0 million in capital for this venture. As such, the annual rental owed to the Town of Wilton is only about 3% of the amount being invested.

We trust this information demonstrates the financial capability of Paragon and its affiliates, and will assist in securing the approval of assignment of the ground lease to Wilton Center Real Estate LLC.

Please feel free to forward this to the First Selectman in advance of our meeting, or if you feel it is appropriate, I can send it myself.

Thank you.

Regards.

John

John A. Nelson
CEO
Paragon Realty Group LLC
276 Post Road West, Suite 201
Westport, CT 06880
Office: 203-221-7077 (x117)
Mobile: 203-521-1135
john.nelson@paragonct.com

Paragon Realty Group LLC

Private Real Estate Investment
And Development Company



[HOME](#) [ABOUT PARAGON](#) [PROPERTIES](#) [AVAILABLE SPACE](#) [PARAGON RESIDENTIAL PROPERTIES LLC](#) [ACQUISITION CRITERIA](#) [CONTACT US](#) [PRINT](#)

About Paragon

Executive Team

Paragon Realty Group LLC is a private real estate investment and development company founded by John A. Nelson, managing principal and Daniel P. Weinreb, principal.

Affiliates of Paragon presently own in excess of 2,000,000 square feet of investment real estate, with a concentration in the retail sector and the balance in office and warehouse properties. It is Paragon's objective to selectively add to its portfolio by acquiring investment opportunities in the northeast and mid-Atlantic regions.

Paragon's acquisition philosophy is based on buying well positioned, generally well leased-up properties at substantial discounts to replacement cost. Paragon adds value to these properties through intensive management and leasing. Other than a recent below-market lease buy-out, the portfolio is currently 96% leased which reflects the underlying strength of Paragon's acquisitions as well as its management and leasing know-how. Paragon's team has a comprehensive understanding of property dynamics, long-standing experience within the real estate industry (including active involvement in industry organizations) and has developed an extensive network of strong relationships with a large number of major national and regional tenants.



FEATURED PROPERTIES

Properties

CLICK ON ITEM LISTINGS
FOR MORE INFORMATION



Westport Portfolio, Westport, CT
3 office buildings: 80,000 square feet

[CLICK FOR MORE INFO](#)



Samsondale Plaza, West Haverstraw, NY
Shopping Center: 140,000 square feet
Professional Building: 32,500 square feet

[CLICK BELOW FOR MORE INFO](#)



Wadsworth Plaza, Philadelphia, PA
Shopping Center: 31,625 square feet

[CLICK FOR MORE INFO](#)



Southside Shopping Center, Scranton, PA
Shopping Center: 67,000 square feet

[CLICK FOR MORE INFO](#)



The Home Depot, Frederick, MD
Retail building: 106,000 square feet

[CLICK FOR MORE INFO](#)



Cypress Lake Plaza, Fort Myers, FL
Shopping Center: 84,397 square feet

[CLICK FOR MORE INFO](#)



Sarasota Main Plaza, Sarasota, FL
Mixed-Use Retail: 255,000 square feet

[CLICK FOR MORE INFO](#)



Citibank Plaza, Philadelphia, PA
Shopping Center: 31,514 square feet

[CLICK FOR MORE INFO](#)



Torrington Parkade, Torrington, CT
Shopping Center: 231,000 square feet

[CLICK FOR MORE INFO](#)



490 Westport Avenue, Norwalk, CT
Retail building: 7,440 square feet

[CLICK FOR MORE INFO](#)



420 Westport Avenue, Norwalk, CT
Retail building: 5,000 square feet

[CLICK FOR MORE INFO](#)

[CLICK HERE FOR
ADDITIONAL PROPERTIES](#)

Paragon Realty Group LLC

Private Real Estate Investment
And Development Company



HOME ABOUT PARAGON PROPERTIES AVAILABLE SPACE PARAGON RESIDENTIAL PROPERTIES LLC ACQUISITION CRITERIA CONTACT US PRINT

Acquisition Criteria

Paragon's acquisition philosophy is based on purchasing well-positioned, generally well leased up properties at a discount to replacement cost and adding value to these properties through intensive management and leasing and, where applicable, renovation and redevelopment.

Target acquisitions generally offer the following attributes:

- Located in the Northeast, Mid-Atlantic and Southeast regions;
- Neighborhood, community and regional shopping centers as well as in-fill retail strip centers
- Preference for dominant, grocery-anchored centers but have acquired shadow-anchored, junior-anchored and unanchored centers
- Price range:
 - Focus is on \$7,000,000 to \$20,000,000 but will consider up to \$35,000,000 for individual properties;
 - Will go significantly higher for portfolios;
 - Free-standing properties or in-fill strips -- will consider under \$3,000,000
- Value added opportunities may include the following:
 - Façade and comprehensive property renovation;
 - Lease up of vacant space and/or replacing anchor tenants;
 - Upgrading of tenancy mix; or
 - Expansion of existing property including developing outparcels and acquiring adjacent land
- High barriers to entry through lack of available competitive sites or restrictive zoning; and
- Range of cap rates -- from 7% to 9% depending upon the potential opportunities

Paragon responds quickly to submissions; performs due-diligence, management and leasing analysis in-house and works quickly to complete contracts and closings.

Paragon Realty Group LLC

Private Real Estate Investment
And Development Company



[HOME](#) [ABOUT PARAGON](#) [PROPERTIES](#) [AVAILABLE SPACE](#) [PARAGON RESIDENTIAL PROPERTIES LLC](#) [ACQUISITION CRITERIA](#) [CONTACT US](#) [PRINT](#)

Westport Office Portfolio

Westport, Connecticut
80,000 square feet

191 POST ROAD WEST
276 POST ROAD WEST
301 RIVERSIDE AVENUE



[CLICK FOR MORE INFO](#)



[CLICK FOR MORE INFO](#)



[CLICK FOR MORE INFO](#)

301 Riverside Avenue



Paragon Realty Group LLC

Private Real Estate Investment
And Development Company



[HOME](#) [ABOUT PARAGON](#) [PROPERTIES](#) [AVAILABLE SPACE](#) [PARAGON RESIDENTIAL PROPERTIES LLC](#) [ACQUISITION CRITERIA](#) [CONTACT US](#) [PRINT](#)

Contact Us

We can be reached at:

(888) 255-3188 / (203) 221-7077

Paragon Realty Group LLC
276 Post Road West, Suite 201
Westport, CT 06880

Or you can email our general email box
info@paragonct.com



(b) Subject to Paragraph 13(a) and Paragraph 19, this lease, or any portion thereof, may not be assigned by the Lessee without the written consent of the Lessor [which, as long as the Lessor is the Town, shall act by its Board of Selectmen (or the successor thereto if the Town's form of government is changed)], which approval shall not be unreasonably withheld or delayed, but such decision shall be limited to consideration of whether the proposed substitute lessee is of sufficient financial status to make the payments and keep the conditions and promises in this lease.

