



JOINT MEETING
January 8, 1986

Called to order at 7:34 p.m. by First Selectman Charles Mauro; Mary Jane Jewczyn, Selectwoman and James D. Dean, Selectman were also present. Board chairmen and representatives present: Gregory G. Curtis, Cemetery Assoc, Inc.,; Steve Kotowski, PZC; Richard Wall, Assessor; Marjorie C. Hatch, Town Clerk; Joanne Salva, Tax Collector; Robert Tommell, Town Engineer; Elaine Yakey, Library Board of Trustees; Alfred Brechlin, CP Director, E911 Coordinator and Chairman of Board of Finance; James Libby, Fire Chief; Robert Arrigoni, ZBA; Robert Hall, Trustees, Fire Co.,; Roger Quinley, Personnel Policy Board; F. E. Behrens, Jr. Fire Marshal; Kenneth Dale, Constable; Robert Reilly, Recreation; George Zeeb, IWWCA; Kathryn Francis, Historic District Commission; Sherry Forline, Rec. Director; Leo V. Willett, M.D.; Health Director.

C. Mauro asked for a situation report...where you are now and where you will be 2 years from now. We must assimilate newcomers to our distinctive lifestyle in Durham, not be changed by them. He listed his M(anagement) B(y) O(bjective)'s:

1. PUBLIC SAFETY: is in a critical stage. Has begun meeting with fire chief, ambulance captain, CD Director, to organize a public safety commission.
2. SR. HOUSING: will be determined if there is a need.
3. YOUTH SERVICES: waiting on this.
4. HEALTH & SANITATION: Leo is trying to reorganize. He's a volunteer...need to free up some clerical work and needs space.
5. ECONOMIC DEVELOPMENT: we have joined Middlesex County Chamber of Commerce. Wants to organize another Economic Development Commission using Connecticut Conference of Municipalities and the Chamber of Commerce. We need clean and/or dry type industry.

MARY JANE JEW CZYN, SELECTWOMAN, RE: HOUSEHOLD HAZARDOUS WASTE: Very interested in having a specific pickup day. Has begun a committee which will be meeting this month. This specific waste will be a regular part of the disposal process.

JAMES DEAN, SELECTMAN, RE WATER POLLUTION: The Water Pollution Control Authority has been in existence many years but remained dormant. In the last six months, water problems have surfaced throughout the town. The WPCA has authority to oversee these

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matters. They will meet regularly, as part of the Board of Selectmen's meeting, on the third Thursdays and include an open forum. Hiring Nathan Jacobson to do the survey was a major step with foresight for the town to protect water and land.

GREGORY G. CURTIS, PRESIDENT, CEMETERY CO., INC.: Would like to acquire another 3 acres for Cemetery Company owned by Ray Wimler which was part of the Clark Estate. Will need funds to act. A price of \$3,000 an acre was discussed before but doesn't know if that would hold. Al Brechlin stated he would like to see a greater turnover in the membership on the Company. Mr. Curtis responded that a member can only succeed himself three times. So every 5 years, there could be a new board. Welcomes new members.

STEVE KOTOWSKI, CHAIRMAN, PLANNING AND ZONING COMMISSION: In the next 2-3 years, Durham could see 460 new homes. Told of the different areas proposed for subdivision. Has personal ideas for orderly growth for Town. Plans:

1. Soil based zoning regulation...soil conditions will dictate density.
2. Proposed ordinance re fees whereby developers would be charged 2% of cost for public improvements. No available personnel for adequate supervision for each thing in a subdivision. Note: costs \$100 to build 1 foot of road.
3. Construction monitoring schedule.
4. Close coordination with all departments, i.e., fire co. for water usage, etc. Welcomed other department heads to attend their meetings.
5. Update the "Plan of Development." Will require \$5,000 seed money from budget.
6. Will require as-builts earlier in development. Requested help from any and all. F. Behrens, Fire Marshal, said his office hears of problems after-the-fact. He should be involved in PZC matters and building from the first. S. Kotowski responded that was an excellent point and he will certainly talk to F. Behrens about it. M. Hatch, Town Clerk, noted the awesome degree of new development and its impact on the whole town and her office. Due to space needs, she may have to use computers. Wonderful idea to get on the developers to do it right. S. Kotowski again encouraged interested parties to attend hearings and meetings which are

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posted. Said he expects sizable increase in PZC budget request for 1986-1987.

RICHARD WALL, ASSESSOR: observed that it sounds like he will be hiring assistants. Noted increased activity and changes to improve pricing cars, personal property assessments, etc. Would like to hire a CPA firm to audit to insure personal property is being declared properly. Reval of 1989 actually begins 1½ years before that, by the end of 1986 and into 1987, he will seek bids. Of the 20 firms in business at our last reval of 1979, six companies are now in business and only three or four are bidding. In addition, the fact that revals are overlapping from town to town further complicates the outlook for Durham. In response to questions, he said the Assessor's office could do the reval, but the work involved is so very much and would not be at all feasible at this time. He added that mid-size towns may face a harder time hiring a reval company due to the amount of work. Economic outlook: the interest rates are expected to fall drastically so even more building is likely. He said the Town of Durham doesn't use the same depreciation scale as the federal governments, in response to M. Jewczyn's question.

