



**TOWN OF WINCHESTER
BOARD OF SELECTMEN MEETING**

Regular Meeting Agenda

May 01, 2023, 7:00PM

P. Francis Hicks Room

Streamed live on YouTube and Channel 194

1. **CALL TO ORDER** (Turn your cell phones off)

2. **PLEDGE OF ALLEGIANCE**

3. **AGENDA REVIEW**

4. **APPROVAL OF MINUTES**

A) Minutes of the Special Meeting on April 14, 2023

B) Minutes of Regular Meeting on April 17, 2023

5. **CITIZENS' COMMENTS**

The Board of Selectmen welcomes public comments, speakers will be limited to three (3) minutes or less and may speak only once. Please give your name and address.

6. **TOWN MANAGER'S REPORT**

7. **CORRESPONDENCE**

8. **BOARDS AND COMMISSIONS**

9. **UNFINISHED BUSINESS**

A) 23-11d Consider and possibly act on tax abatement items (Town Manager Kelly).

B) Discussion on 840 E Wakefield Blvd request for a permanent easement (Town Manager Kelly).

10. **NEW BUSINESS**

A) 23-21 Refunds as recommended by Collector of Revenues (Town Manager Kelly)

B) 23-22 Proposed Line-Item Transfer (Town Manager Kelly)

C) 23-23 Consider and possibly act on the allocation of American Rescue Plan Act money to fund the position of Director of Economic Development in FY 2024.

D) 23-24 Consider and possibly act on the appointment of a moderator for the Annual Town Meeting to be held on Monday, May 8, 2023.

E) 23-25 Consider and possibly act on a positive 8-24 referral from the Planning & Zoning Commission and establishing a Special Town Meeting to approve the sale of the Batcheller School property (a Town-owned parcel).

F) 23-26-Consider and possibly act on the approval of the Town Manager's contract.

**FILED
CLERK'S OFFICE**

APR 28 2023

**TOWN CLERK OF WINCHESTER
WINSTED, CT**



**TOWN OF WINCHESTER
BOARD OF SELECTMEN MEETING**

Regular Meeting Agenda

May 01, 2023, 7:00PM

P. Francis Hicks Room

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- G)** 2-27 Consider and possibly act on making an 8-24 referral of the sale of 17 Front Street (a Town-owned parcel) to the Planning & Zoning Commission.
- H)** 23-28 Consider and possibly act on directing additional Town-owned parcels to be put on the market to be sold.

11. CITIZENS' COMMENTS

The Board of Selectmen welcomes public comments, speakers will be limited to three (3) minutes or less and may speak only once. Please give your name and address

12. SELECTMEN'S COMMENTS AND REPORTS

13. ADJOURNMENT

Town of Winchester

Board of Selectmen

Special Meeting

Friday April 14, 2023

Item 1 **Call to Order**

Meeting called to order by Mayor Arcelaschi at 2:03pm

Attending Members	Todd Arcelaschi (Mayor)	
	Candy Perez (Selectwoman)	Jack Bourque (Selectman)
	Candace Bouchard (Selectwoman)	Linda Groppo (Selectwoman)
	Steve Sedlack (Selectman)	Jonathan Morhardt (Selectman)

Staff Members	Josh Kelly (Town Manager)
	Glenn Albanesi (Town Clerk)

Item 2 **New Business -**

A) Consider and Possibly Act on Proposed Town Managers FY23-24 Budget

Sel. Perez made formal motions for the following Line Item actions.