(c) In order to permit the Lessee to separately transfer one or more portions of the Premises, from time to time, which, in each case, will include at least one of the three buildings included in the Project and an amount of land designated by the Lessee, the Lessor agrees at any time and from time to time within thirty (30) days after the approval by the Lessor required by subparagraph (i) below and receipt of a request by the Lessee therefor to modify this Lease and to enter into a new lease of such an area designated in such request (the "New Lease"). If the Lessor is the Town, such request shall be acted upon by the Board of Selectmen. In any event, the Lessor shall act upon such request with reasonable promptness. Subject to the provisions of this Paragraph, the Lessee may divide this lease into no more than three New Leases hereunder. Such New Lease:

(i) shall name such person, firm or corporation as the lessee thereunder as shall be designated by the Lessee in such request and who shall be subject to the approval of the Lessor, such approval not to be unreasonably withheld but such decision shall be limited to consideration of whether the proposal substitute lessee is of sufficient financial status to make the payments and keep the conditions and promises in the New Lease;

(ii) shall serve to release from this lease, the premises covered by the New Lease and constitute a separate and distinct obligation of the lessee named therein;

(iii) shall contain the same terms, covenants, provisions and agreements as are set forth in this lease except that;

(1) The Fixed Annual Rent payable under the New Lease shall be an amount equal to the Fixed Annual Rent under this lease multiplied by a fraction the numerator of which shall be the number of square feet of leaseable building floor area

**HANDS
FORLIFE**



2015

WESTPORT WESTON WILTON

**HANDS
FORLIFE**



2015

WESTPORT WESTON WILTON

BE A HERO

Learn Hands Only CPR

SUNDAY, MAY 3, 2015* 10:00AM – 4:00PM

WESTPORT WESTON FAMILY Y

14 Allen Raymond Lane, Westport, CT

ALL ARE ENCOURAGED TO ATTEND!

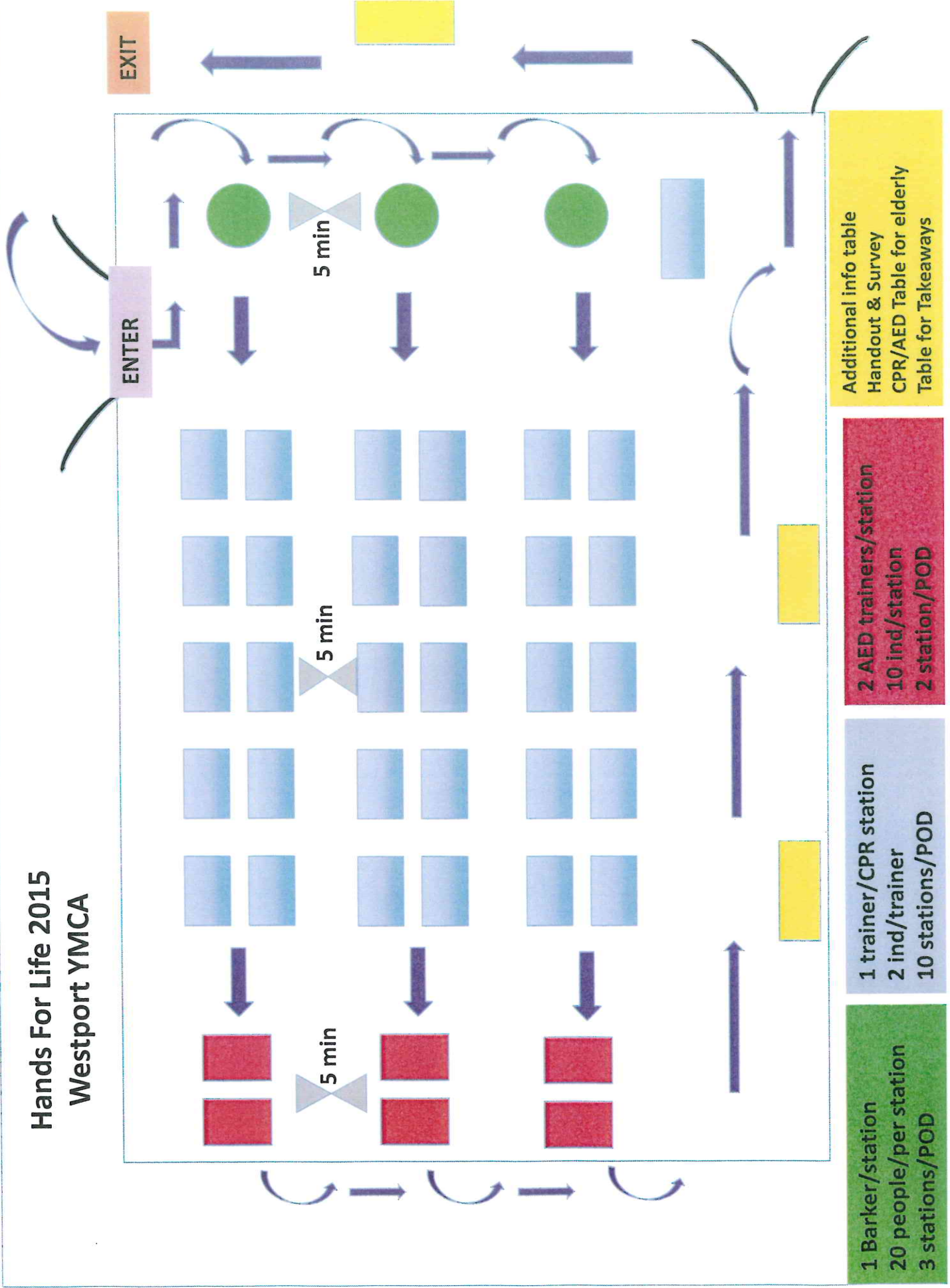


Compassion. Expertise. Results.

What is Hands for Life?

- Event where individuals are taught Hands-Only CPR and the use of AED in 15 minutes
- Trainers are dedicated to empowering members of the community to act when they see someone experiencing sudden cardiac arrest.

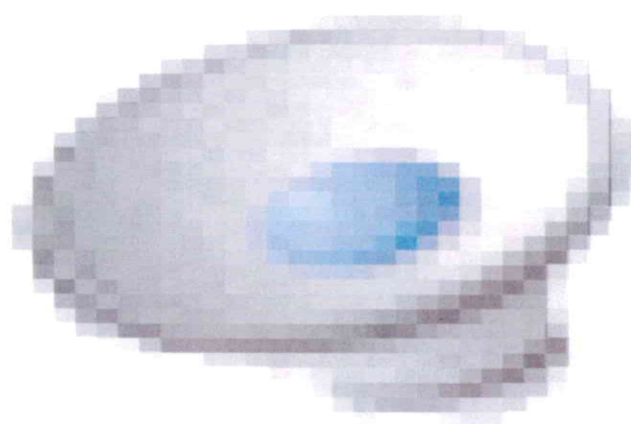
Hands For Life 2015 Westport YMCA





Sponsors, Partners & Collaborators

- Norwalk Hospital
- Westport Weston Wilton MRC
- Westport Volunteer EMS
- Weston EMS
- Wilton Volunteer Ambulance Corps
- Westport Family YMCA
- Westport CERT
- Wilton CERT
- American College of Cardiology, Connecticut Chapter



Cardiac Arrest Happens in Wilton

February 2011

Francesca Monro was standing at the top of the staircase in her Wilton house when the 49-year-old mother of three suffered sudden cardiac arrest. She was clinically dead.

