

TOWN OF DURHAM



Office of the First Selectman

P. O. Box 428

Durham, Connecticut 06422

(203) 349-3625

Maryann P. Boord
First Selectman

BOARD OF SELECTMEN'S MEETING February 1, 1990

The meeting was called to order at 7:05 p.m. by First Selectman Maryann P. Boord; Board members present: Francis E. Korn, Gladys B. Lavine.

Townpeople present at various times: Beth Quinlivan, Dean Thomasson, Richard Eriksen, George Eames IV, Brian Garbarino, Dion Arrigoni, Roger Kleeman, Lewis Hinman, Brian Curtis, Rosemarie Naples, Robert Melvin, Geoffrey Colegrove. Note also attached listing.

Allyn Brook Park Committee

MOTION M. BOORD TO APPOINT BILL STANNARD, ANN COFFEY, PATRICIA CURLEY, SHERRY HILL, MARCIA KALAJIAN, BONNIE PENDERS, PRISCILLA RACKI, MARK SPATUZZI, JACK STAHL, MARSHA TIGNER; SECOND F. KORN, FOR DISCUSSION. The board members Lavine and Korn expressed their concerns with making this a "formal" board. Bonnie Penders and Maryann Boord explained it was for purposes of ease in grant approvals. The Board had no problem with the worthiness of this proposed project, however, the First Selectman will pass the question of status by town counsel. Action tabled until the Selectmen's meeting of Feb. 22nd. G. Lavine stated she knows that non-profit groups CAN receive monies and it may be to the committee's advantage to keep the status away from formality.

Randy Anagnostis questioned the town's responsibility for private individuals planning to do work on this or any town-owned property. M. Boord explained that these questions were addressed by the previous Board of Selectmen; the road crew may be used to clean out the area; the previous board had encouraged the project to go forward, considering the above ramifications.

Adela French advised that the DEP would be able to give excellent advise; Marcia Kalajian has that phone number on the DEP letter and can contact them to determine if DEP grant money is available to the committee if they are not affiliated with the town; Gladys Lavine will do some telephoning to her sources.

Joint Meeting with PZC, B/Finance, B/Selectmen, Conservation Commission re land acquisition enabling legislation

In open session, the four agencies discussed the ramifications
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of P.A. 89-370 which revises statutes to set up a special, on-going fund for land acquisition for open space, housing, and/or recreation.

Mr. Melvin, Chairman of the Conservation Commission, explained that they received a 25% return on their townwide survey and townspeople stated their interest in land acquisition; PZC has noted its interest in this program, also. Mr. Melvin thought the opportunity should be presented to the town.

M.J.Jewczyn, Chairman of the Board of Finance advised that reserve funds within the town budget can be set aside for land acquisition.

It was agreed by all that a Public Hearing on the issue was the way to go. Mr. Melvin agreed to examine the entire Public Act.

Executive Session re Cream Pot Road

MOTION M. BOORD, SECOND F. KORN, AT 8:00 P.M. TO GO INTO EXECUTIVE SESSION TO DISCUSS PENDING LITIGATION ON CREAM POT ROAD; 3 AYES. PZC, Board of Finance, Conservation Commission members, and the Town Planner were present per attached list.

MOTION M. BOORD, SECOND F. KORN, TO GO OUT OF EXECUTIVE SESSION AT 9:00 P.M.; 3 AYES.

Economic Development Commission Survey Results

Randy Anagnostis offered to the Board of Selectmen the attached report from the Economic Development Commission, which represents a 12% return. It was noted that acquisition of land resources was preferred. A Mr. DeGenarro has an 82 acre parcel off Route 68 he would be willing to sell to the town at \$10,000/acre; the board agreed to make a site visit. Mr. Anagnostis said that municipal ownership can usually bring in wider available monies/grants/development but doesn't believe the town is able to take this venture [of creating an "industrial park"] on by themselves.

Mr. Anagnostis further explained that the Economic Development Commission can only recommend an idea to the Board of Selectmen; an aggressive marketing campaign can be put together upon the Board's approval.

