

TOWN OF DURHAM

Office of the First Selectman

P. O. Box 428

Durham, Connecticut 06422

(203) 349-3625

Maryann P. Boord

First Selectman

**PUBLIC HEARING OF THE BOARD OF SELECTMEN
RELATIVE TO THE TOWN'S EXISTING COMMUNITY DEVELOPMENT BLOCK GRANT
PROGRAM AND THE TOWN'S APPLICATION FOR A PLANNING GRANT FOR HOUSING**

April 6, 1989

A Public Hearing of the Board of Selectmen relative to the town's existing Community Development Block Grant Program and the Town's application for a Planning Grant for Housing was called to order in the Durham Public Library at 7:07 p.m. by First Selectman Maryann P. Boord, who read the call to the Public Hearing. She noted we received official designation as a Housing Partnership Community from Commissioner Papandrea on April 3, 1989. Mrs. Pauline Zvonkovic of Midstate Regional Planning Agency, was introduced and moderated the hearing, answering questions addressed by the townspeople present.

The first item for public input was to solicit comment on the initial \$300,000 award of the Community Development Block Grant Program. To answer if there are any viable sites for building elderly housing, Mrs. Boord listed the following sites:

1. end of Old Washington Trail; James McMahon has an option;
2. Nick Pomeranz parcel on Higganum Road at the southwest corner with Cherry Lane;
3. Mr. Clementel's parcel on New Haven Road next to Carl Otte's;
4. Mr. DiNatale's parcel in Meadowview subdivision on Route 17, which is primarily wetlands;
5. Mr. Stannard's parcel by the high school; there is difficulty with access;
6. there are a couple others we are looking at.

Kurt Bober asked if any sites had been deleted from the list; what happened to the "Town" being asked for contributions.

David Montgomery wanted to know where we stand in the process?...and when the program is successful, who gets the money? M. Boord responded first we must select a parcel of property and then we must purchase it. Mr. Lusardi of the Department of Housing has advised her to talk to them about who should ultimately manage the project. Mr. Lusardi suggested input be sought from ChFA, which will be the source of funding for construction of the project. P. Zvonkovic responded that the town is ultimately responsible.

Althea Parmelee stressed the importance of keeping this housing affordable rental units for the elderly. It was clarified by

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several that income levels referred to in the Program will be for affordable housing. Mr. Bober asked for a copy of the income levels and Mrs. Zvonkovic said she would send them to him. She went on to explain that income levels range from \$0-xxxxxxx; not over or under.

Richard Parmelee questioned what kind of acreage we are talking about. Mrs. Zvonkovic responded that 6 buildable acres, if it's perfect, is needed for 24 units; has to meet all public health codes. Mr. Parmelee asked what town services have been spent so far and M. Boord responded: our Sanitarian's services; test holes on two properties by our Health Dept. personnel; Town Counsel services to incorporate Trinity Corps. Mrs. Zvonkovic noted that some of these fundings can be taken care of out of the grant. Mr. Parmelee stated his preference for housing with accessibility to the center of town. Mrs. Zvonkovic noted that Trinity Corps is looking for a parcel with access to the center and that environmentally, the site must be approved, including transportation. M. Boord explained that, for example, the Henry Bugai parcel was suggested at one time and the Department of Housing people said that it was too far out, and they are the ones who make the final selection of the parcel. Mr. Parmelee acknowledged that some times grants have alot of strings but this one seems to have an easy way of doing it.

Mrs. Zvonkovic said that this type of money can be used for a number of different projects. Durham had a particular kind in mind so it was easier. Only thing that can botch it up is that we mess up with some paperwork. Althea Parmelee asked if some of the grant money can be used to appraise the properties. Mrs. Zvonkovic said some part of the grant says yes but it's reimburseable cost...to be done after a site is chosen, but not for all sites; Midstate Regional Planning Agency will help us get funding.

Questions were raised as to the difference/similarities in the two items to be discussed in this hearing. M. Boord explained: #1) CDBG is for \$300,000 in affordable elderly housing funds; Trinity Corps couldn't get funding itself, the town had to apply for the grant. #2) the Connecticut Housing Partnership Program considers all needs of the town, ie., housing, Seniors have no meeting place, youth have no place to gather. If we belong to the CHPP, we get preferential support; the year after the project is completed, we get 25% more in road monies; we receive alot of benefits just from being a designated housing partnership. We are fortunate that Trinity Corps did all the footwork to get us this participation. Jane Mauro explained that CHPP plans and develops the project and Trinity builds it. This is a \$9,000 planning grant which provides for the needs survey.