“It was Valentine’s Day and my husband Bob just happened to be home that day,” she recalls. **Thankfully, he had recently taken a CPR course and knew exactly what to do: he called 911 and then began administering CPR.**

If her husband hadn’t been home that day and taken the actions he had, she wouldn’t be alive.

Cardiac Arrest Happens in Wilton

May 2011

Heart to Heart

it can happen to anyone, at any time

EMILY KELTING



On May 14, 2011, one week after her 40th birthday, Nancy Cappelle had a heart attack. Athletic and trim, the Wilton resident had run in a 5k race earlier that Saturday. Capelle was back home with six and eight-year-old daughters, when she felt her throat contract. The pain spread to her back and then up to her neck and jaw.

Cardiac Arrest Happens in Wilton

April 2014

- Male suffered cardiac arrest in Stop & Shop at 5 River Road Plaza
- No immediate bystander or store employee intervention
- No AED on premises
- Patient ultimately did not survive

Cardiac Arrest Happens to Our Neighbors

March 2011 - Darien, CT

Andy Pena, Age 14

"As parents who lost a child to sudden cardiac arrest, it is very difficult for my wife and me to know that the outcome may have been very different if we had known about the science of sudden cardiac arrest, if someone had performed CPR and used (automated external defibrillator) on Andy immediately after he collapsed," Pena said. "We do not want other families to suffer the same fate of this unspeakable, unthinkable outcome of losing a child."

Sudden cardiac arrest -- the No. 1 killer of young athletes.

Cardiac Arrest Happens to Children

- Did you know that Sudden Cardiac Arrest is the leading cause of death on school campus?
- Are our children's schools prepared with CPR trained staff (and students)
- Are there an adequate amount of immediately accessible public access automated external defibrillators?

"After one of his students started choking on **Friday, April 9, (2014)** sixth grade Middlebrook teacher Darren Gunn performed the Heimlich maneuver, dislodging whatever was in the student's throat." **What if the Heimlich maneuver had not been successful on the third try?**

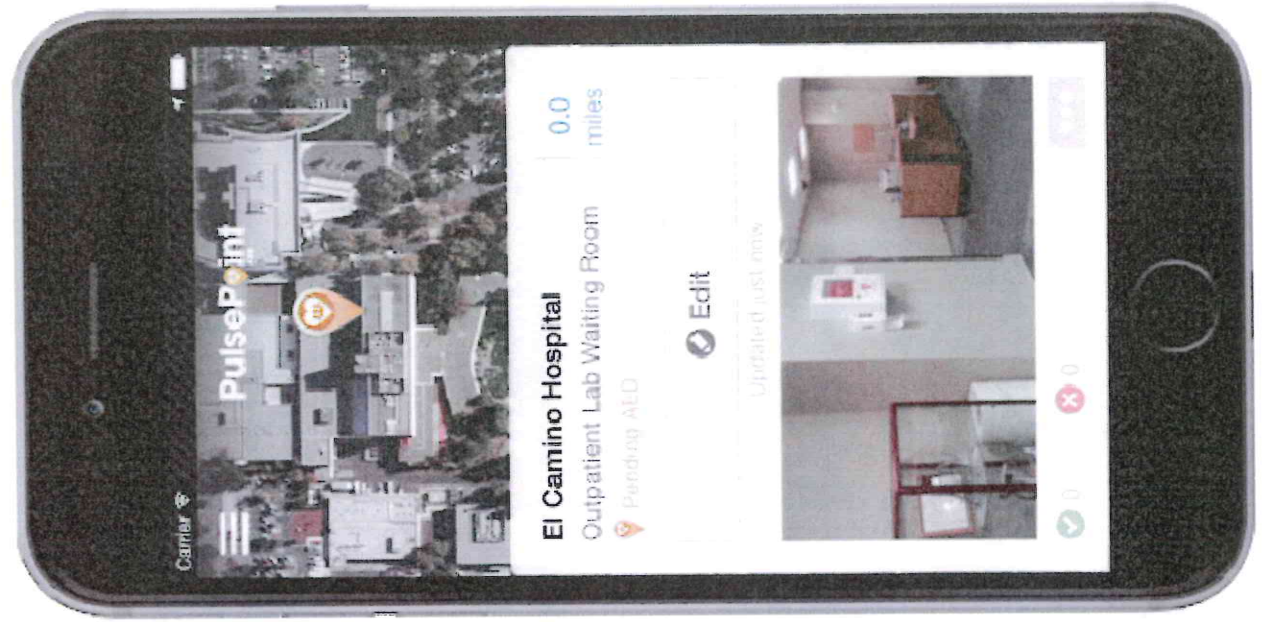
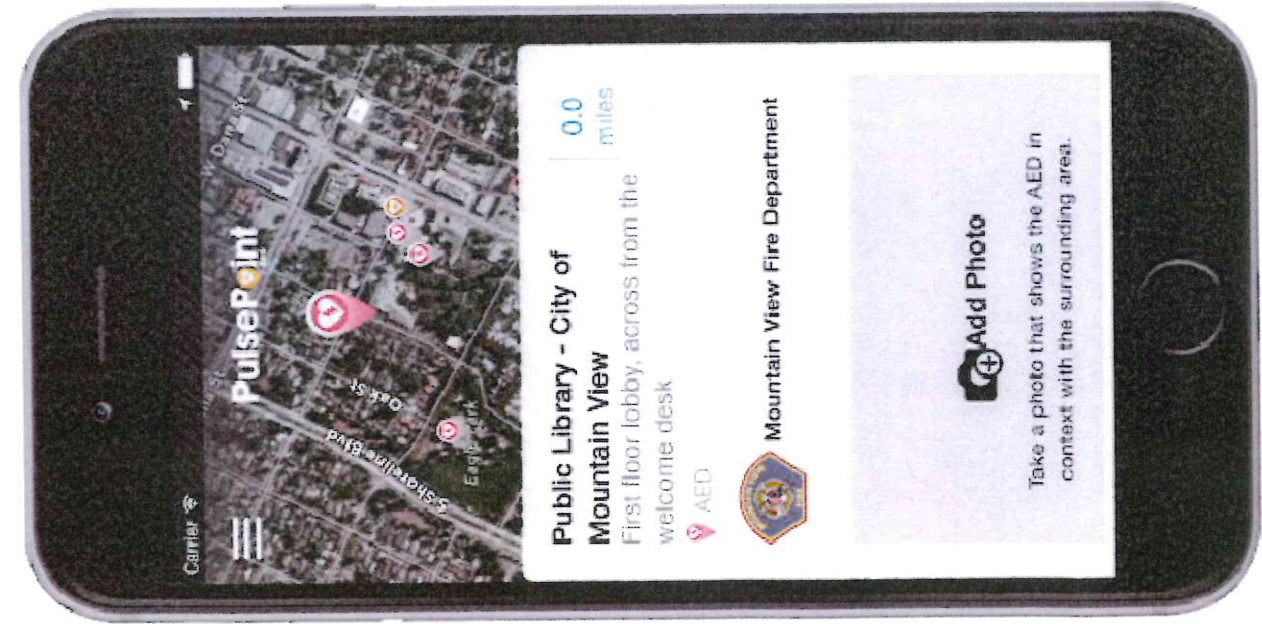
PulsePoint