Public Comments

Roger Kleeman:

1) skating pond: who owns it? who's taking care of it? lights are running all the time and no one is using it. M. Boord explained that the town owns the skating area, but no one wants to take care of it; we pay to have it mowed; we have repaired the lights; the

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fire co. was to flood it, but then it snowed. Mr. Kleeman said the town can afford a snow blower and the town crew could have cleared it; it's been neglected too many years.

2) landfill: why are they using a backhoe to compact garbage in a dumpster? M. Boord explained the committee has budgeted for a compactor. Mrs. Boord invited Mr. Kleeman to the next landfill committee meeting.

3) bus shelters: needed in areas where cul-de-sacs exist and buses will not go, ie, Salted Lane students have to walk to Route 68/Dunn Hill Road. Discussion.

Trinity Corps loan

Mrs. Boord explained that money is needed for upfront costs; Central Bank has said they are very interested in considering loaning the money to Trinity Corps; G. Lavine said state funds are available; M. Boord will tell AEG Developers and Trinity Corps.

Appointments

MOTION M. BOORD, SECOND F. KORN, TO APPOINT WILLIAM GAMELLI, JR. TO A THREE-YEAR TERM ON THE INLAND WETLANDS AND WATERCOURSES AGENCY AND A CONCURRENT TERM AS THE SELECTMEN'S REPRESENTATIVE TO MIDSTATE REGIONAL PLANNING AGENCY; SAID TERM TO EXPIRE 12/31/92; 3 AYES.

Correspondence

1. Thank you note from Marjorie Hatch for nominating her for the Middlesex County Chamber of Commerce's "Man of the Year."

Selectmen's Concerns

none

Update from the First Selectman

1. The Board will meet with Dick Davis about the Job Study on Feb. 21st at 5 p.m.

2. M. Boord will address the IWWCA on Feb. 5th re the property Trinity Corps is interested in; on Feb. 7th will bring the issue to the PZC for appropriateness and Attorney Dahlmeyer will bring it forward as a 2 lot subdivision. The time frame is: PZC on the 7th; Special Town Meeting March 12th for approval per the April 10th agreement.

3. Agnes Shipley expressing her thanks to Mrs. Boord for the town crew for leaf pickup...she said the crew is very nice.

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Minutes

MOTION M. BOORD, SECOND F. KORN, TO APPROVE THE MINUTES OF THE 1-25-90 BOARD MEETING; 3 AYES.

Executive Session

MOTION M. BOORD, SECOND F. KORN, TO GO INTO EXECUTIVE SESSION AT 10 P.M. RE PERSONNEL (ROAD FOREMAN POSITION); 3 AYES. Present: Boord, Korn, Lavine.

MOTION M. BOORD, SECOND F. KORN, AT 10:30 P.M. TO MOVE OUT OF EXECUTIVE SESSION; 3 AYES.

Amend the Agenda

MOTION M. BOORD, SECOND G. LAVINE, TO AMEND THE AGENDA TO INCLUDE HIRING A TEMPORARY ROAD FOREMAN; 3 AYES.

Acting Road Foreman

MOTION M. BOORD, SECOND G. LAVINE, TO HIRE ED BURNS AS THE TEMPORARY ROAD FOREMAN; 3 AYES.

Adjourn

MOTION M. BOORD, SECOND F. KORN, TO ADJOURN THE MEETING AT 10:34 P.M.; 3 AYES.

2-7-90

Present: exec session re: pending litigation
Credm Pot Rd
mpb
Fran Korn
V. Schoonmaker
Kit Eames
Brian Curtis
Mary Jane Leucy
RICHARD ERIKSEN
Henry Gannan P & Z
D. T. Coley
Dean A. Thompson
Warren C. Kelly
Margaret Kaplan
Brian Farbarino
Gladys Ravine

move out of exec. session 8:55 pm
2nd fK
3 ays

ALLYN BROOK PARK

Durham, Connecticut

A History

February 1, 1990

A committee was formed in the spring of 1989 with the goal of developing town property located behind the recreation pavilion between Strong and Korn Schools. Nine charter members were in attendance: Pat Altieri Curley, Sherri Forline Hill, ~~Gary Johnson~~, Marcia Kalayjian, Chair Bonnie Penders, Priscilla Racki, Mark Spatuzzi, Jack Stahl and Marcia Tigner. Additional members have since joined the committee. In July of 1989 the Committee was recognized by the Board of Selectmen, and the plan was presented and accepted. Formal acceptance by the town of the Allyn Brook Park Committee took place February 1, 1990.