ALL VOTES TO APPROVE WERE UNANIMOUS

Line 0912-804-0000-0000 (Town Support for Education) reduced by \$100,000 (Second - Sel. Groppo)
Line 0127-822-0000-0000 (Electricity) reduced by \$1 (Second - Sel. Sedlack)
Line 0129-822-0001-0000 (Electricity) reduced by \$270 (Second - Sel. Sedlack)
Line 0211-822-0000-0000 (Electricity) reduced by \$2776 (Second - Sel. Sedlack)
Line 0214-822-0000-0000 (Electricity) reduced by \$429 (Second - Sel. Sedlack)
Line 0311-822-0000-0000 (Electricity) reduced by \$2532 (Second - Sel. Sedlack)
Line 0313-822-0000-0000 (Electricity) reduced by \$51 (Second - Sel. Sedlack)
Line 0320-383-0000-0000 (Electricity) reduced by \$2383 (Second - Sel. Sedlack)
Line 0812-822-0000-0000 (Electricity) reduced by \$2312 (Second - Sel. Sedlack)
Line 0813-822-0000-0000 (Electricity) reduced by \$948 (Second - Sel. Sedlack)
Line 0210-190-0000-0000 (Administrative Salaries) reduced by \$6250 (Second - Mayor Arcelaschi)
Line 0311-859-0000-0000 (Salt) reduced by \$25,000 (Second - Sel. Sedlack)
Line 0999-790-0000-0000 (Fund Balance) added \$200,000 (Second - Sel. Bouchard)
Line 1000-100-1000-0000 (BOE Expenditures) reduced by \$200,000 (Second - Sel. Bouchard)
Line 0999-790-0000-0000 (Allocation of Fund Balance for Capitals - 179) \$200,000 (Second - Sel. Bouchard)
Line 0148-814-0000-0000 (Membership, Dues & Subscriptions) reduced \$500 (Second - Sel. Bourque)
Line 1001-179-0000-0000 (Transfer to Capital Projects - GF) reduced by \$20,000 (Second - Bouchard)
Line 0999-799-0001-0000 (Transfers In - Economic Stabilization Fund) added \$50,000 (Second - Bouchard)
Line 0325-831-0000-0000 (Contracted Services) reduced \$4400 (Second - Sel. Sedlack)
Line 0918-900-0002-0000 (Greenwoods Counseling & Referrals) reduced \$40,000 (Second - Sel. Bouchard)
Line 0125-190-0000-0000 (Administrative Salaries) reduced by \$48,000 (Second - Sel. Bouchard)
Line 0918-900-0001-0000 (FICA) reduced by \$3672 (Second - Sel. Bourque)
Line 0812-194-0000-0000 (General Labor) reduced by \$15,600 (Second - Sel. Groppo)
Line 0918-900-0001-0000 (FICA) reduced by \$1194 (Second - Sel. Groppo)
Line 0214-826-0000-0000 (Maintenance of Equipment) reduced by \$700 (Second - Bouchard)
Line 0214-826-0002-0000 (Maintenance of Equipment reduced by \$850 (Second - Sel. Bouchard)
Line 1001-179-0000-0000 (Transfer to Capital Projects - GF) reduced by \$50,000 (Second - Bourque)

Line 0999-799-0002-0000 (Transfers In - Opioid Settlement Fund 15 added \$5,000 (Second - Sel. Groppo)
Line 1001-179-0000-0000 (Transfer to Capital Projects - GF) added \$5,000 (Second - Mayor Arcelaschi
Line 0148-191-0000-0000 (Administrative Assistant) reduced by \$15,133 (Second - Sel. Bourque)
Line 0117-191-0000-0000 (Administrative Assistant) added \$15,133 (Second - Sel. Bourque)
Line 0918-202-0000-0000 (Compensated Absences) added \$22,410 (Second - Sel. Sedlack)
Line 0913-301-0009-0000 (Principal - Infrastructure Bond) added \$119,153 (Second - Sel. Bourque)
Line 0913-301-0015-0000 (Principal - Hinsdale School) added \$66,017 (Second - Sel. Bourque)
Line 0913-302-0009-0000 (Interest - Infrastructure Bond) added \$44,482 (Second - Sel. Bourque)
Line 0913-302-0015-0000 (Interest - Hinsdale School) added \$24,646 (Second - Sel. Morhardt)
Line 0999-799-0001-0000 (Mill Rate Stab. & Economic Stab. Fund) added \$245,298,000 (Second - Sel. Bouchard)
Line 0125-805-0001-0000 (Paramedic Cost) added \$9,824 (Second - Sel. Morhardt)

Item 3

Adjournment

* Motion - Sel. Sedlack / Second - Sel. Morhardt

To adjourn the meeting at 3:31PM

Vote to approve - Unanimous

ATTEST:

Glenn Albanesius, Town Clerk

These Minutes are subject to formal approval at the next scheduled meeting. Any amendments, corrections or revisions will be noted in the next Meeting Minutes.

Town of Winchester

Board of Selectmen
Regular Meeting
Monday April 17, 2023

Item 1 **Call to Order**

Meeting called to order by Mayor Todd Arcelaschi at 7:00pm

Attending Members	Todd Arcelaschi (Mayor)	Jonathan Morhardt (Selectman)
	Candy Perez (Selectwoman)	Jack Bourque (Selectman)
	Candace Bouchard (Selectwoman)	Linda Groppo (Selectwoman)
	Steve Sedlack (Selectman)	

Staff Members	Josh Kelly (Town Manager)
	Ann Marie Rheault (Finance Director)
	Glenn Albanesius (Town Clerk)