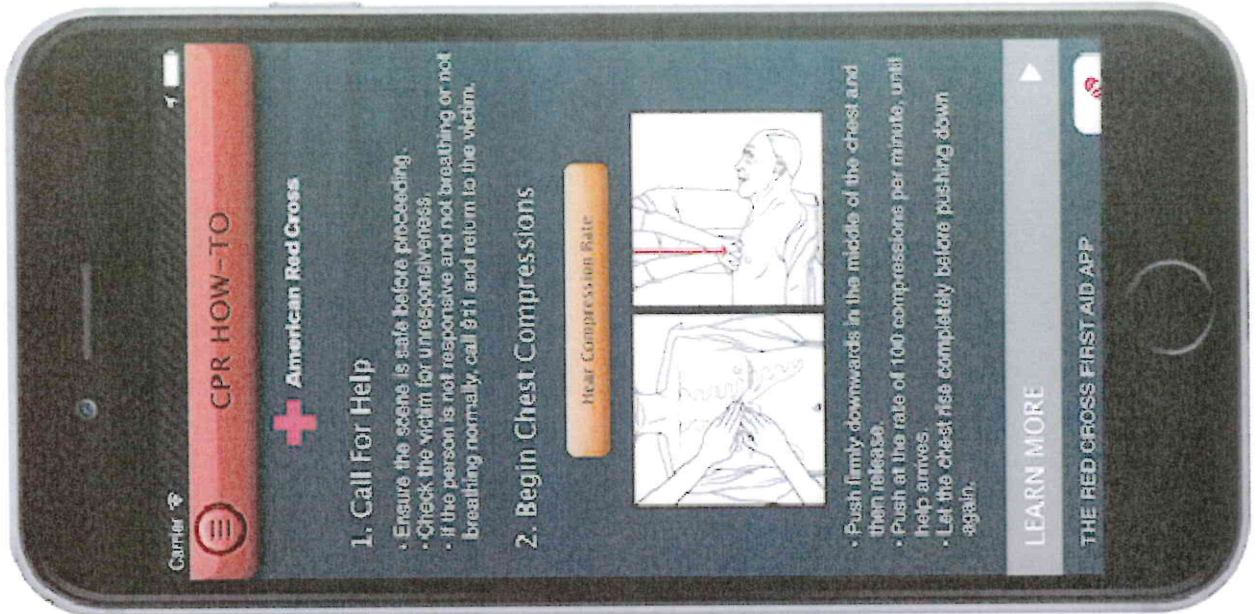
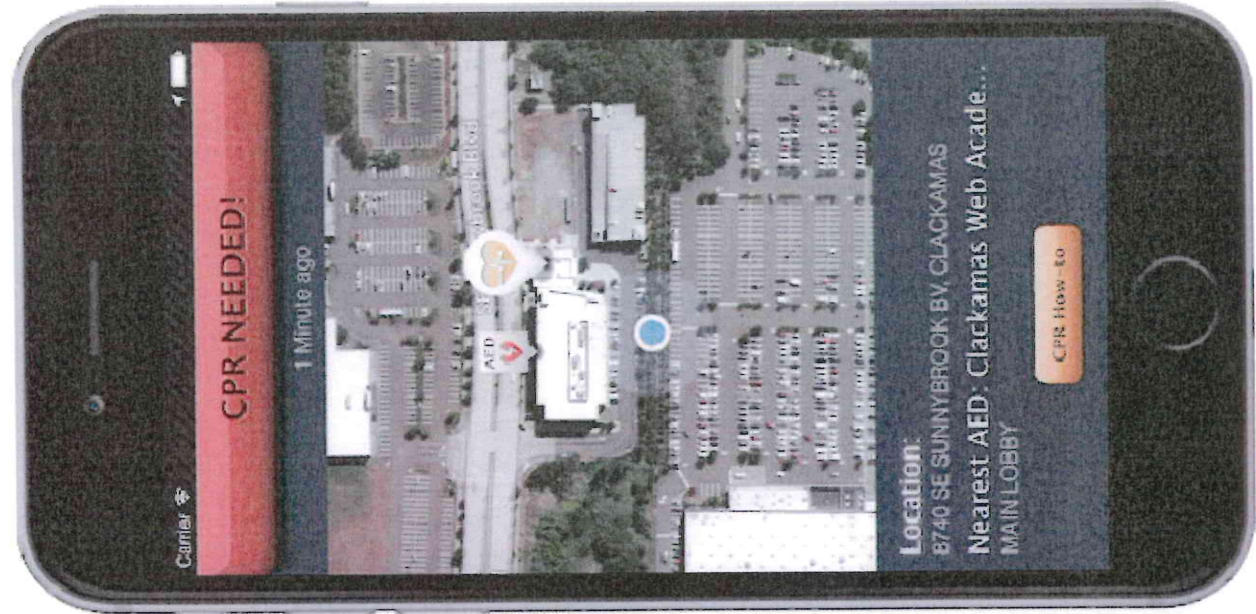
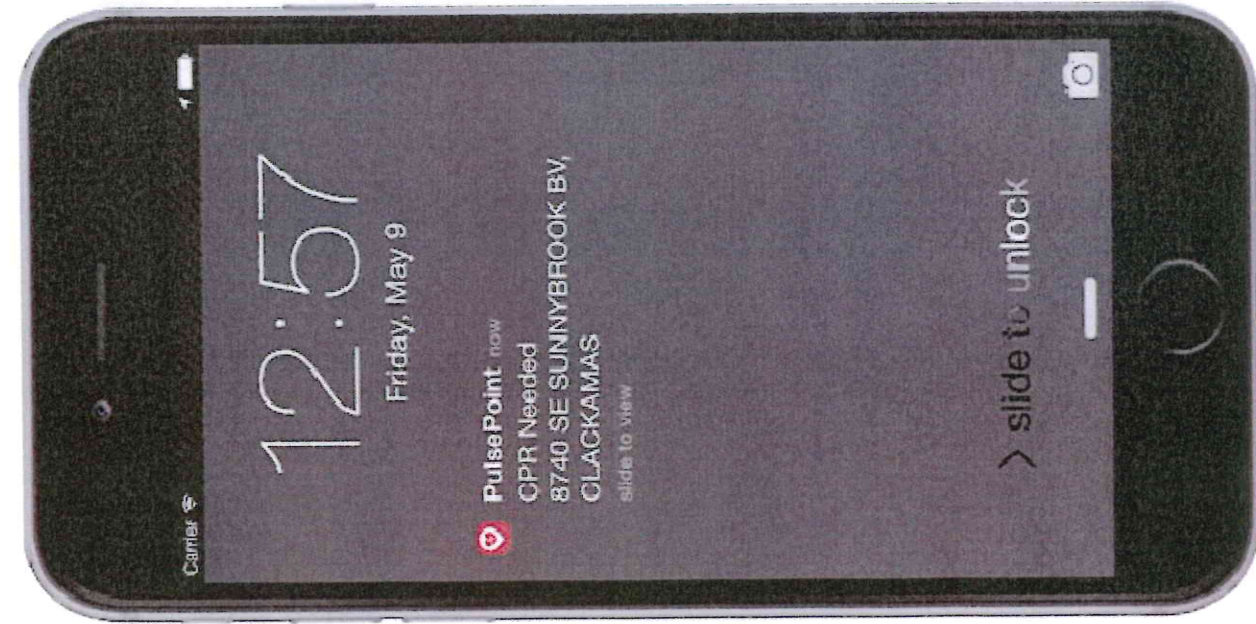
CALLING ALL HEROES