The Committee chose to name the site Allyn Brook Park because of the historical Allyn Brook, which runs on the westerly side of the four acre parcel. John Allyn, for whom the Brook was named, was born in 1630 in Devonshire, England and later settled in Hartford. Allyn was a Captain in the Hartford militia, a Secretary of the Connecticut Colony, and a Commissioner of the United Colonies between 1674 and 1686. In 1662, Allyn received a grant of land in Durham from the General Assembly of Connecticut. After his death in 1696, his daughter sold the meadow to John Stanly

of Farmington. The parcel of land, currently town property, has been the site of town-sponsored recreational activities for many years. The undeveloped property is endowed with a natural beauty, a central location, and great potential.

Start-up funds generated from proceeds from the first ten years of the Washington Trail Run, Durham's acclaimed 10K race, have been provided. During those years, 1978-1987, the race was sponsored by the Durham Pharmacy under the direction of Pharmacist Mark Spatuzzi.

In search of a plan that would consider both function and beauty, the Committee interviewed two landscape designers. Craig Martin, a local businessman from Martin Tree and Landscape of Higganum, was selected. In July of 1989 Martin's design was accepted by town officials and Committee members.

Martin's low-maintenance plan was estimated to cost \$40,000. The design was created to incorporate existing playground equipment with new amenities, and to provide a place in town for young and old alike to visit and appreciate. The well-designed and thoughtful plan includes pathways, earth berms, shade trees, park benches, picnic tables, flowering shrubs, fencing, perennial flowers, litter receptacles, renovations of the existing pavilion, and parking area improvements. The Committee is considering the addition of lights, a bridge across the Brook, and bathroom facilities.

In the fall and winter of 1989/90, the Committee set a goal of raising \$70,000. Grants from both local and state agencies are being sought by the Committee, under the direction of Marcia Kalayjian. In addition, civic organizations, businesses, and private citizens will be contacted by Committee members, in person and through mailings, to contribute to this worthwhile community project.

The Committee anticipates a ground breaking ceremony for the Allyn Brook Park in October 1990.

Bonnie Penders

The Durham Economic Development Commission 1989 Town Survey SUMMARY RESULTS

1. The Town of Durham should consider establishing a business park, comprised of "clean industries" and office facilities, if a suitable location can be approved by residents.

69% Yes 31% No

2. Rank the following from 1-10 (1=highest, 10=lowest), indicating your concern for these topics as they relate to Durham:

- 1-35% present mill rate
- 9-3% availability of local medical facilities
- 3-14% traffic and road conditions
- 7-4% need for recreational facilities
- 8-4% public transportation
- 6-5% availability of local retail businesses
- 2-15% air quality
- 4-10% affordable housing
- 5-7% municipal services
- 10-3% local employment opportunities

3. What type of specific businesses or services do you think Durham needs? List three to six specific types.

- 1-Supermarket-11%
- 2-Medical Facilities-8%
- 3-Retail Stores-6%
- 4-Restaurants-5%
- 5-Dry Cleaner-5%
- 6-Police Department-4%

4. If funds were allocated to certain economic development efforts for the Town of Durham, which of the following areas would you prefer to see funded? (ranked from 1-10):

- 4-10% designation of "scenic roads"
- 2-21% development of new industry
- 6-7% promotion of existing businesses
- 3-11% improvement of municipal services
- 5-8% additional educational facilities
- 1-28% acquisition of land resources
- 9-4% new municipal offices and facilities
- 7-5% improved business districts
- 8-4% expansion of historic sites
- 10-2% increase in local tourism business