Item 2 **Pledge of Allegiance** The Pledge was recited by all

Item 3 **Agenda Review** - Sel. Bourque requested that Items 12 and 13 swap positioning

Item 4 **Approval of Minutes**

- * Minutes of Special Meeting on March 27, 2023
Motion - Sel. Bouchard / Second - Sel. Morhardt
Vote to accept minutes - Unanimous (7 - 0)
- * Minutes of Special Meeting on March 28, 2023
Motion - Sel. Groppo / Second - Sel. Sedlack
Vote to accept minutes - Unanimous (7 - 0)
- * Minutes of Regular Meeting on April 3, 2023
Motion - Sel. Morhardt / Second - Sel. Sedlack
Vote to accept minutes - Unanimous (7 - 0)

Item 5 **Citizens Comments** - The following people addressed the Board

* Stephen Kosinski	* Virginia Shultz-Charette
* Steph Burr	* Otis Cook
* Sue Addison	* Eleanor Colante
* Kevin Bishop	* Steve Larson
* Deb Kessler	* Jerry Martinez
* Lynn Kessler	* Bill Pozzo
* Amin	

Item 6

Town Manager's Report - Josh Kelly reported to the Board on the following topics. . .

- * The Town has locked in an electricity Supply Rate of \$0.108 per kWh. This reduced rate will be extended to Town Buildings, Schools and the Sewer Commission.
- * Progress on the sale of both Batcheller School and 508 Main Street will be reported in Executive Session.
- * Recommendations made on Friday April 14th gave the Selectmen a menu of options which will help get to the targeted 26.5 Mill Rate goal.
- * Winchester was just rewarded a \$60K Grant without a matching component. These funds will be used to complete the Planning phase of the new Mad River Recreation Area. The Town also received notice that its application for repurposing 44 Elm Street using Draper Fund monies was not approved.
- * A new Board Clerk for Planning and Zoning and Inland Wetlands meetings has been hired. Interviews continue for the Assessor and Enforcement Officer positions. An opening for Land Use Assistant has been posted internally.
- * Senator Chris Murphy visited Winsted on Thursday April 13th. He visited the Public Works facility and spent time addressing local business community concerns as they related to Federal oversight and regulations.

Finance Directors Report

Item 7

- * Finance Director Ann Marie Rheault reviewed current General Fund, Cash Flow and CIP data....

Item 8

Correspondence

- * Resident Bill Pozzo gave each member a typed letter regarding 149 Newfield Rd.
- * Lynn Kessler read and submitted 2 letters of support for John Noone's purchase of the Methodist Church on Main Street.
- * Steph Burr, Executive Director of the NWCT Arts Council read and submitted a letter of support for John Noone.
- * A data sheet outlining the Economic Impact of Non-Profit Arts and Cultural Organizations in the Northwest Connecticut Region was submitted into the record.

Item 9

Boards and Commissions - Sel. Sedlack introduced the following actions.

- 1) Ellie Gunn (D) is submitted for Appointment as a member of the Zoning Board of Appeals with a term to expire 12/2028.
Motion - Sel. Bouchard / Second - Sel. Morhardt
Vote to approve - Unanimous
- 2) Paul Mitchell (U) has applied for Appointment as a member of Zoning Board of Appeals but still needs to complete the vetting process.
- 3) Dennis Dressel (R) is submitted for Re-Appointment as a Permanent Member to the Economic Development Commission with a term expiration of 04/28
Motion - Sel. Sedlack / Second - Sel. Bouchard
Vote to approve - Unanimous (7 - 0)

- 4) Shayne Deschamps (D) is submitted for Re-Appointment as a Permanent Member to the Economic Development Commission with a term expiration of 04/28
 Motion - Sel. Sedlack / Second - Sel. Groppo
 Vote to approve - Unanimous (7 - 0)
- 5) Russel Davenport (U) is submitted for Re-Appointment as a Permanent Member to the IWWC with a term expiration of 04/26
 Motion - Sel. Sedlack / Second - Sel. Perez
 Vote to approve - Unanimous (7 - 0)
- 6) Frank Olivieri (R) is submitted for Re-Appointment as a Permanent Member to the IWWC with a term expiration of 04/26
 Motion - Sel. Sedlack / Second - Sel. Bourque
 Vote to approve - Unanimous (7 - 0)
- * A written notice of resignation was received and accepted from the following volunteer.
 David Sartirana (R) from the Economic Development Commission
 Dave's volunteer time and service to the Town is acknowledged with deepest gratitude.
- * The following groups have position openings. Interested candidates are encouraged to apply!
 Arch. Review Committee - 1 Permanent Seats and 2 Alternate Seats
 Board of Assessment Appeals - 1 Alternate Seat
 Laurel City Commission - 5 Permanent Seats
 Inland Wetlands & Watercourses Commission - 2 Permanent Seats
 Recreation Board - 1 Permanent Seat
 Zoning Board of Appeals - 2 Alternate Seats