JACK STAHL, BOARD OF TAX REVIEW: Will be meeting 3 times in February. He's expecting most requests to be due to water pollution. Last year there were 34 different complaints. Reval of 1989 will be a rough time--has been through it twice and this time won't be any better. Will meet once in September for motor vehicles.

ROBERT TOMMELL, TOWN ENGINEER: his job cuts across most departments. In 1981, building fees were \$6,000; in 1985, they were \$41,000. Growth created large demand for inspection services and data management. Support personnel and facilities needed to bring his department up-to-par. Three things to be addressed:

1. Upgrade office equipment;
2. Shift general office work to a designated secretary. 30% of his work is information handling, coordinating, and office work. Utilization of his abilities not being used;
3. Provide additional inspection personnel.

Future:

1. Road management program
 - a. better communications with highway department;
2. Detailed pre-written procedures for regulated procedures.

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ROBERT ARRIGONI, ZONING BOARD OF APPEALS:

Objectives:

1. Trying to get the after-the-fact variances taken care of.
Trying to get as-built before they start the woodwork;
2. Wants to hire a legal-type part-time secretary to handle their business.

Wants pamphlet that gives basic things people have to know to build.

JOANNE SALVA, TAX COLLECTOR: At present things are running smoothly in the tax office. Had favorable audit and highest ever collections. Put alot of time into job and the methods of collecting. For the future, she feels very strongly that someone else knows the job in case she's not there. Has clerk on limited basis, but can't train her in such a limited time frame. Tax Collector spends alot of time on routine daily work so there's not alot of time left to collect taxes. Needs more help. Re computer for size of Durham--it's not necessary.

MARJORIE C. HATCH, TOWN CLERK: We must address the "flow of communications" problems. Seems like everything comes through her office. Needs better way to communicate. Enormous amount of work generated by people who are refinancing. Land is registered all the way back, but the system will change with growth. Government wants to establish grid system. Must start thinking about computers. Trying to come up with prices. Perhaps funding could be put away for five years so we can do these things. Within three years will have to change our method of recording. C. Mauro said that's why we're here; will have another meeting in September.

JAMES LIBBY, FIRE COMPANY CHIEF: Fire Co. has sent out bids for pumper which are due Feb. 4. Hopes to have new truck in firehouse in late fall. Future: three years down the road will need another truck. Wants 20 year replacement plan. They're behind on their schedule and will need more money per year to catch up. Now has 56 members; 15 usually for daytime.

ROBERT HALL, TRUSTEES, FIRE COMPANY: Sees another firehouse in another section of town if all this proposed growth really happens. Have finally gotten the water pipe situation under control so they won't freeze. Took 8 years to get. Still problems with firehouse. Hopes to get it straightened out with Board of Finance. C. Mauro said some of these things will be covered in Public Safety Committee.

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FRANCIS E. BEHRENS, SR., FIRE MARSHAL: New fire marshal Code overlaps part of the building code. Paperwork is out of control. Full time job very soon. The position is covered by state mandated code. A very demanding job; more directives to check. He and the Deputy spend at least 12-14 hours/week to check matters and they're behind.

ALFRED BRECHLIN, C.D. DIRECTOR: Korn School has not worked out as a shelter. Public Safety Committee has addressed the issue. Noted that First Selectman Charles Mauro has talked to Howard Kelly about matter and so the shelter will be changed to Strong School. May buy generator. Needs people to help. Re E911: Involved in numbering the houses in town for the emergency service dispatching. Next meeting Jan. 22nd. We're going with Valley Shore Communications. Will be July '87 before we start... could be July '86 if people want it. Financially, July '87 to save money.

KEN DALE, CONSTABLE: hopes to have constabulary become more active.

ELAINE YAKY, BOARD OF TRUSTEES, LIBRARY: working hardest now to figure out how to meet community needs. Additional hours? Services? Music Night? Movies? Needs input.

ROBERT REILLY, RECREATION COMMITTEE: nine children's and 6 adult programs they presently maintain. Wish to expand existing and add 1 program--maybe for adult/children combined. May need more money. Volunteer help is hard to come by and most programs are run by volunteers. Have incentive programs for children to give them jobs. C. Mauro added that the Lion's Club relinquished management of the skating pond and he had discussed it with the Recreation Chairman. The Fire Co. will decide at their meeting Tuesday, Jan. 14th if they will assume the responsibility for it. Bob Hall wanted to know who was paying for the lights being on there. C. Mauro responded--he thinks the Lion's club must still be. The Town Clerk wants to be notified when rink is useful again.

DANIEL MURPHY, CONSERVATION COMMISSION: involved in low key maintenance of special town land. At present they're trying to stop destruction of Open Spaces. May have to fence off or ask for Ordinance particularly White's Farm area. Felt it's a shame the skating pond is in such bad shape. C. Mauro said he's requested

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Town Counsel prepare an Ordinance re all terrain vehicles being prohibited from White's Farm.

GEORGE ZEEB, INLAND WETLANDS AND WATERCOURSES AGENCY: regulatory commission. No drastic changes. Receives applications and acts on them. No long-term goals.