Philip Turcotte expressed his concern about the survey...alot of elderly can't live in Durham, presently. We may falsely find we can't have it.

Joe Burns said he's concerned that the survey will not be broad enough in scope to include all things we have to, to secure a complete picture. P. Zvonkovic noted there is a survey format which will cover all these things...looking to the needs of the entire

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community and how it's doing. Hugh Curley asked if there would be a separate survey for the businesses? Mrs. Zvonkovic said we can do an economic survey. David Montgomery stressed that if the survey is not designed properly, it will give unreliable information. M. Boord cautioned, however, that if it's too extensive, people won't answer it. She also added that we have Mrs. Zvonkovic's expertise. She asked Mr. Montgomery to submit his many concerns in writing for additional response. Richard Parmelee asked what is the response pattern. Mrs. Zvonkovic said she expects about 35% return since it is such an important issue in this community. Rev. Kohlhofer asked what kind of survey the Planning Grant would fund; Pauline Zvonkovic responded an "all needs of the town" survey; and perhaps next year we may be able to apply for another grant.

Philip Turcotte asked what is the definition of affordable housing. Carl Heck noted we have a volunteer fire co. and ambulance corps staffed by low/moderate income people and we could end up with paid services and that will cost even more.

Kurt Bober asked if 24 units means 24 bedrooms. Althea Parmelee responded the 24 units would have 1 and 2 bedroom units and also a handicapped unit. A. Parmelee said she feels the town must come out and help Trinity with money. K. Bober asked if there is a time frame? P. Zvonkovic responded that Midstate Regional Planning Agency is going to help move this along.

David Montgomery asked about the proposed budgetary line item for CHPP, which the Board of Finance put at \$1.00. M. Boord noted that CHPP asked for \$1,500 to do the survey if we don't get the grant and \$5,000 would have been for Trinity Corps to have an appraisal done; some money is in contingency...she will make a request at the public hearing on the budget to put funds back in and she would request any townspeople to speak at the budget hearing.

The Public Hearing adjourned at 7:52 p.m.

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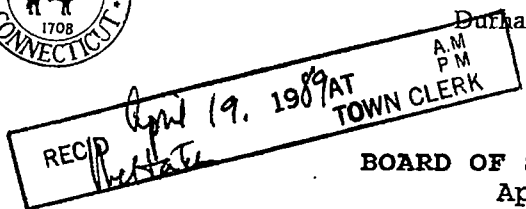
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BOARD OF SELECTMEN'S MEETING

April 6, 1989

The Board of Selectmen's meeting resumed in the Town Hall at 8:08 p.m., after the conclusion of the Public Hearing in the Library relative to housing grants. Board of Selectmen members present: Maryann P. Boord, Francis E. Korn, Hugh A. Curley. Other townspeople were also present.

Motion M. Boord to amend the Agenda to include adoption of a Resolution of the Town of Durham to the Small Cities Program, second F. Korn, 3 ayes.

Insurance

Joseph Burns of Colonial Life Insurance Company offered a video and verbal presentation, in an effort to have the Selectmen approve his meeting with the employees about the program. Five employees would have to enroll in the program to begin a group enrollment; all administration would be handled through the company--there would be no administration on site. It would be a payroll deduction--the Town of Durham would be under no financial obligation whatsoever; rates would stay the same if the employee left the "group" to retire or move or whatever. The Board of Selectmen requested more time to consider the proposal.

Public Comments

Marianne Corona and Joseph Carney:

- 1) They stressed the importance of getting landfill ordinances adopted.
- 2) Joe's eye surgery is scheduled for April 27, 1989.

Kurt Bober:

- 1) Reported that Jack Bubier, fellow highway employee, has been using the loader all week and has done a good job; would like town to tell him that.

Richard Parmelee:

- 1) Concerns re constable training doing traffic control;
- 2) Traffic light on Main Street at Library/Fowler Ave? M. Boord responded it will not be done this year. Mr. Parmelee is not in favor of the light.
- 3) Street numbering status? He said it is way out of the expected time frame. H. Curley also stated his concern that it's taking much

longer to do than anticipated. M. Boord told them that Linda Berntsen and Joan Quick are working at it diligently and it's turned out to be a bigger job than previous expected. R. Parmelee said he only wants it to be done properly. M. Boord will do an update in the Durham Gazette.