PULSEPOINT IN PARTNERSHIP WITH PHYSIO-CONTROL



- PulsePoint Respond is designed to support public safety agencies working to improve cardiac arrest survival rates through improved bystander performance and active citizenship.
- Where adopted, PulsePoint Respond empowers everyday citizens to provide life-saving assistance to victims of sudden cardiac arrest.
- If the cardiac emergency is in a public place, the location-aware application will alert trained citizens in the vicinity of the need for bystander CPR simultaneous with the dispatch of advanced medical care.
- The application also directs these citizen rescuers to the exact location of the closest publicly accessible Automated External Defibrillator (AED).







Implementation

- Cost is driven by dispatch center quantity
- \$10,000 per center (for populations of less than 300,000) and then \$8,000 per year after initial set up
- PulsePoint implementation involves CAD language translation in to PulsePoint language

Privacy

- No patient information used
- PulsePoint does not collect protected information from the CAD

Radius

- One quarter of a mile recommended

Liability

- PulsePoint does not collect data on who its particular users are
- To date, 10 thousand responders have been alerted with no lawsuits
- Hands Only CPR training good enough to be able to download App

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



TOWN OF WILTON
Town Hall Annex
238 Danbury Road
Wilton, Connecticut 06897

MEMORANDUM

TO: William F. Brennan, First Selectmen
FROM: Bob Nerney, Director of Planning and Land Use Management *BN*
RE: Planning and Zoning Department – Application Fee Adjustments
DATE: March 18, 2015

The Planning and Zoning Department is proposing an adjustment to its application fee schedule. If approved, the adjustments will coincide with the commencement of Fiscal Year 2016; beginning on July 1, 2015.

The purpose of the adjustments is to help reduce administrative costs which otherwise are borne by the community at large. Department fees were last revised 10 years ago and, consequently, lag behind other communities throughout the region. Attachment #1 provides an outline of Wilton's current fees in comparison to other surrounding communities as well as recommended adjustments.

I appreciate your time and consideration and will be happy to attend the next available Board of Selectmen meeting to answer questions or provide further information.

Planning and Zoning Applications		Wilton Existing Fees		Westport	New Canaan		Darien	Ridgefield	Wilton (Proposed)	
Amendment to Plan of Conservation and Development	\$360*		\$260*		\$460*		\$390*	Not Specified	\$400*	
Amendment to Zoning or Land Subdivision Regulations	\$360*		\$460*		\$460*		\$440*	\$410*	\$460*	
Amendment to Zoning Map (Change of Zone)	\$360*		\$460*		\$460*		\$290*	\$410*	\$460*	
Site Development Plan	\$210* plus \$50/unit or \$50/2,000 square feet		\$460*		\$360*			\$160* (\$110* for minor revisions)	\$360* plus \$50/unit or \$50/2,000 square feet	
Special Permit	\$200* plus \$50/unit or \$50/2,000 square feet		\$460*		\$460*		\$360* (New Construction)	Varies between \$110* and \$170* (All Others)	\$460* plus \$50/unit or \$50/2,000 square feet	
Special Permit for Accessory Apartments	\$260*		Not Specified		\$460*		\$170*	Not Specified	\$260*	
Subdivision and/or Re-subdivision	\$100/lot - \$260* minimum		\$510 plus \$100/lot		\$460* plus \$100/lot		\$410* + \$60 per new lot	\$360* plus \$100/lot	\$460* plus \$100/lot	
Subdivision and/or Re-subdivision with Road Construction	\$100/lot plus \$85 for every 100 feet, or part thereof, of new roadway to be constructed - \$260* minimum		\$510 plus \$100/lot		\$460* plus \$100/lot		\$410* + \$60 per new lot	\$360* plus \$100/lot	\$460* plus \$100/lot	
Planning and Zoning Applications		Wilton Existing Fees		Westport	New Canaan		Darien	Ridgefield	Wilton (Proposed)	
Plan of Conservation and Development	\$20		\$10		\$40		Free, On-line only	\$35	\$20 (online at no cost)	
Land Subdivision Regulations	\$10		\$10		\$30		\$10	\$25	\$10 (online at no cost)	
Zoning Regulations	\$15		\$12		\$40		\$10	\$25	\$15 (online at no cost)	
Maps (Pre-Printed)	\$6		\$4		\$30		\$25 Color, \$5 B&W	\$5	\$6 (online at no cost)	
Photocopy (Photocopier)	\$50/page		\$50/page		\$50/page		\$50/page	\$50/page	\$50/page	
Oversized Photocopy (Plotter)	\$10/page		Not Specified		Not Specified		\$5/page	\$3 (small) \$5 (large)	\$10/page	
Zoning Board of Appeals and Administrative Applications		Wilton (Existing Fee)		Westport	New Canaan		Darien	Ridgefield	Wilton (Proposed)	
Zoning Pre-Application Review	No Fee		No Fee		No Fee		No Fee	No Fee	No Fee	
Variance to Zoning Regulations (Commercial)	\$310*		\$520*		\$460*		\$360*	\$310* plus mailing costs	\$460*	
Variance to Zoning Regulations (Residential)	\$210*		\$260*		\$460*		\$360*	\$235* plus mailing costs	\$310*	
Corrective Action – Variance (Commercial)	\$560*		\$520*		\$460*		\$360*	\$310* plus mailing costs	Eliminate fee	
Corrective Action – Variance (Residential)	\$360*		\$260*		\$460*		\$360*	\$235* plus mailing costs	Eliminate fee	
Notice of Appeal	\$210*		No Fee		\$460*		\$360*	\$310* plus mailing costs	\$310*	
Certificate of Zoning Compliance	No Fee		No Fee		\$200		No Fee	No Fee	\$110* Residential (When no zoning permit has been issued)	
Sediment and Erosion Control Approval	No Fee		No Fee		No Fee		No Fee	No Fee	\$210* Commercial (When no zoning permit has been issued)	
Sign Permit	\$3,000/ square foot - \$15 Minimum		\$110*		\$100		\$90* per sign	\$90* plus \$5 per sq. ft.	\$100	
Tag Sale Permit	No Fee		Not Specified		Not Specified		Not Specified	Not Specified	No Fee	
Temporary Permit	No Fee		\$110*		Not Specified		Not Specified	Not Specified	No Fee	
Zoning Permit	\$110* Residential \$135* Commercial <4,000 SF \$210* Commercial 4,001 – 10,000 SF \$360* Commercial >10,000 SF		Residential (up to \$250K): \$171,000 of constr. cost +\$60 Residential (over \$250K): \$171,000 of constr. cost +\$60 Residential: \$85 min* Comm/Multifam (up to \$250K): \$5/\$1,000 of constr. cost +\$60 Comm/Multifam (over \$250K): \$6/\$1,000 of constr. cost +\$60 Comm/Multifam \$110 min*		Residential New Home \$360* Residential Multi-Farm \$360*+\$100* each additional unit Residential Addition \$210* to \$310* depending on size home Non-Residential Renovation \$310* - \$360*		Work Valued at <\$79,999 \$80* Work Valued at \$80,000 – \$250,000 \$160* Work Valued >\$250,000 \$320*	Variable based on improvement cost: \$ 0 to \$ 5,000 = \$80* \$ 5,001 to \$ 20,000 = \$90* \$ 20,001 to \$ 40,000 = \$100* \$ 40,001 to \$ 100,000 = \$140* \$ 100,001 to \$ 500,000 = \$260* \$ 500,001 to \$ 1,000,000 = \$460* \$ 1,000,001 to \$ 3,000,000 = \$860* \$ 3,000,001 to \$ 10,000,000 = \$2,060* \$ 10,000,001 and Higher = \$3,060*	\$110* Residential (sheds) \$160* Residential (additions) \$210* Residential (new residence) \$310* Commercial <4000 SF \$360* Commercial 4001 – 10000 SF \$460* Commercial >10000 SF	

