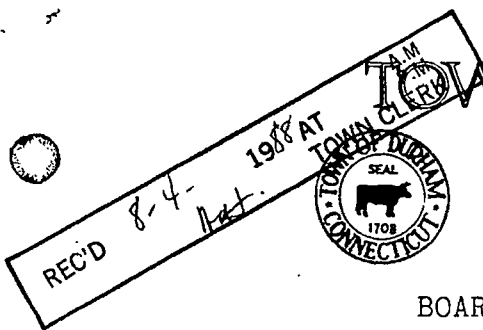




TOWN OF DURHAM

Office of the First Selectman

P.O. Box 428

Durham, Connecticut 06422-0428

BOARD OF SELECTMEN'S MEETING

May 19, 1988

The meeting was called to order at 7:00 P.M. in the Durham Public Library and immediately went into a Public Hearing to discuss a \$300,000 grant application to the Department of Housing for site acquisition for elderly housing. Minutes done separately.

Board of Selectmen's meeting resumed at 7:45 p.m. with Maryann P. Boord, Francis E. Korn, and Hugh A. Curley present. Also: Kurt Bober, Al Brechlin, Rick Parmelee, Ed Schwartz.

Discussion of STREET NUMBERING ORDINANCE with Al Brechlin. During the course of the review, the safety issue of renumbering Main Street was made very clear. MOTION F. Korn, second H. Curley, TO SEND THE ORDINANCE BACK TO TOWN COUNSEL TO REWORK THE ORDINANCE TO MAKE IT UNIFORM IN NUMBERING THE STREETS FOR THE ABSOLUTE CONCERN OF PUBLIC SAFETY; 3 ayes.

Correspondence:

- 1) CCM: MUNICIPAL EQUAL OPPORTUNITY seminar 5/25/88; 9-1p.m.; Ramada Inn in Wethersfield. H. Curley will try to attend.
- 2) Map presented from Road Foreman where STREET LIGHTS are needed in Durham.
- 3) Letter from AMBULANCE CORPS: cul-de-sacs not marked and some town roads are underdeveloped. Some people even name their driveways. M. Boord will advise the chairman of the PZC that the Board of Selectmen concurs with the Ambulance Corps request. H. Curley suggested it was a good topic for joint PZC/BS meeting.
- 4) SNET letter responding to town concerns on service.
- 5) M. Boord advised: the Town Counsel will have a legal opinion re DURHAM HEIGHTS on Tuesday. M. Boord has asked what are the town's legal responsibilities (to what extent) to solve the Durham Heights problems.
- 6) There will be a DMIAAB meeting the 23rd at 7 p.m. for Durham and Middlefield Boards of Selectmen, 2 Conservation Commissions, 2 Town Committee chairmen, 2 Boards of Finance.
- 7) A thank you from TWIN MAPLES for the First Selectman's visit during NATIONAL NURSING HOME WEEK. She noted she also stopped in at DOGWOOD ACRES as well and read a proclamation.
- 8) MIDDLESEX COUNTY CHAMBER OF COMMERCE meeting June 9th. Annual Dinner honoring Nathan Shapiro and two others.
- 9) Phone call from Jim Gibbons at the Extension Service: MEETING in July with representatives from DUCHESS COUNTY NY who are interested in what Conn. has done as far as purchasing open space land and related issues.
- 10) Joanne Salva, TAX COLLECTOR, has requested an alarm system in her office and her own parking space as close to town hall as possible as a safety precaution. Board agreed that perhaps an alarm which rings in the vault could be installed after July 1, 1988.
- 11) March UNEMPLOYMENT 2.4%.

