TOWN OF DURHAM

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

REC'D 10-6- 1988 AT A.M. P.M. TOWN CLERK

BOARD OF SELECTMEN'S MEETING
August 3, 1988

The meeting was called to order at 9:20 a.m. in the Durham Town Hall with Acting First Selectman Francis E. Korn presiding. List of attendees attached.

Geoffrey Colegrove, Town Planner/Durham, addressed the Guilford representatives. He explained he and the Chairman and Vice-chairman of the Durham Planning and Zoning Commission met recently to evaluate the impact of the James Valley Estates Subdivision on the emergency services of Durham. He noted there have been various discussions going on in terms of potentially opening up Old Pent Road back to Route 77 and whether this involves a permanent or temporary use of Old Farms Road. It had been his suggestion to meet with Guilford representatives essentially to find out the way they see the application going and how they felt their concerns were being addressed so we'd all be better informed for Guilford's hearing on August 17, 1988. For Durham, this proposal concerns a cross between the Planning and Zoning Commission as well as the Board of Selectmen in terms of some issues especially in the areas of emergency services, access, and impact on the Durham road system.

Henry Robinson, Vice-chairman, Durham Planning and Zoning Commission, clarified his feeling by addressing the Guilford representatives saying that access to their development should be in their town, through their town, rather than only through our town.

Steven Kotowski, Chairman, Durham Planning and Zoning Commission, added his concerns for the Durham residents living in the area; also, the closest fire engine is down in North Guilford. Durham's road system is not in the greatest condition and the impact would be detrimental.

Henry Robinson said that although it's an old town road (Old Pent Road), it has become by default an interior subdivision road; it was never the intention of the Planning and Zoning Commission or past Boards of Selectmen to improve the road to any kind of a major road or anything to handle a combination of present traffic and 200 more trips a day generating out of the proposed development (explanation later in the minutes). He added we don't see an access in Guilford to it (the proposed subdivision).

Geoffrey Colegrove reported on the traffic count done by Midstate Regional Planning Agency: There is a combined total of 51 for 2-way direction at the town line which is surprising for the

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number of houses that appear to be on the end of the road. There is a combined 675 vehicles per day on Old Farms Road south of Coe Road so this is basically servicing the subdivision roads and that one road access onto Pent Road at that point. He figures a little over 200 vehicles per day for the proposed five bedroom houses, so he figured the high side of 12 vehicles/trips per day. His experience has been that most single homes in a subdivision generate no less than 10 trips per day...looking at 215-220 additional vehicles on a road network that goes from 51 to almost 700.

George Krol, Town Planner/Guilford, explained the proposal was a development of private property within the town and so they must deal with it. Access through Durham is in very preliminary stage-not a subdivision yet in legal sense; it's an 80 acre "Planned Residential Development", PRD or cluster housing, with 4 acre minimum lots in that area; 40 acres are to be reserved as Open Space land.

Geoffrey Colegrove read former First Selectman Mary Jane P. Jewczyn's letter into the minutes, attached. Discussion. Apparently, Guilford representatives misunderstood her intention. Mr. Krol went on to say there is no other feasible access to this property.

Henry Robinson asked Mr. Krol the status of Old Pent Road and he replied he thought it had never been a town road. Steven Kotowski suggested they have their town counsel check it out.

Henry Robinson said all Durham residents get are services and if this goes through, Guilford will get the tax benefits. Suggested perhaps the Town of Durham should annex the property, although it's not usually a good way to exchange reimbursements.

Francis Korn, Acting First Selectman, noted the Town of Durham is looking at increased liability...putting our emergency people at risk.

Geoffrey Colegrove observed that Durham has no provision for accepting subdivisions on private roads. Mr. Krol thought the size of the development was the key.

Frank Larkins, First Selectman, Guilford: doesn't believe in private roads and private driveways; people live there and pay taxes and expect services. We are asking these people to build a 24' paved road made to certain specifications. He added that Guilford provides mutual aid to Durham.

Francis Korn explained our concern is whether we would be the first responder. Discussion.

Henry Robinson asked what the Guilford regulations said about access to town roads. Mr. Krol responded he wasn't sure but Mr. Larkins said that for 100' it's a town road and he will check on

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the status when he gets back to his office. Hugh Curley, Selectman/Durham, added that Mary Jane Jewczyn's response is clear: Durham will not be first responder. Henry Robinson asked again what Guilford's plan was for reimbursing Durham for any services. Discussion; no commitments.

Althea Parmelee, member of Durham Planning and Zoning Commission, asked Mr. Larkins to say again that the first 100'is a town road and he replied in the affirmative. Henry Robinson asked the length of the "questionable town road" and Geoffrey Colegrove responded @5,000'. Althea Parmelee also asked if Guilford would pick up their school children in the area and George Krol responded yes.

Geoffrey Colegrove noted a problem: if we don't settle these problems now, they will come back and then we will have a full network of roads...better to have 40 acres of Open Spaces.

Henry Robinson noted if the mountain is the only legal way over, you must consider improving it. Frank Larkins said it's up to the developer not the town to improve the road.

Questions to be addressed:

1. access;
2. fire & ambulance services;
3. traffic impact;
4. ascertain legal status of Old Pent Road in Durham & Guilford.

It was noted that Durham representatives would be meeting with Planning and Zoning Counsel Thomas Byrne before Guilford's August 17th hearing.

The Guilford First Selectman said Guilford has worked amicably with Madison on this type of development...he will ask Madison how the emergency services coordination was arrived at.

General discussion and recap.

Meeting adjourned at 10:10 a.m.

Respectfully submitted,

Donna D. Abdella
Secretary to the First Selectman

TOWN OF DURHAM

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P.O. Box 428
Durham, Connecticut 06422-0428

August 24, 1987

Mr. Frank V. Larkins, Jr.
First Selectman
TOWN OF GUILFORD
Guilford, CT 06437

Dear Mr. Larkins:

Mr. Joseph B. Barnes, representing a proposed subdivision named James Valley Estates, Guilford, has approached Durham officials and volunteer services re response to this development.

The development would be located on Old Pent Road, access from Old Farms Road, Durham. They are concerned about the response time for Guilford's services to reach this satellite location. Both the Durham Volunteer Fire Co. and Volunteer Ambulance Corps would be willing to respond in a mutual aid capacity. Both organizations would not agree to "first responder" status due to questions concerning liability and priority to Durham's own emergencies.

Both organizations are volunteer groups who can not bill for services. Donations are accepted.

Sincerely,

Mary Jane P. Jewczyn
First Selectman

MJJ:dda
cc: Jos. Barnes, Esq.
Guilford PZC
Durham Vol. Ambulance Corps.
Durham Vol. Fire Co.
Durham PZC

Clinton M. Lawler Sr. P & Z
Frank Perkins Durham Selectman
Lee Titus Guilford P+Z
David W. Fisher Guilford, CT P+Z
George Knox Guilford, CT
Jerry Henderson P+Z
M. J. Colegrove Town Planner
Steven Kotowski Chairman, Durham P+Z.
HANK ROBINSON VICE CHAIRMAN, DURHAM P&ZC
FRAN KORN
HUGH CURLEY