

MEETING MINUTES
REGULAR MEETING OF THE LITCHFIELD BOARD OF SELECTMEN
TUESDAY, AUGUST 18, 2026 ~ 5:30 P.M.
IN-PERSON AT BANTAM ANNEX, 80 DOYLE RD, BANTAM, CT AND
REMOTE MEETING BY LIVE INTERNET VIDEO STREAM AND TELEPHONE

Call to Order First Selectman Denise Raap called the hybrid meeting to order at 5:31 p.m. Selectmen present were Dan Morosani, John Bongiorno, Jeff Zullo, and First Selectman Denise Raap. Selectman Anne Dranginis joined at 5:36 p.m.

Approval of Minutes:

- A) **Board of Selectman, regular meeting, 8/4/2026 Motion:** J. Zullo motioned to approve the Board of Selectmen regular meeting minutes of 8/4/2026. J. Bongiorno seconded the motion, all voted aye and the motion passed.

Public Requests/Comments Patricia Pfeiffer, regarding the Bantam Annex discussion, requested consideration of deconstruction rather than demolition or a multimillion-dollar renovation as a sustainable option for the building. She noted that, while deconstruction may be more expensive, it involves recycling, reusing, and repurposing materials, thereby reducing landfill use. She stated that this approach would align with the Town of Litchfield's Sustainable Litchfield practices.

P. Pfeiffer's second item concerned the June 16, 2026, Board of Selectmen joint special meeting with the Board of Warden & Burgesses of the Borough of Litchfield. She questioned the invitation extended to a member of the public. J. Zullo clarified that the individual had been invited to speak and that a motion authorizing the invitation had passed.

Dakota Hock, town taxpayer and owner of D.M. Hock Enterprises, requested information surrounding the bidding procedure in town for paving projects. He wanted to know the date the two year paving contract was solicited. He inquired about the time frame in between solicitation and the awarded date. Finally, requesting whether it is a publicly open bid. D. Raap will get that information for D. Hock. Along with what a taxpayer can be above the low bid. D. Raap responded that the bid policy threshold is \$20,000.

Selectmen's Requests **Motion:** J. Bongiorno motioned to add an agenda item under New Business regarding a Frontier fiber offer. J. Zullo seconded the motion. All voted aye, and the motion passed.

Motion: J. Zullo motioned to add an agenda item under New Business regarding the LVA Verizon Easement. A. Dranginis seconded the motion. All voted aye, and the motion passed.

D. Morosani asked if there was any update regarding the Connecticut Department of Transportation's plans for remodeling the center of town. D. Raap stated that she will meet with CTDOT on August 24, 2026, to review what will be discussed at the next Board of Selectmen meeting on September 1, 2026.

J. Bongiorno noted that Forman School has approximately 14 properties that are tax-exempt, while students residing at those properties attend Litchfield Public Schools. D. Raap clarified that the public school system cannot bill for students who reside within the Town.

Motion: J. Bongiorno motioned to add an agenda item regarding Forman status under Old Business. J. Zullo seconded the motion. All voted aye, and the motion passed.

First Selectman's Update Report D. Raap reported that Resident Trooper Jim Holm will be retiring in January 2027. She also introduced Alyssa Dyer as the new Administrative Assistant to the First Selectman. The Executive Administrator who was hired has decided to remain at their current position and will not be starting with the Town. D. Raap reported that the Town maintained its AA+ bond rating

and received an interest rate of 3.53%, with payments of approximately \$220,000 per year for the first 12 years.