Item 10

Unfinished Business

- A) 23-09D Consider and Possibly Act on proceeding with adoption process for codified ordinances.
 Motion Statement - "I move that the Board of Selectmen consider adopting the codified ordinances as presented, replacing the ordinances as they currently stand.
 Motion - Sel. Bourque / Second - Sel. Bouchard
 Vote to approve - Unanimous (7 - 0)
- B) 23-11C Consider and Possibly Act on Tax Abatement items.
 As had been requested, Town Manager Kelly drafted a preliminary Tax Abatement Schedule for the property at 630 Main Street. The mission of the proposal was to assist John Noone's purchase and investment of the former Methodist Church as a Performing Arts Center. Josh's draft tax proposal offered incremental tax breaks at 90%, 50%, 25% and ended with a full tax position at year four. Mr. Noone, as a member of the audience engaged the Board members in open discussion of the suggested Abatement schedule and expressed concern that it would not afford him the tax relief the cost of the building renovation demanded. Continued discussion resulted in the following suggested action.
 Motion Statement - " I make a motion that the Town Manager convene a small group of Selectmen to collaboratively structure a comprehensive Tax Abatement Resolution that protects the Towns interests and still gives John Noone the additional financial incentive to complete the necessary renovations at 630 Main Street in an agreed upon timeframe."
 Motion - Sel. Sedlack / Second - Sel. Perez
 Vote to approve - Yes (6) Abstain (1) Sel. Morhardt

C) Consider and Possibly Act on the Town Managers Proposed FY 23-24 Budget

Sel. Perez made formal motions for the following Line Item actions.

ALL VOTES TO APPROVE WERE UNANIMOUS

Line 0999-799-0002-0000 (Transfers In - Opioid Settlement Fund 15) added \$5,000 (Second - Sel. Bourque)

Line 0325-822-0000-0000 (Electricity) added \$3,000 (Second - Sel. Bourque)

Line 0910-822-0000-0000 (Telephone/Internet) added \$4000 (Second - Sel. Groppo)

Line 0918-230-0004-0000 (Deferred Comp) reduced \$2500 (Second - Sel. Bourque)

Line 0148-806-0000-0000 (Office Supplies) added \$2800 (Second - Sel. Bourque)

Line 1001-179-0000-0000 (Transfer to Capital Projects - GF) reduced \$2800 (Second - Sel. Bourque)

Line 1001-179-0000-0000 (Transfer to Capital Projects - GF) reduced \$5000 (Second - Mayor Arcelaschi)

Line 0210-811-0000-0000 (Training & Education) added \$5000 (Second - Sel. Bourque)

Further Discussion regarding the budget resulted in a motion to table discussion temporarily until the first New Business Item has been heard and acted on.

Motion - Sel. Perez / Second - Sel. Bouchard

Vote to approve - Unanimous (7) - ()

Renewed discussion included updated numbers from Finance Director Rheault. The Budget total which captured all motions from Fridays Special Meeting and those occurring tonight resulted in a FY23-24 Budget Total of \$39,574,308 and a new reduced Mill Rate of 26.83. Further discussion resulted in a consensus to close any further budget revisions and vote to send to Town Meeting. Motion Statement - "I make a motion that the Board of Selectmen send the total budget expenditure of \$39,574,308 to be considered at Town Meeting on May 8th, 2023."

Motion - Sel. Perez / Second - Mayor Arcelaschi

Vote to approve - Unanimous (7) - ()

Item 11

New Business -

A) 23-18 Consider and Possibly Act on the granting of a Driveway Variance at 543 E. Wakefield Blvd.

After much back and forth discussion, Town Manager Kelly requested tabling action until the Public Works Director and Town Attorney Nelligan could rule on the homeowners representative David Corey's adamant assertions that no Driveway Ordinance applied and that the water build up on the street was NOT the fault of the driveway paving.

Motion to table until May 1st Regular Meeting

Motion - Mayor Arcelaschi / Second - Sel. Bouchard

Vote to approve - Yes (6) - Abstain (1) Sel. Perez

B) Discussion on Ordinances related to feral cats

Town Manager Kelly gathered information regarding this issue as requested by the Board.

He felt that No Action was required at this time.