* Includes \$60 Fee Payable to the State of Connecticut

Wilton Health Department

Barrington A. Bogle, RS MPH CHES
DIRECTOR OF HEALTH
Barry.Bogle@wiltonct.org

Jennifer M. Zbell, RS
SANITARIAN
Jennifer.Zbell@wiltonct.org



Town Hall Annex

238 Danbury Road
Wilton, CT 06897
P-203-563-0174
F-203-563-0148

Date: March 17th, 2015 (Revised April 8th, 2015)

To: William Brennan, First Selectman

Cc: Robert Nerney, Town Planner

From: Barrington Bogle, Director of Health

Re: Proposal for addition to the fee schedule.

I am requesting that the Board of Selectman consider the proposed changes to the Health Department's Fee Schedule effective July 1, 2015. Currently there are (22) twenty two Barber Shops/Beauty Salons/Nail Salons that are permitted and operational within town but are not paying a permit fee. I am requesting that these facilities with the associated fees be added to the revised fee schedule.

Request to increase in the following Health Dept Fees:

<u>Deep Test & Percolation Testing</u>	<u>Current</u>	<u>Proposed</u>
New Construction	\$125	\$150
Repairs	\$125	\$150
B100a	\$125	\$150
Additional Test holes (second time out)	\$75	\$150
<u>Subdivision Fees</u>		
Application	\$125	\$150
Soil Testing per lot	\$125	\$150
<u>Septic Permit</u>		
New	\$400	\$500
Alteration/Replacement/Repair/		
Voluntary upgrade	\$300	\$375
Minor Repair (d.box, sewer line)	\$150	Removed
New Septic Tank/Pump Chamber	\$150	\$200
Tank/Pump Chamber Abandonment	New	\$150
<u>Septic Plan Review Fee</u>		
B100a/Septic Repair Plan Review	New	\$200
Septic Plan Review	New	\$300
Plan Revision Fee	New	\$100
Septic Abandonment to Sewer Connection	New	\$150
<u>Well Drilling</u>		
New	\$125	\$150
Abandonment	\$50	\$150
Irrigation	\$125	\$150
Geothermal	\$125	\$150

Water Treatment Wastewater Disposal System

Application/Review Fee	New	\$100
------------------------	-----	-------

Building Plan Review

New Construction/Additions/alterations	\$75	\$150
Shed	\$25	\$50
Generator/Propane Review	New	\$50
Demolition	\$50	\$50
Hot Tub	\$75	\$150
Tennis Court	\$75	\$150

Food Establishments Plan Review

Class 4	\$200	\$250
Class 3	\$200	\$250
Class 2	\$125	\$150
Class 1	\$75	\$150
Renovation of an existing establishment	New	\$100

Food Establishments Permit

Class 4	\$400	\$450
Class 3	\$300	\$350
Class 3 and Class 4 (Seasonal)	New	\$250
Class 2	\$200	\$250
Class 1	\$125	\$150
Large Grocery Store – Multiple Departments	\$450	\$500
Grocery – no food prep	New	\$400
Itinerant vendor	New	\$300
Ice cream Vendor (Seasonal)	New	\$75

Temporary Event	\$50	\$100
Farmers market Vendor	\$50	\$50
Late Application Fee	\$50	\$75

Food Service Re-inspection Fee	New	\$150
1 st Re-inspection non-compliance fee:	\$ 50.00	Removed
2 nd Re-inspection non-compliance fee:	\$150.00	Removed
3 rd Re-inspection non-compliance fee:	\$225.00	Removed

<u>Public Swimming Pools Application/Inspection</u>	\$50	\$125
--	------	-------

Pool Plan Review

Swimming Pool – commercial establishment	\$150.00	No Change
Swimming Pool – private residence	\$75.00	\$150

Barber shop, Hairdressing, Cosmetology shop, Nail Salon

Plan Review	New	\$100
Application/Permit/Inspection	New	\$100
Permit for 10 – 15 stations	New	\$200
Permit for 15 or more stations	New	\$400
Late Fee	New	\$75
Re-Inspection Fee	New	\$75
Renovation of an existing Salon	New	\$100
Plan Revision	New	\$100

Proposed 2015 Fee Schedule

Wilton

	Ex. Fees	Proposed	New Canaan	Ridgefield	Westport/ Weston	Norwalk	Darien
Deep Test & Perc Testing							
New Construction	\$125	\$150	\$150		\$230	\$220	\$150
Repairs	\$125	\$150	\$150		\$125	\$220	\$150
B100a	\$125	\$150	\$150		\$230	\$220	\$150
Additional Test Hole fee(Second time out)	\$75	\$150					
Subdivision Fees							
Application	\$125	\$150			\$200		
Soil Testing per lot	\$125	\$150	\$150		\$150		\$250
Lot Line Changes					\$200		
Septic Permit							
New	\$400	\$500	\$400	\$1,000	\$450	\$315	\$550
Alteration/Modification/Repair System	\$300	\$375	\$300	\$100	\$350	\$315	\$375
Minor repair, (ie, new pipe, d-box)	\$150	remove category	\$300				
New Tank/Pump Chamber only	\$150	\$200	\$150		\$200		
Tank/PC Abandonment	New	\$150	\$100		\$100		\$150
B100a/Septic Repair Plan Review	New	\$200		\$100	\$125		\$200
New Septic Plan Review	New	\$300	\$150	\$200			\$300
Plan change fee	New	100	\$150		\$100		
Abandon Septic to connect to sewer	New	150					\$175
Well Drilling Permit							
New Well	\$125	150	\$150	\$100		\$80	\$250
Abandonment	\$50	150	\$100	\$50	\$100		\$250
Irrigation	\$125	150		\$50	\$50		\$350
Geothermal	\$125	150			\$75		
Water Treatment Wastewater Disposal System							
Application /Review Fee	New	\$100			\$100		