Resignations none

Interviews, Appointments & Reappointments none

Liaison Reports/Commission-Committee Minutes: On TownofLitchfieldct.gov website

Region 20 Update D. Raap stated that she reached out to Region 20's Superintendent and Chief Financial Officer to arrange to receive the Litchfield Board of Education's invoices from 2023–2024. She will be meeting with them this week and stated that she believes the completion of this internal audit will answer some of the questions they currently have. J. Zullo recommended establishing a clear scope for the invoice committee. He identified potential members as Board of Finance Chairman Sam Olmstead, J. Bongiorno, Finance Director Amaechi Obi as an advisor, Matt Tobin, and John Tindall-Gibson, a former superintendent. J. Bongiorno stated that a forensic audit may not be possible because Region 20 can only provide the records they have available. J. Zullo stated that the invoice review should include a reconciliation of the figures from the audit filed with state and federal agencies and that he wants to determine whether there are any discrepancies that need to be reconciled. D. Raap also expressed concern regarding the \$5,000 threshold, noting that there may be multiple invoices below that threshold that were not reviewed. D. Morosani suggested that AI technology, such as Claude, could be helpful in sorting through the invoices and identifying questions or areas that warrant further review. He cautioned, however, that they should first determine whether uploading the documents to an AI platform is appropriate and stated that it should be used only as a starting point. J. Bongiorno noted that the Board of Finance should bring the former auditor back to clarify or clean up the work that was originally completed. J. Bongiorno also stated that he has not received information regarding the Chromebooks or where they ultimately ended up. He clarified that the misplacement of the Chromebooks occurred prior to the tenure of the current CFO and Superintendent.

Advanced Tech Update none

WPCA Liaison Update No meeting was held. J. Bongiorno stated that he received an email from Superintendent Ted Donahue indicating that the plant has recorded its lowest SVI in 14 years. He reported that the tank is once again functional and that the plant has resumed accepting septage. He also noted that there is a cybersecurity policy available for the WPCA and Public Water systems.

Sustainable Litchfield Update D. Raap is working on a special meeting to meet with Waste Zero regarding the pay as you throw program at the Recycling Center.

Interlocal EMS Update none

Vacancies: The list of current appointed vacancies with term expirations is as follows:

Advanced Technology Commission: 2 alternate members 04/2028

Beautification Commission: 2 regular members 1-02/2029, 1-02/2027; 3 alternate members 02/2028

Board of Ethics: 1 regular member 06/2029; 1 alternate members 06/2029

Cable TV Advisory Council: 1 member 6/2027

Conservation Commission: 2 alternate members 12/2028

Economic Development Commission: 1 alternate member 06/2027

Inland Wetlands Commission: 2 alternate members 06/2027

Litchfield Arts Council: 4 regular members 08/2027

Litchfield Prevention Council: 2 regular members 06/2026, 3 alternate members 1-06/2026, 1-06/2027, 1-06/2028
Milton Historic District Commission: 1 regulars 01/2030; 3 alternate members 2-01/2027, 1-01/2028
Park & Recreation Commission: 1 regular member 06/2030, 1 alternate member 06/2030
Pension Commission: 1 regular member 02/2028, 2 alternate member 1-03/2028, 1-03/2030
Sandy Beach Commission: 1 regular member 12/2028
Sustainable Litchfield Committee: 2 alternate members 03/2028
Veterans' Advisory Committee: 1 regular member 08/2026; 1 alternate member 08/2027
Water Pollution Control Authority (WPCA): 2 alternate members 01/2031
Western CT Coalition, CAC #22: 1 member 05/2027
Zoning Board of Appeals: 3 alternate members 03/2027