C) 23-19 Proposed Line Item Transfer

Motion Statement - "I move that the Board of Selectmen approve the line-item transfer of \$980.00 from Training and Education (211-811-0000) to Membership Dues (211-814-0000) in the amount \$980.00."

Motion - Sel. Bourque / Second - Sel. Morhardt

Vote to approve - Unanimous (7 - 0)

D) 23-20 Discussion and Possible Action on Fund 48-Beverly Pass Scholarship fund transfer
Motion Statement - "I move that the Board of Selectmen approve the distribution of these funds to the Greenwoods Scholarship Foundation."
Motion - Sel. Bouchard / Second - Sel. Bourque
Vote to approve - Unanimous (7 - 0)

Item 12 **Executive Session -**
(Changed to 12) A) Concerning the possible Sale of Town-Owned land
B) Discussion on Strategy and Negotiations of Contracts
Motion Statement - "Motion to enter Executive Session to discuss the Sale of Town-Owned land and Strategy and Negotiations of Contracts, taking the Town Manager to be part of the meeting at at 10:22pm.
Motion - Sel. Bourque / Second - Sel. Groppo
Vote to approve - Unanimous (7 - 0)
The Board returned from Executive Session at 11:08pm with no action taken.

Item 13 **Citizens Comments** The following people addressed the board
(Changed to 12) * Jerry Martinez
* Bryan Sundie

Item 14 **Selectmen's Comments and Reports -**
* Sel. Bouchard reminded everyone of the upcoming Earth Day schedule
* Sel. Groppo reminded everyone of the upcoming 89th Annual Laurel Festival activities
* Sel. Morhardt spoke about the Tatro's Pond Reclamation Sub-Committee

Item 15 **Adjournment**
* Motion - Sel. Sedlack / Second - Sel. Morhardt
To adjourn the meeting at 11:08pm
Vote to approve - Unanimous (7 - 0)

ATTEST:

Glenn Albanesi, Town Clerk

These Minutes are subject to formal approval at the next scheduled meeting. Any amendments, corrections or revisions will be noted in the next Meeting Minutes.



TOWN OF WINCHESTER – CITY OF WINSTED

Town Hall – 338 Main Street

WINSTED, CONNECTICUT 06098

TO: Board of Selectmen
FROM: Josh Kelly, Town Manager
SUBJECT: Manager's Report
MEETING DATE: May 1, 2023

Below you will find a list of updates that highlight activities occurring around town since the Board last met and some reminders of activities that occurred in the prior month or that are coming soon. If you have any questions about these items or items that do not appear on this list, please email me at townmanager@townofwinchester.org.

- **508 Main Street:** The Town is presently seeking quotes for different components of building restoration to determine how next steps may be feasible.
- **Batcheller School:** We are waiting to hear back about an 8-24 referral to Planning & Zoning on the proposed sale of the Batcheller School property.
- **Budget:** The budget will be discussed and voted on at Annual Town Meeting on Monday, May 8, 2023 at 7:00 PM at the Gilbert School.
- **Economic Development:** 17 Front Street has received numerous offers, and I have presented a recommended bid for the Board of Selectmen to consider and select.
- **Fair Rent Committee:** Work on this project is ongoing.
- **Fiber Optic Internet:** In their most recent communication with the Town Manager's Office, Frontier has said that the majority of the Town has now had fiber optic cable installed to it, and connections into most homes will occur in May.
- **Grants:** Since our last meeting, the Town submitted a formal application to the Department of Justice's COPS grant program; while the money in this program has already been earmarked for us through Congressionally-Directed Spending, we were required to submit this application in order for money to be distributed to us.
- **Historic District:** The Director of Economic Development and I met with representatives from the State, Preservation CT, and the prospective new owner of one of the major mill buildings in the downtown area to discuss the possibility of creating a small industrial-focused historic district on the southern side of Main Street, which would allow the building owners in that area to take advantage of historic tax credits, making development at those sites more feasible. A grant is being sought to cover costs related with creating such a historic district.
- **Personnel:** I expect that we will be posting to hire for two Police Department vacancies imminently. We also continue to have two vacancies on the Town's Public

Works office and more on the Water & Sewer Commission's side of the Department of Public Works.

- **Unions:** A date has been set for preliminary discussions around the Police Union negotiations.

Here are a few upcoming events to mark on your calendars:

- Monday, May 8, 2023 (7pm): Annual Town Meeting on the budget with adjournment to Budget Referendum to be held at the Gilbert School's Auditorium.
- Monday, May 15, 2023 (7pm): Regular Board of Selectmen meeting.