	Ex. Fees	Proposed	New Canaan	Ridgefield	Westport/ Weston	Norwalk	Darien
Building Plan Review							
New Construction	\$75	\$150	\$225	\$50	\$250	\$100	\$150
Addition/Alteration	\$75	\$150	\$100				\$150
Small Addition	\$75	\$150	\$100				\$150
Shed	\$25	\$50	\$100				
Generator/Propane Location Review	New	\$50					
Demolition Plan review	\$50	\$50	\$200				
Swimming Pool Application/Inspection	\$25	\$125					
Swimming Pool-Commercial	\$150	\$150					
Swimming Pool Private	\$75	\$150	\$100		\$230 on septic \$150 on Sewer		
Hot Tub	\$75	\$150			\$100		
Tennis Court	\$75	\$150			\$230		
Food Establishments License							
Class IV	\$400	\$450	\$425	\$100	\$425	\$515	*\$500-\$650
Class III	\$300	\$350	\$325	\$100	\$425	\$360	\$400
Class 3 and 4 Seasonal	New	250		\$100	\$250	\$175	\$250
Class II	\$200	\$250	\$225	\$100	\$150	\$230	\$275
Class I	\$125	\$150	\$150	\$100	\$150	\$100	\$250
Large Grocery Store-Multiple Departments	\$450	\$500	\$425	\$100			\$850
Grocery-no food prep	New	\$400					\$500
Itinerant vendor	New	\$300	\$175			\$250	\$500
Seasonal ice cream vendor	New	\$75			\$75		
Temporary Event Permit	\$50	\$100	\$75	\$50		\$95	\$175
Farmers Market Vendors Permit	\$50	\$50			\$0/\$25/\$75		
Late Application Fee	\$50	\$75	\$50				\$100 -7 days after expiration date
Re-inspection fee	New	\$150	\$100		\$150 per insp.	\$95	50% of permit
First	\$50	remove category					
Second	\$150	remove category					
Third	\$225	remove category					

	Ex. Fees	Proposed	New Canaan	Ridgefield	Westport/ Weston	Norwalk	Darien
Food Establishment Plan Review							
Class IV(New establishments)	\$200	\$250	\$400	\$100		\$130	same as permit fee
Class III	\$200	\$250	\$300	\$100		\$85	same as permit fee
Class II	\$125	\$150	\$200	\$100		\$65	same as permit fee
Class I	\$75	\$150	\$125	\$100		\$40	same as permit fee
Plan review (renovation of ex. establishment)	New	\$100					\$250
Public Pool Registration/Inspection							
	\$50	\$125	\$50 Seasonal/ \$450 year round		Seasonal:\$160/ Year Round \$360	seasonal: \$245 Full Year:\$ 495	Seasonal \$350 Year Round \$600
Coasmetology Services(Beauty Salon, Nail Salon, Barber)							
Plan Review	New	\$100	\$50		\$350	\$40	\$100.00
Application/Permit/Inspection Fee	New	\$100	\$100			\$205	\$100-\$400
Late Fee	New	\$75	\$50				
Re-inspection	New	\$75	\$50 per Reinspection				
Independent Contractors/Chair			\$75				
Renovation to Ex. Salon	New	\$100			\$100		
Plan Change	New	\$100			\$125		
Permit for 10 -15 stations (Inspection/permit fee)	New	\$200			\$160/ Pedicure add additional \$200		
Permit for 15 or more stations (inspection/permit fee)	New	\$400			\$350/ pedicure add additional \$200		

*50 seats or less+\$500 Greater than 50 seats+\$650

Town Of Wilton/Health Department

Categories	Existing	Totals	Proposed Revenue	
Plan review				
New Const./Addition/Alt	92 x \$75=	\$6,900	\$6,900	no change in fee
Small addition	61 x \$50=	\$3,050	\$3,050	no change in fee
Shed	20-25 a year	\$0	\$625	new fee of \$25
Swimming Pools	14 x \$75	\$1,050	\$1,050	no change in fee
Public Pool-PR/Appl.	10x 0=	\$0	\$1,000	new fee of \$100
Septic system/B100a Review	90 x \$0=	\$0	\$4,500	new fee of \$50
 Demolition PR	 10 x \$0=	 \$0	 \$500	 new fee of \$50
 Well Drilling Permit	 27 x \$50=	 \$1,350	 \$3,375	 new fee of \$125
 Soil Testing	 58 x \$75=	 \$4,350	 \$7,250	 new fee of \$125
 New septic system permit	 7 x \$400=	 \$2,800	 \$2,800	 no change in fee
 Septic repairs	 25 x \$75	 \$1,875	 \$6,250	 new fee of \$250
 New septic tank	 16 x \$50	 \$800	 \$1,600	 new fee of \$100
 Restaurants				
Class 4	48 x \$200	\$9,600	\$19,200	new fee of \$400
Class 3	9 x \$175	\$1,575	\$2,700	new fee of \$300
Class 2	6 x \$125	\$750	\$1,200	new fee of \$200
Class 1	4 x \$75	\$300	\$500	new fee of \$125
 Large Grocery	 4 x \$250	 \$1,000	 \$2,000	 new fee of \$500
 Re- Inspection Fee	 5 x \$0	 \$0	 \$250	 new fee of \$50
 Daycare Inspection fee	 16 x \$0	 \$0	 \$1,600	 new fee of \$100
 **Nail and Hair salons -24 establishments	 \$0	 \$0	 \$2,400	 new fee of \$100
Totals		\$35,400	\$68,750	

*Items in red are
reviews/inspections that are
done without charging a fee

**Nail/Hair Salon we would need
to adopt an ordinance

Natural Gas Expansion to Miller Driscoll School

Eversource Contribution Negotiations

\$ 500M Mentioned “verbally” by phone. Rejected

425M Proposed

- 100M Letter of Intent - \$50M but offered us an additional - \$50M

325M

- 20M DPW dig trench to school from RT 106

- 15M 1 officer and 2 flaggers

\$ 290M Contribution Required

\$ 68M/year Eversource savings estimate gas vs oil

\$ 78M/year Energy Commission savings estimate gas vs oil (see attached)

Plus Cost Avoidance

\$ 199M Gas vs Oil System Study (TCC)

Elimination of need to install above ground oil tanks, etc.

Open Issue

\$290M contribution required

Eversource agreed to allow payment over 3, 4 or 5 years. How will payments be spread and annual due date?