Tax Refunds none

Transfers none

Old Business

- A) Bantam Annex Discussion** D. Raap reported that the TLBA will be present at a meeting on September 29 at 7:00 p.m., which will include a public hearing to discuss the available options. She stated that there are currently four viable options and suggested considering additional possibilities, including affordable housing. D. Raap reported that she spoke with the Litchfield Housing Authority, Jim Simoncelli Jr., who stated that approximately \$50 million in state funding is available for affordable housing. She also noted that J. Simoncelli Jr. is willing to attend the September 29 meeting. D. Morosani stated that he would like to determine whether Bantam Planning and Zoning would be willing to reconsider its zoning regulations, as the current zoning decision has limited a number of viable options. He requested that a joint special meeting be held with Bantam Planning and Zoning and the Board of Selectmen. D. Raap noted that, based on her understanding, Bantam believes it has met its requirements regarding affordable housing. She also noted that Bantam's most recent POCAD states that the Borough wants to encourage additional affordable housing. J. Bongiorno stated that a developer may be more interested in a property that has been deconstructed and reduced to the post office building rather than taking on an existing structure that requires approximately \$2 million in roof repairs. D. Raap stated that she will reach out to Bantam Planning and Zoning to request a joint special meeting prior to the September 29 public hearing. D. Raap also expressed agreement with P. Pfeiffer's suggestion that, rather than simply demolishing the building, the Town consider deconstructing it and recycling the materials if that option is voted for at Town Meeting. D. Morosani requested that a quote for demolition be obtained.
- B) Forman** J. Bongiorno stated that he understands Forman School does not want to make a Payment in Lieu of Taxes (PILOT). He reported that he is sending a bill to State Representative Karen Reddington-Hughes and Senator Steven Harding regarding legislation that would make properties owned by private schools, rather than the school itself, taxable. J. Bongiorno stated that Forman interprets the current exemption to mean that if a teacher resides in a house owned by the school, the property is being used for educational purposes and is therefore tax-exempt. He questioned how residents of a town can have a tax-exempt home while sending their children to the public schools without paying property taxes. J. Bongiorno stated that he will send the proposed bill to the Board of Selectmen. D. Morosani recommended bringing the matter before Forman's Board of Trustees. A. Dranginis noted that other independent schools could potentially put pressure on Forman if such legislation were proposed.

New Business

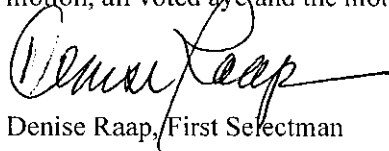
- a) **Litchfield Greenway Presentation** Berta Andrulis Mette and Clifford A. Cooper presented the Litchfield Greenway agenda item and distributed informational packets to the Board of Selectmen. They stated that they view the presentation as a starting point for ongoing discussions. B. Andrulis Mette noted that the Greenway connects the center of Litchfield to the center of Bantam and is approximately four miles long. She also noted that the Greenway has saved taxpayers money by eliminating the need to install a sidewalk system along the busy Route 202 corridor. B. Andrulis Mette and C. Cooper stated that they believe Friends of the Litchfield Community Greenway is close to completing the process of gifting the Greenway to the Town of Litchfield. They answered questions from the Board of Selectmen regarding the Greenway and the proposed transfer.
- b) **Frontier** J. Bongiorno noted that Frontier is responsible for providing fiber service at the Department of Public Works, Community Field, and WPCA locations. He stated that there would be a \$20 monthly charge for a static IP address at each site, allowing each location to be connected to the Town's network. Frontier is willing to provide service to the three sites for \$344.97 per month under a five-year contract. J. Bongiorno stated that the contract would require approval at a Town Meeting as well as approval from the Board of Finance. It was agreed that the contract would be added to the next Board of Selectmen agenda for further discussion. D. Raap requested that J. Bongiorno determine the additional cost of adding LVA to the service.
- c) **Litchfield Volunteer Ambulance Easement** J. Zullo noted that an email was sent from Verizon's management company and its request to revise the existing easement due to concerns about parking. J. Zullo stated that when the property was purchased, the easement and parking concerns had already been discussed and agreed. J. Zullo will speak with the Town counsel and obtain a recommendation for D. Raap regarding how the Town should respond.

Correspondence

- A) Letter received from Michael Peloquin, received and noted.

Executive Session none

Adjournment Motion: J. Bongiorno motioned to adjourn the meeting at 7:16 p.m. J. Zullo seconded the motion, all voted ~~aye~~ and the motion passed.



Denise Raap, First Selectman