Respectfully submitted,

Joshua Steele Kelly
Town Manager & CEO

Boards & Commissions

1 CONSIDERATION

(STEP 1 FOR NEW APPOINTMENTS - TO BE RECOGNIZED AT TONIGHT'S MEETING)

Date	Name	Board/Commission	Party	Permanent/ Alternate	Term Ends

NOMINATIONS

(STEP 2 FOR NEW APPOINTMENTS - TO BE VOTED INTO NOMINATION AT TONIGHT'S MEETING)

Date	Name	Board/Commission	Party	Permanent/ Alternate	Term Ends

APPOINTMENTS

(FINAL STEP FOR NEW APPOINTMENTS - TO BE VOTED ON FOR APPOINTMENT AT TONIGHT'S MEETING)

Date	Name	Board/Commission	Party	Permanent/ Alternate	Term Ends
05/01/2023	Paul Mitchell	Zoning Board of Appeals	U	Alternate (replc. Sandy Griswold)	12/2026

RE-APPOINTMENT

(TO BE VOTED ON FOR RE-APPOINTMENT AT TONIGHT'S MEETING)

Date	Name	Board/Commission	Party	Permanent/ Alternate	Term Ends
05/01/2023	Thomas Sullivan	Soldiers Monument	U	Member	6/2027
05/01/2023	Lynn Kessler	Soldiers Monument	R	Member	6/2027

RESIGNATION

(TO BE MENTIONED AT TONIGHT'S MEETING)

Date	Name	Board/Commission	Party	Permanent/ Alternate	Term Ends
05/01/ 2023	Mary Ann Marino	IWWC		Member	4/2025
05/01/ 2023	Allen Miller	Recreation Board	U	Member	4/2028

Boards & Commissions

05/01/2023	Doug Werner	Soldiers Monument Commission	R	Member	6/2023
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APPOINTMENTS BY OTHER APPOINTING AUTHORITIES

(TO BE MENTIONED AT TONIGHT'S MEETING)

Date	Name	Board/Commission	Party	Permanent/ Alternate	Term Ends	Appointing Authority

CURRENT VACANCIES

(TO BE MENTIONED AT TONIGHT'S MEETING)

Board/Commission	Position	Openings	Meets On	Appointing Authority
<u>Architectural Review Committee</u>	Member & Alternate	1 & 2 Alternates	As needed	Planning and Zoning Commission
<u>Board of Assessment Appeals</u>	Alternate Member	1	TBD March/September	Board of Selectmen
<u>Economic Development Commission</u>	Alternate	2	1 st & 3 rd	Board of Selectmen
<u>Laurel City Commission</u>	Regular	5	TBD but monthly	Board of Selectmen
<u>Inland Wetlands & Watercourses Commission</u>	Member	3	3 rd Wednesday of each month	Board of Selectmen
<u>Recreation Board</u>	Member	2	1 st Wednesday of each month	Board of Selectmen
<u>Zoning Board of Appeals</u>	Member & Alternate	2 Alternates	4 th Tuesday of each month	Board of Selectmen

Terry Hall

From: Steve Dew <srdeu45@gmail.com>
Sent: Wednesday, April 19, 2023 1:41 PM
To: Terry Hall
Subject: Re: Appointment by BOS Letter-P. Parent.doc

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Thomas and Lynn do wish to be reappointed. Please add them to the Selectmen's agenda.

On Fri, Mar 10, 2023 at 12:09 PM Terry Hall <thall@townofwinchester.org> wrote:

You, as the Chairman can ask them if they want to be reappointed and let me know. I can then add them to the BOS meeting In May for re-appointment or I can email them a letter asking is they wish to be reappointed. Whichever you would like?

Thank you,

Terry L. Hall

Administrative Assistant

Town Of Winchester

860-738-6078

thall@townofwinchester.org



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From: Mary Ann Marino <maryannmarinola@gmail.com>

Sent: Wednesday, April 19, 2023 8:36 AM

To: Pam Colombie <pcolombie@townofwinchester.org>; Steve Molinelli (Smolinelli@charter.net) <smolinelli@charter.net>

Subject: Commission tenure

This sender is trusted.

Hi Pam and Steve,

As you both may recall, my tenure as an IWWC commissioner was extended by one year upon approval of the Board of Selectman in Spring 2022. My 3rd year is coming to an end and, given the time and energy to my mother's care requires alongside my demanding work schedule, I will not be seeking another extension.

My time on IWWC has been very fulfilling and I've so enjoyed working alongside you both and my fellow commissioners to keep our water healthy and safe for all.