5. If land were acquired by the town, what would your preference be for its use? (ranked from 1-3):

- 3-15% commercial/retail space
- 2-19% industrial space
- 1-66% open space

6. If the Town of Durham were to work jointly with any surrounding community on economic development goals, which community would you prefer to see us involved? (ranked from 1-8):

- 1-53% Middlefield
- 3-12% Wallingford
- 5-4% Haddam
- 6-3% Northford
- 8-1% Killingworth
- 4-7% Middletown
- 7-2% Madison
- 2-18% None

7. What area in town do you believe is suitable for development? (check those that apply):

- 2-25% Route 68
- 5-10% Route 77
- 1-26% Route 17 S
- None-6%
- 4-11% Route 79
- 3-20% Route 17 N
- 6-8% Other (fill in)
- Other-2%

8. Two basic questions are of concern to the Economic Development Commission:

a. Do you want to see any business or industrial growth in Durham to add to the tax base?

67% Yes 33% No

b. Do you want to see economic development of any kind take place in Durham?

68% Yes 32% No

9. Would you want to see a north/south Durham by-pass road created if it were possible?

64% Yes 36% No

10. Do you have 30 acres or more of land which you would like the town to consider for possible acquisition? (If "Yes", please complete name, address and telephone):

2% Yes 98% No

Name: _____
Address: _____
Telephone: _____

**Thank you for taking the time to assist us with this survey. Results will be printed for public review at a later date. If you have additional questions, please direct them in writing to:
Town of Durham, Economic Development Commission, Town Hall, Durham, CT 06422
Attention: Randy Anagnostis, Chairman.**

Thank You !

To: Durham Board of Selectmen
From: Economic Development Commission
Date: February 1, 1990

Re: Summary Comments of the Economic Development Commission Town Survey

PRIORITY ITEMS

- Development within in Durham is supported by residents
question 1; question 8 a & b
- Services desired in Town include: supermarket; medical facilities; retail stores;
restaurants; dry cleaner; police department
question 3
- Benefit to maintaining or decreasing the mill rate is a desired objective
question 2
- Open space preservation or acquisition is supported by residents
question 5
- Traffic and road conditions are of major concern to residents
question 2; question 9

No.	Acerage	Location	Owner
1	43.43	Maiden La.	Scott
2	9.59	Higganum Rd.	Carriage Capitol
3	16.5	Higganum Rd.	Katherine Miller
4	3.5	Higganum Rd.	Reen
5	20.47	Shunpike	Pranno
6	40.	Madison Rd.	Arrigoni, Charles & Thomas
7	10.	Pisgah Rd.	Cummings
8	6.78	Rt. 79	DeCrosta
9	43.10	Dead Hill	Lavine
10	10.	Rt. 79	Rachbaur
11	6.	Rt. 79	Czlapinski
12	34.	Rt. 79	Dahlmeyer
13	30.	Rt. 79 (Interior)	Tilson
14	10.22	Rt. 79	Victor
15	163.14	Higganum Rd.	Field, Howard
16	66	Maiden La.	Camp Farnum
17	20.86	Johnson La.	Schwartzkoff, Kurt
18	42.	Johnson La.	Feuser
19	19.	Guilford Rd.	Wimler, Ray
20	50.	Guilford Rd. (rear)	Wimler, Charlie
21	39.66	Guilford Rd. (rear)	Wimler, Charlie
22	78.	Parmalee Hill Rd.	Caltiabiano
23	12	Rt. 147	Prue
24	50.71	Rt. 147	Gastler
25	19.	Rt. 147	CCBM Realty
26	158.	Howd Rd.	Town of Wallingford
27	35.	Howd Rd.	Mazzolini
28	31.	Rt. 17 & Stagecoach	Clark

No.	Acerage	Location	Owner
29	47.98	Rt. 17	Clark
30	100(2prcls)	Skeet Club	Bugai
31	10	Rt. 17	DiGuisseppi
32	36.3	Rt. 17	Dahlmeyer
33	75 ⁺	Rt. 68	DiGennaro
34	68 ⁺	Rt. 68	Environmental Resources
35	36 ⁺	Rt. 17 and Meetinghouse	Hilltop
36	100 ⁺	Higganum Rd.	Carriage Capital