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- 12) Nothing yet from Henry Coe on his plans for CLEAN UP DAY.
 - 13) Letter noted from the Heck's commending F. E. Behrens, Sr.'s (TREE WARDEN) replacement of a maple on their property. Copies will be sent to F.E.Behrens and Robert White.
 - 14) The Board agreed to ask David Lavine, State Representative, to include an item in his next survey on SNET SERVICE which would clarify users' interest in long distance calling needs.
 - 15) Mr. Harabedian, ROYAL OAK DRIVE, called about work on Lots 17 & 18, saying the crew did a great job!
 - 16) M. Boord was visited by the new MAT DIRECTOR who thinks we'll have to give \$2,000 which has not been budgeted.
 - 17) Tony Satagaj, Building Inspector, reported the state will be taking down the house at MILLERS POND.
- Personnel Matters:
- 18)a. ANN PURCELL of ACCOUNTEMPS has started working 12 hours a week in the bookkeeping office to do the monthly balancing in preparation for the audit. The Town will pay \$16.15/hr for her services.
 - b. Maryann met with CAROL RITTMAN, an associate of Carroll Caffrey's (PPB), who will study and evaluate the bookkeeping department. Employees involved will keep a log of their time use. K. Bober, union president, stated he is strongly opposed and questions how an employee can say what is needed in his/her office; he wouldn't even discuss paying \$16.15 to do catchup work in the bookkeeping department. M. Boord explained that Ann already checks our payroll; way it's done is only and best way for the Board of Selectmen to keep track of what's being paid. The bookkeeper will keep a log and C. Rittman will do the evaluation.
 - 19) Discussion of last RECREATION COMMITTEE minutes and some questions raised which H. Curley will forward. MOTION H. Curley, second F. Korn, TO ADOPT THE ARTICLES AS DEVELOPED; 3 ayes.
 - 20) M. Boord reported that she and James Blois, First Selectman of Middlefield, and Joseph Carney, Landfill Administrator, will visit the BRISTOL PLANT on the 20th; the plant will do a "needs evaluation" July 21st. She reported she has told Pres. Blasik, MRRRA, that she was very impressed by the 10 acre composting program and encouraged MRRRA to see the presentation; further reported writing a letter to Phil Armetta, which said the Town of Durham is interested in continuing to receive any information about his Lisbon plan.
 - 21) Discussion REVAL BIDS: Rick Wall, Assessor, is making an enumeration chart.
 - 22) Tom Reese, DOGWOOD ACRES, has advised her he is EXPANDING and asks for input, i.e., interest in day care center? elderly day care? She told him Dr. Warner needs new office space.
 - 23) M. advised she has talked to Attorney Antin about a) LEXINGTON PLACE AGREEMENT which was read and discussed. MOTION F. Korn, second H. Curley, TO APPROVE FORM AND CONTENT ONLY AND WHICH WILL BE EXECUTED WHEN THE CONDO AGREEMENTS HAVE BEEN DONE. NOTE: BY APPROVING THE AGREEMENT, WE, THE BOARD OF SELECTMEN, ARE NOT APPROVING THE SYSTEM, says Ken Antin, Town Counsel. (This all means they can get building permits.) 3 ayes.
 - b) The WPCA STATUTE reads that half the number of members remain on it at one time to provide continuity; K. Antin said the way we do it, i.e., as a branch of the Board of Selectmen is fine. MOTION H. Curley, TO TABLE ANY MEETING OF THE WATER POLLUTION CONTROL AUTHORITY UNTIL SUCH TIME AS ITS COMPOSITION AND POLICY IS CLARIFIED. Item will be on the next Agenda.

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MOTION M. Boord, second H. Curley, TO APPROVE THE BOARD OF SELECTMEN'S MINUTES OF MARCH 1, MARCH 14, APRIL 21, AND MAY 5; 3 ayes.

MOTION M. Boord, second F. Korn, TO APPROVE A RESOLUTION TO APPLY FOR A \$300,000 SMALL CITIES GRANT FOR SITE ACQUISITION FOR ELDERLY HOUSING: 3 ayes.

MOTION M. Boord, second F. Korn, TO ADOPT THE FOLLOWING AS PROPOSED BY MIDSTATE REGIONAL PLANNING AGENCY FOR THE ABOVE MENTIONED GRANT: (3 ayes)

- a) FAIR HOUSING RIGHTS;
- b) AFFIRMATIVE ACTION PLAN;
- c) CITIZEN PARTICIPATION PLAN (changing date of April 1988, last page to May 1988) and under "General" Town Hall hours are 9 a.m. to 4 p.m. and month is May, not March.

MOTION M. Boord, TO APPOINT TRINITY CORPS BOARD OF DIRECTORS AS THE TOWN OF DURHAM'S TASK FORCE FOR ELDERLY HOUSING, OTHERS WHO MAY WANT TO SERVE AT LARGE AND TWO OR THREE OTHERS WHO THE BOARD OF SELECTMEN MAY WISH TO APPOINT, second H. Curley; 3 ayes.

MOTION M. Boord, second F. Korn, TO APPOINT FOSTER MATHER AS THE COMMUNITY DEVELOPER COORDINATOR AND IN HIS ABSENCE THE ADMINISTRATOR OF THE PLAN WOULD ACT IN HIS PLACE; 3 ayes.

Noted: Federal EEO posters must be posted in Town Hall.

Two more \$700 abandoned vehicle bills will be coming; we will agree to pay \$200.

JOINT CHIEFS OF STAFF meeting June 6, 1988; 7:00 P.M.