When my mom is a bit more stable from her recent surgery, I'm hoping that I'll be able to continue contributing through membership in the Highland Lake Watershed Association and that our paths will cross through the organizations' relationship.

Pam, correct me if I'm wrong, but I believe my tenure began in May 2020 which would mean that my last meeting is either tonight or at next month's regular meeting. If you can refresh me on that, I'd be grateful.

Warmly,

Mary Ann

Terry Hall

From: Tanya Risucci
Sent: Monday, April 24, 2023 9:22 AM
To: Terry Hall
Cc: kurt williams
Subject: FW: Resignation from the board

Terry,

Please remove Allen Miller from the recreation board and open up a spot on it.

Thank you
Tanya Risucci

From: Allen Miller <Miller@watertownct.org>
Sent: Friday, April 21, 2023 11:43 AM
To: Tanya Risucci <trisucci@townofwinchester.org>
Subject: Resignation from the board

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Good morning Tanya,
Not sure who to include in this email so I'm sure you'll get it too the proper destinations.

Within a very tough and definite decision, I am resigning from the Winsted Board of Recreation. I've enjoyed all that we've accomplished through the years that I've been a part of the board. Now that I'll be opening a business, and working 2 full time jobs, I will no longer have the time to dedicate to the board and all the Recreation programs and events. If anything is ever needed of me please do not hesitate to give me a call or text. Thank you

Allen Miller
Chief Mechanic
Watertown Highway Dept.

Terry Hall

From: Steve Dew <sr dew45@gmail.com>
Sent: Tuesday, April 25, 2023 10:27 AM
To: Terry Hall
Subject: Re: Appointment by BOS Letter-P. Parent.doc

Caution! This message was sent from outside your organization.

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Hi Terry

Unfortunately Doug can no longer be a member of the commission. He lives in Torrington now. Do you know of anyone that would like to be a member?

On Wed, Apr 19, 2023 at 2:20 PM Terry Hall <thall@townofwinchester.org> wrote:

Have you heard from Doug Warner?

Thank you,

Terry L. Hall

Executive Assistant

Town Manager's Office

Town Of Winchester

860-738-6078

thall@townofwinchester.org



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BOARD OF SELECTMEN ACTION REQUEST

No.: 23-11d

Date: May 01, 2023

Topic: Unfinished Business (A) – Structured Tax Plan for 630 Main Street

From: Joshua Kelly, Town Manager

Background: Winsted resident John Noone is prepared to close on the old church building located at 630 Main Street and turn it into a performing arts center. Currently, the building is not on the tax rolls, as it is used for tax-exempt purposes. If John buys the property, it will be taxable. He has approached the Town with this information because he would like to proceed with the purchase of the property, but he needs some level of tax relief in order to be able to afford to open the space up as a performing arts center in the next few years.

Two meetings ago, John was in attendance and spoke to you more about his vision, plans, business plan, and request. At the last meeting, a recommended tax abatement structure was presented by the Town Manager; Mr. Noone expressed his displeasure at the proposal.

The Connecticut General Statutes allow towns to offer certain types of tax agreements that would bring the property onto the tax rolls in a gradual manner. Any tax abatement offered by a town has to be specifically enabled by one or more of the general statutes.

Working with the Town Attorney and the Assessor's Office, we have found that the Town is able to enter into an agreement to provide a fixed assessment to certain properties for economic development purposes over the course of a period of time not to exceed 10 years.

Sec. 12-65b. Agreements between municipality and owner or lessee of real property or air space fixing the assessment of such property or air space. (a)(1) **Any municipality may**, by affirmative vote of its legislative body or, pursuant to subdivision (2) of this subsection, by its board of selectmen, enter into a written agreement, **for a period of not more than ten years**, with any party owning or proposing to acquire an interest in real property in such municipality, or with any party owning or proposing to acquire an interest in air space in such municipality, or with any party who is the lessee of, or who proposes to be the lessee of, air space in such municipality in such a manner that the air space leased or proposed to be leased shall be assessed to the lessee pursuant to section 12-64, fixing the assessment of the real property or air space which is the subject of the agreement, and all improvements thereon or therein and to be constructed thereon or therein, subject to the provisions of subsection (b) of this section. **For purposes of this section, "improvements to be constructed" includes the rehabilitation of existing structures for retail business use.**

(2) In the case of a municipality where the legislative body is a town meeting and such town meeting has adopted an ordinance delegating to the board of selectmen the

authority to enter into an agreement described in subdivision (1) of this subsection, such board of selectmen may enter into such agreement.