ROGER QUINLEY, PERSONNEL POLICY BOARD: low key, low buck operation (we all had a good chuckle). C. Mauro noted that Carroll Caffrey will be appointed to fill Hausen's term. Roger noted that the PPB is a resource for the Board of Selectmen and Board of Finance in formulation of job descriptions, etc., as needed. Much is dictated by union contracts. C. Mauro noted that R. Quinley is also on the negotiating team with Mark Spatuzzi and David Snoman.

KATHRYN FRANCIS, HISTORIC DISTRICT COMMISSION: will continue to review applications in best decorum of Historic District Commission. Plans to replace signs at Hall's house on south end of Main Street and the one on Wallingford Road. Wants to create an historic district handbook; not sure of cost so will request that for next budget. Has \$161 in separate bank account to put date markers on houses outside the historic district. Would like to see more communication between PZC and HDC re decisions made in historic district. J. Dean questioned the "ice machine situation" about which the HDC has received much criticism. K. Francis said it has certainly been a bone of contention. Commission did make mistake in agreeing to it but did so because PZC had already OK'd it. George Zeeb explained that the way it was presented to the Commission, it was an approvable item, but it didn't get built as it was proposed. They (owners) have one year to conform to that. The commission was deceived by an unscrupulous owner. As proposed and approved, it should have looked like a small outbuilding. K. Francis said the added lighting was never mentioned. Steve Kotowski of PZC said they have initiated legal action. R. Tommell said he's awaiting return of registered letter. S. Kotowski noted they had to await ZBA decision before they had proceeded.

In additional matters, C. Mauro reported that the Tree Warden, Frank Behrens, Sr., has become quite active. Also Foster Mather will be the Town Treasurer for the 86-88 term and Janet Moore will be his assistant. Etsie Heyl, Board of Ed Chairman, was unable to attend due to a previous commitment. Ira Kerschner, representative

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to Midstate Regional Resource Recovery Authority, has advised him that the contracts are signed, it's just a matter of getting going. High cost of garbage. Al Brechlin asked how the resource recovery program was going and C. Mauro said he'd find out.

LEO WILLETT, M.D., HEALTH DIRECTOR: Low budget, non-controversial department that functions by state law. Has been caught in malestrom because of financial constraints. After his appointment years ago, he saw to it that a Town Engineer was hired but he retained the Sanitarian's job as his own. At that time, there was very little to do and he was always able to work out appointment schedules with homeowners so he could be accomodating. Eventually, he hired a part-time sanitarian for restaurant inspections. At the present time, there is NOT a crisis in health care, but certain political decisions relating to policy must be made. Noted he has rarely allowed variances to the code and that he insured that every house that had a system built would be the best. Most times he hasn't had to resort to suits. After C. Mauro had asked him to evaluate his job/department, he wrote the First Selectman with the following suggestions:

1. Continue the system as it exists with the Health Director performing many of the functions at his convenience; Sanitarian inspecting the restaurants and food service operations of the town and the Town Engineer responsible for the supervision of the installation and design of the sewer systems.
2. Joining a Health district and sharing the expenses for a MPH whose salary is approximately \$28-30,000.00 a year and he would be responsible for all of the various aspects of health and health services in the town in conjunction with the Town Engineer still being involved in engineered septic systems.
3. The hiring of additional sanitarian services initially 1 day a week and increasing as the needs of the town require it. We do hire a sanitarian on an hourly basis to perform inspection of the food service establishments in the town for a total cost of approximately \$15-1700.00 a year. This comprises approximately 1 day a month.

His opinion is that the town may have to join a district in the distant future. Thinks they now should have a secretary to do the aspects of the health department. Perhaps additional night hours are needed. Recommends explanatory pamphlets. The malestrom caused adverse conditions for homeowners and prospective homeowners. Should have an Assistant Health Director to be here when the Director is not. Needs an office, a secretary, a place to make calls. His secretary and the First Selectman's secretary have done his work and a new plan is needed. There are 2,500 individual water systems (homeowners) in town and if the town is going to be responsible for each of the individual systems, at that rate expect

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\$125,000/yr in expenses for Health Department--could be the worst case scenario.

ALFRED BRECHLIN, BOARD OF FINANCE: from the discussions tonight, can expect (at worst) an increase of 10 more mils. Reality will hit for this upcoming budget year. There are things needed--no question there will be more money needed. Also, an increase in the number of town employees can be expected. There's a new Board of Finance since elections, so he's not sure of their reaction. Board chairmen can come and talk to the Board of Finance. They have held the line for years and this year will be the year for an increase and C. Mauro will get blamed for it.

C. Mauro added that Board of Education negotiations are now on with the teachers--saw newspaper article where state chairman was saying he foresees a 50% jump in salaries...we'll have to live with it. There's a tough year coming and decisions to be made. If its needed, we will "go to bat" for it and some things will have to be done one way or another such as the Health Dept, computers, and the adequacy of the Town Hall building. C. Mauro thank'd everyone and reminded them he'll call another meeting in September.

Meeting adjourned at 9:25 p.m.

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