Request by Kalinowski's horse boarders to fill potholes on Harvey Road. The Road Foreman will be asked to send a grader. Also, he will be instructed to ask Ted White if he will let us use some gravel from his property on Harvey Road.

Board of Selectmen agreed to allow the First Selectmen to arrange an agreement with Salg's in Northford to take abandoned vehicles for \$25.00.

A Memo will be sent to "concerned residents" from the Board of Selectmen re WATER QUALITY to the effect that there will be a Public Hearing held on May 24, 1988 at the High School.

Public Comments:

1) KURT BOBER:

- a. bridge area at ALLYN'S BROOK needs brush cutting and fence painting in preparation for Memorial Day;
- b. He has talked to Dana Pederson who complained of having to relocate the CONCRETE PARKING BARRIERS at Town Hall every time he mows the green. Dana suggested curbing be installed from the Fair House to the corner;
- c. reported on CAREER DAY SIGNUP for summer jobs. M. Boord suggested he consult with Sherry Hill because there is a surplus available. Question raised as to age requirement to work with highway crew. The proposed summer "drop-in center" was discussed.

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- d. Sides of the roads are planned to be graded back 4': Maiden Lane.
- e. Stone wall has collapsed on HOWD ROAD at the Wallingford town line; fears the entire mountainside could collapse.

M. Boord reported that our FIRE COMPANY played a significant role in containing the fire at Fowler's Market in Middlefield.

K. Bober added that the FIRE EXTINGUISHERS at the LIBRARY have 1985 dates on them and Mrs. Yakey, Chairman of the Board of Trustees or the librarian should be notified.

Meeting adjourned at 10:40 P.M.

dda

REC'D 5-24-1988 AT 3:00 P.M.
M. DeKeele TOWN CLERK
asset

TOWN OF DURHAM



Office of the First Selectman
P.O. Box 428
Durham, Connecticut 06422-0428

BOARD OF SELECTMEN'S MEETING PUBLIC HEARING May 19, 1988

The Public Hearing relative to a grant application to the Department of Housing, was called to order at 7:03 P.M. by First Selectman Maryann P. Boord. Foster Mather was appointed moderator.

A letter of intent from Trinity Corps to the Board of Selectman was read into the minutes as follows:

DURHAM TRINITY CORPORATION, Inc.
14 ROYAL OAK DRIVE
DURHAM, CONNECTICUT

Mrs. MaryAnn Boord
First Selectman
Town of Durham
Durham, Connecticut

May 1, 1988

Dear Mrs. Boord.

The Board of Directors of the Durham Trinity Corporation has asked me to inform you and the entire Board of Selectmen of our intent to apply to the Connecticut Housing Finance Authority for the funds necessary to construct rental units of affordable housing for senior citizens in the Town of Durham.

Our aim is to provide these units at an affordable rental rate. The rental rate will be primarily set by the construction cost of the development. In an attempt to reduce that cost we are requesting that the Town of Durham apply to the State of Connecticut, Department of Housing, for a Single Purpose Community Development Block Grant not to exceed \$300,000. for the express purpose of acquiring and developing a site suitable for the building of affordable rental housing for senior citizens in the Town of Durham.

The members of the Durham Trinity Corporation thank you for your support and interest. Together we can provide for the needs of our town.

Very truly yours,

Edward S. Schwartz
Vice-President
Durham Trinity Corporation

ESS:ck

Pauline Zvonkovic of Midstate Regional Planning Agency explained the course of action to be taken for the Town of Durham to apply to the Department of Housing for a Small Cities Grant which would be a single-purpose, one-time, one year \$300,000 grant. Deadline is May 31, 1988, 4:00 P.M. Trinity Corps will compile the data and Midstate Regional Planning Agency will assist. This funding would be used solely for

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site acquisition for elderly housing, not construction.

The moderator asked for comments:

1. CAROLE BROWN, President, Trinity Corps: has worked with the elderly for many years and wholeheartedly approves of this move.
2. ED SCHWARTZ, Vice-President, Trinity Corps: supports application for Block Grant funding; questionnaires being returned show need; the time is now.
3. STEVE KOTOWSKI, Treasurer, Trinity Corps and Planning and Zoning Chairman: regulations provide special exceptions for elderly housing; changes to the regulations are forthcoming, which would overcome distance stipulations from Main Street.
4. ANDREW SZYMASZEK, Pisgah Road resident, asked several questions which were answered by Mr. Schwartz, who also added other information:
 - a. The plan is for 24 units for those 62 yrs and older;
 - b. their income range would have to be \$15,000-\$30,000;
 - c. CHFA offers a 3%, 30-year mortgage to keep rents at low rates;
 - d. total grants of \$660,000 can really reduce final cost;
 - e. 515 surveys sent out recently to residents over 55; 100 responses have been received so far;
Carl & Sheila Heck have compiled the data from the respondents:
 1. 65% would fall into the range of what we are looking for;
 2. 8% are handicapped;
 3. 68% retired.
 Copies of the compiled data are available. This is the third survey Trinity Corps has done; this one more clearly defines the needs.
 - f. Trinity is currently looking at five sites
 - g. only cost to taxpayers of Durham:
 1. Engineering and other donated (except possible construction of the road) services;
 2. removal from tax roles of a vacant piece of land already taxed at a reduced rate
 - h. One proposed plan is for units to have a living room, study, kitchen, bedroom bath = 864 sq. feet; with a monthly anticipated rental cost of \$400.
 1. 60% of the survey respondents claimed they could afford to pay \$400/month rent.
 - i. Total construction cost will determine what the rental cost will be; Trinity Corps making every effort to keep this as low as feasible.
 - j. Durham residents would have preference:
 1. a waiting list will be maintained (with pre-applications)
 2. would be owned and operated by Trinity Corps, but there are a number of management companies that do the managing, such as Good Samaritan
 - k. The rents have to pay the bills--there are no subsidies after that.
5. KURT BOBER, resident, questioned what would happen if construction costs ran over and people couldn't afford it; comparison made to Hill Hollow
 - a. S. Kotowski explained Hill Hollow was financed by private funds...were not non-profit as Trinity Corps.
6. Ed Schwartz said we'll go to bid and get a FIXED price
 - a. also: 91% of respondents own their own home presently;
 - b. 40% said they would move into the housing; 45 said they would't.
 The survey was sent only to Durham residents

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Board of Selectmen's Meeting
PUBLIC HEARING
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7. MARYANN BOORD, First Selectman: Trinity Corps has been in operation now for more than 2 years and trying very hard to get this all together; all we have needed is a commitment of land, which is very expensive. We could easily have to go above the \$400/month if we can't receive grant monies or a donation of the land. The Small Cities grant application became available and we went for it. We would have the construction money when we send in the application, but we need money to get the site first.

The moderator asked for comments not in favor; there were none.

Steve Kotowski noted that Trinity Corps was started by former First Selectman Charles Mauro, using the three town churches to pull it together to produce elderly housing.

8. CARL HECK, Municipal Agency for the Elderly, said we have former elderly residents who have left their homes to live in other areas because there is no place for them in Durham and they wanted to stay in Durham.
9. ALTHEA PARMELEE, resident: she confirmed she can back up the comments; personally sees many people during the canvass as Registrar of Voters...so many have had to leave Durham. They also say they want to live close to other senior citizens for security reasons.
10. FATHER ARCHER: in the course of meeting people he's asked how is it that Durham makes no provision for the elderly. They feel like Durham is not giving their elderly equal time.

Althea Parmelee added that of the 169 towns in Connecticut, only 35 have no provision for elderly housing.

Maryann Boord asked everyone to sign the sign-up sheet.

11. RICHARD PARMELEE: wants to see a commitment to provide housing for Durham's elderly. Doesn't want these dear people to have to move to Middlefield, Middletown, etc., and can't stay here.

A letter of support for the housing was received and noted from Burt and Lucille Parmelee.

Foster Mather, moderator, thanked all for coming to the hearing.

The hearing adjourned at 7:36 P.M.

DA

Public Hearing for Trunity Corp Meeting
May 19, 1988 7 P.m. Durham library
Purpose - To have town apply for \$300,000
Small Cities Block Grant

Present:

Carole B. Brown	Richard Parnelle
Sheila Heck	Ann Pope
Steven Kotonoski	Al Brecklin
Arthur A. Baker	11.
Alfreda M. Parnelle	
Pat Faganetto	
Pauline Zronkovic	
Maryann Board	
Carl H. Hoch	
Edward Schwaef	
Andrew Szymaszek	
Francis E. Kopp	
Mr Bob Dwyer	
Clare D. Boster	
Sam Zolser	
Gene Flynn	
Donna Abdella	
Idagh Cully	John DeMunzio
Kay DeMunzio	Frank
Helen Cole	
Ethel Lawrence	
Nora D. Below	

5/19/88.

My husband and I
are sorry that we
cannot attend the
meeting this evening
but we whole
heartedly support
affordable rental
units for the
elderly in Durham

Sincerely,
Lucille Parmelee
Burton Parmelee