Appointments

1) Motion H. Curley, second F. Korn, to appoint Brian Curtis to the Fire Pond Committee to fill the S. Kotowski vacancy, effective April 19, 1989, 3 ayes.

2) Motion M. Boord, second F. Korn, to appoint Kurt Bober as Assistant to the Fire Marshal; 3 ayes. The Fire Marshal Bob Morpurgo has recommended that Mr. Bober be paid 1/2 of budgeted salary until he's certified and then the salary should be upgraded at that point.

Minutes

1) Motion M. Boord, second F. Korn, to approve the minutes of March 16, 1989; 3 ayes.

2) Motion M. Boord, second F. Korn, to approve the minutes of March 23, 1989; 2 ayes; Curley abstain.

3) Motion M. Boord to approve the minutes of March 27, 1989, with an amendment to include adding salary levels under categories of Building/Health/Engineering, Other, and Support Staff, second F. Korn, 3 ayes.

4) Motion M. Boord, second F. Korn, to approve the minutes of March 28, 1989; 2 ayes; Curley abstain.

5) Motion M. Boord, second H. Curley, to approve the minutes of the meeting of April 5, 1989; 3 ayes.

Traffic Authority

Letter read from Harvey Waller telling the Board that Guilford Road will be closed for 4-5 days while a pipe is placed under the road; Mr. Waller requests a detour up Crooked Hill Road and over Mica Hill Road. F. Korn suggested Mrs. Boord talk to the Department of Transportation officials to get more information. Mrs. Boord will also notify the residents, fire co., ambulance corps (Durham and Guilford).

Correspondence

1) Ambulance Corps request for \$1,600 to pay for a new security system; vandalism and file stolen; would like their request forwarded to the Board of Finance; the Board of Selectmen agreed. H. Curley expressed his concern that there's backup electricity for any security system so the members can be sure of getting into the

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building.

2) Letter from Brian Curtis, Chairman, Planning and Zoning Commission, requesting the Board of Selectmen make an appointment to fill a vacancy created when L. Hinman was moved into a regular position.

3) Letter from Marjorie C. Hatch, Town Clerk, expressing her disfavor with one-way traffic pattern, that was discussed as a possibility, on Maple Avenue.

4) Letter from Governor O'Neil, indicating he received Mrs. Boord's letter about the proposed state budget.

5) Letter from Tourism Commission re match grant program; will pay up to \$1,000 to promote tourism. She has sent the information to the town's representatives. H. Curley suggested sending the information to the Fair Association.

6) Letter from Nick Pomeranz, offering 91.5 acres of land for affordable housing, for a price, at the intersection of Higganum Road and Cherry Lane. H. Curley suggested giving the Economic Development Commission and Conservation Commission the information.

7) Complimentary tickets for a Spring Concert in Middletown on April 16th were offered.

8) Letter from J. Muraca re Tax Reform Act to comply with our Money Accumulation Plan. Would cost \$250 for an update. Kurt Bober asked for a copy of the correspondence. Board wondered what the update would do for us. Will be on next Agenda.

Special Town Meeting Agenda

Motion M. Boord, second F. Korn, to approve the following items for Special Town Meeting action to be held (included in their vote) on April 25, 1989, Tuesday, 8:00 p.m. at the High School; 3 ayes.

1) David Road expenditures;

2) Transfer \$10,000 PZC anticipated overrun;

3) DMIAAB fund balance transfer;

4) \$8,800 for painting town hall; \$15,310 reroofing town hall;

5) Assessor's mapping funding;

6) Funding for anticipated overrun in regular legal account for Board of Selectmen and PZC.

Resolution

Motion M. Boord, second F. Korn, to approve a CERTIFIED RESOLUTION

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OF APPLICANT TOWN OF DURHAM SMALL CITIES PROGRAM; 3 ayes.

Selectmen's Concerns

Hugh Curley:

1) Report from the Recreation Committee about proposed equipment purchase; 1500 sq ft. has been set aside. The Garden Club is enthused about the Project; they want it for the summer recreation program and then in September they propose to do the plantings.

Executive Session

Motion M. Boord, second F. Korn, to move into Executive Session at 9:20 p.m. for the purpose of discussing the road foreman's responsibilities; 3 ayes.

Motion F. Korn, second M. Boord to go out of Executive Session at 11:09 p.m.; 3 ayes. Board agreed that every so often, the item "Executive Session Road Foreman Job Performance" will be on the Board of Selectmen's Agenda.

Adjourn

The meeting adjourned at 11:10 p.m.

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