Miller Driscoll School

Wilton, CT

80% Design Development Estimate

Turner
31-Mar-15

Gas vs. Fuel Oil System Study

Item	Quantity	Unit	Cost	Subtotal	Total	Remarks
Gas System in lieu of Fuel Oil						
Credit Original Scope						
Plumbing						
New Propane Tank Assembly	(1)	ls	25,000		(25,000)	
Piping to Mech. Room	(100)	lnft	48.00		(4,800)	
Trenching & Backfill	(100)	lnft	50.00		(5,000)	
Misc. Connections & Fittings	(34,800)	\$\$'s	25%		(8,700)	
Gas Piping from Mech. Rm to Kitchen		<<no change>>			0	
Subtotal Plumbing				(43,500)		
HVAC						
Fuel Oil Piping, Tank, & Accessories						
Fuel Oil Tank Assembly	(10,000)	gal	8.00		(80,000)	
Crane & Offloading		<<w/ above>>			0	
Installation & Connections		<<w/ above>>			0	
Leak Detection Assembly		<<w/ above>>			0	
Vibration Isolation		<<w/ above>>			0	
Trenching & Backfill		<<w/ Sitework>>			0	
Fuel		<<by owner>>			0	
Duplex Fuel Oil Transfer Pump	(1)	ea	25,000		(25,000)	
Installation		<<w/ above>>			0	
Fuel Oil Piping from Tank	(100)	lf	200.00		(20,000)	
Trenching & Backfill		<<w/ Sitework>>			0	
Misc. Valve, Accessories, & Fittings	(1)	allow	15,000		(15,000)	
Fuel Oil Fired Boilers		<<no change>>			0	
Subtotal HVAC				(140,000)		
Sitework						
Credit Trenching & Backfill for Oil Piping	(100)	lf	50.00		(5,000)	
Credit Misc. Site Pads for Fuel Oil Tank	(1)	ls	10,000		(10,000)	
Subtotal Sitework				(15,000)		
Subtotal Credit Original Scope				(199,000)		
Additional Scope						
New Gas Line from Wolfpit Rd to Bldg.	700	lf		<<assumed by Utility>>		
Trenching for New Gas Line	389	cy	25.00		9,722	
Gas Connections to Boiler & Meter Assembly	1	allow	30,000		30,000	
Coordination with Gas Company		<<w/ above>>			0	
Gas Fired Boilers		<<no change>>			0	
Subtotal Additional Scope				40,000		
Subtotal Gas System in lieu of Fuel Oil				127,300	gsf	(1.25)
				(159,000)		
Total Construction Cost with Mark-Ups				(184,000)		

OPW
Project Application

Brennan, Bill

To: Bruce Hampson
Subject: RE: Fuel Savings Calculations Miller-Driscoll School

From: Bruce Hampson [<mailto:behampson@optonline.net>]
Sent: Wednesday, March 25, 2015 7:12 AM
To: Brennan, Bill
Subject: FW: Fuel Savings Calculations Miller-Driscoll School

Bill:
We have run the Natural Gas Savings Analysis for two scenarios for the Miller Driscoll Project.

Common assumptions for both include:

- 51,000 gallons of heating oil burned
- 86% efficiency for the oil fired boiler
- 95% efficiency for the natural gas fired boiler
- 7.396 gallons of #2 heating oil is the thermal equivalent of 1Mcf of natural gas
- \$/MBtu x 1.025 = \$1/Mcf of natural gas

Scenario 1. \$3.02/ gallon heating oil and \$9.83/Mcf natural gas .
 Savings are \$93,330

Scenario 2. \$2.75/ gallon heating oil and \$10.04/ Mcf natural gas
 Savings are \$78,263

Attached is the worksheet (one tab for each scenario) with the resulting savings highlighted in green.

Regards,
Bruce Hampson
Chair,
Wilton Energy Commission

No virus found in this message.

Checked by AVG - www.avg.com

Version: 2015.0.5751 / Virus Database: 4315/9376 - Release Date: 03/24/15

Fuel Oil to Natural Gas Conversion Analysis Tool

Denotes variables

							Natural Gas cost per Mcf (Delivered)
Gallons of oil currently consumed	Price per gallon of fuel oil	Current annual fuel oil cost	Presumed oil boiler efficiency	Assumed Natural Gas boiler efficiency	Increase in building efficiency (%)	Equivalent Gallons of Fuel oil given increase in boiler efficiency	Natural Gas Equivalent ¹ (Mcf)
51,000	\$ 2.75	\$ 140,250	0.86	0.95	0%	45,662.79	6,174
							Savings \$ 79,560 \$ 78,263 \$ 76,967

¹Based on 7.396 gallons / Mcf

$$$/\text{MBtu} \times 1.025 = \$/\text{Mcf}$$

OFFICE OF THE
FIRST SELECTMAN

Telephone (203) 563-0100
Fax (203) 563-0299

Email to: Bill.Brennan@Wiltonct.org



William F. Brennan
First Selectman

James A. Saxe
Second Selectman

Richard J. Dubow

Michael P. Kaelin

Deborah A. McFadden

TOWN HALL
238 Danbury Road
Wilton, CT 06897

BOARD OF SELECTMEN RESOLUTION

BE IT RESOLVED, that the Wilton Board of Selectmen approve the negotiated changes to the Retirement Plan for the Employees of the Town of Wilton, Part I and the Town of Wilton's defined contribution money purchase plan set forth in the revised Tentative Agreement between the Town of Wilton and Wilton Police Union Local 1429 initially dated December 18, 2013 and revised on March 12, 2015.


BE IT FURTHER RESOLVED, that the Wilton Board of Selectmen shall execute an Amendment to the Retirement Plan for the Employees of the Town of Wilton to reflect these negotiated changes.

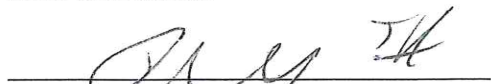
BE IT FURTHER RESOLVED, that the Wilton Board of Selectmen authorize William F. Brennan, First Selectmen, on behalf of the Town of Wilton, to execute an Adoption Agreement which serves as an amendment and restatement of the Town's existing defined contribution money purchase plan in the form of the ICMA Retirement Corporation Governmental Money Purchase Plan and Trust. This Adoption Agreement contains the negotiated changes to the Town of Wilton's defined contribution money purchase plan referenced above.

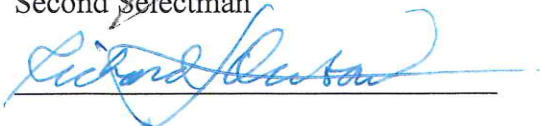
BE IT FURTHER RESOLVED, that the Wilton Board of Selectmen authorize William F. Brennan, First Selectman, on behalf of the Town of Wilton, to enter into and execute a Retirement Plan Agreement with Wilton Police Union Local 1429. The provisions of said agreement are contained in the Amendment to the Retirement Plan for Employees of the Town of Wilton and the ICMA Retirement Corporation Governmental Money Purchase Plan & Trust Adoption Agreement referenced above.

Dated this 6th day of April, 2015.

BOARD OF SELECTMEN


First Selectman


Second Selectman








Lori Kaback, Town Clerk of Wilton