(b) The provisions of subsection (a) of this section shall only apply if the improvements or improvements to be constructed are for at least one of the following: (1) Office use; (2) retail use; (3) permanent residential use in connection with a residential property consisting of four or more dwelling units; (4) transient residential use in connection with a residential property consisting of four or more dwelling units; (5) manufacturing use; (6) warehouse, storage or distribution use; (7) structured multilevel parking use necessary in connection with a mass transit system; (8) information technology; (9) recreation facilities; (10) transportation facilities; (11) mixed-use development, as defined in section 8-13m; or (12) use by or on behalf of a health system, as defined in section 19a-508c.

At the last Board of Selectmen meeting, there was a vote to have me draft a proposed tax abatement motion/agreement to be considered at tonight's meeting. You will find the recommended motion below.

Requested Action: I ask that the Board of Selectmen consider authorizing a tax abatement for the property at 630 Main Street.

Fiscal Implications: Presently, the Town receives no taxes from this property. Our understanding is that the Town will likely not receive taxes if this sale does not occur, as other offers on the property come from tax-exempt organizations. Therefore, this sale going through will bring the taxes up from \$0 to some amount.

Recommended Motion: "I move that the Board of Selectmen adopt the attached resolution as presented."

Attachments: *Approving resolution.*

BOARD OF SELECTMEN ACTION REQUEST

No.: 23-21

Date: May 01, 2023

Topic: New Business (A)- Refunds as Recommended by the Collector of Revenue (with attachments)

From: Josh Kelly, Town Manager

Background: The Town Collector of Revenue has recommended that the refunds described in the attached correspondence be authorized in accordance with Connecticut General Statutes Section 12-129.

Requested Action: The Board of Selectmen should authorize the Town Manager to approve the described refunds.

Fiscal Implications: The described refunds total \$13,896.58

Manager's Recommendation: I recommend that the Board of Selectmen authorize the refunds recommended by the Collector of Revenue.

Recommended Motion: *I move that the Board of Selectmen authorize the refunds recommended by the Collector of Revenue in the amount of \$13,896.58.*

Attachment:

Grand List 2021 Refunds
Grand List 2020 Refunds



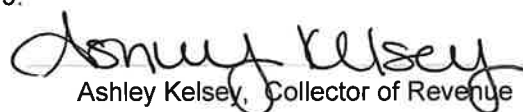
The attached list represents taxes that have been corrected by authority of the provision of Section 12-129 of the General Statutes, and by the Assessor or Public Works Director of the Town of Winchester. The taxes/water and/or sewer amounts shown below have been paid and requests received for refunds of the same.

LIST #/GL YR	TAX TYPE	TAXPAYER	AMOUNT OF REFUND/REASON
12615 2020	MV BASCETTA	PHILIP 148 RIVERTON ROAD RIVERTON, CT 06065	\$21.97 OVERPAYMENT
58147 2021	MV BASCETTA	MELISSA 148 RIVERTON ROAD RIVERTON, CT 06065	\$108.37 OVERPAYMENT
53623 2021	MV GROSS	CHARLES 211 LUKE AVE NE LIVE OAK, FL 32064	\$110.53 C OF C
59522 2021	MV TRUONG	CHI 272 HOLABIRD AVE WINSTED, CT 06098	\$34.28 C OF C
59590 2021	MV URSONE	FRANK 2 KITTEREDGE LANE WINSTED, CT 06098	\$51.88 C OF C
59694 2021	MV VENEZIA	FRANK 1055 ADAMS CIRCLE, APT 608 BOULDER, CO 80303	\$18.18 C OF C
MV TOTAL REFUNDS BY TYPE			\$345.21
427 2021	RE CORELOGI C	ATTN: CENTRALIZED REFUNDS PO BOX 9202 COPPELL, TX 75019	\$1,526.07 OVERPAYMENT
874 2021	RE CORELOGI C	ATTN: CENTRALIZED REFUNDS PO BOX 9202 COPPELL, TX 75019	\$1,006.03 OVERPAYMENT
1134 2021	RE CORELOGI C	ATTN: CENTRALIZED REFUNDS PO BOX 9202 COPPELL, TX 75019	\$1,300.68 OVERPAYMENT
1997 2021	RE CORELOGI C	ATTN: CENTRALIZED REFUNDS PO BOX 9202 COPPELL, TX 75019	\$2,689.41 OVERPAYMENT

It is recommended that refunds in the amount as stated above be made to the taxpayers listed, in accordance with the provisions of said General Statutes, Section 12-129.

4/27/2023

Date of Report


Ashley Kelsey, Collector of Revenue

APPROVED FOR PAYMENT:

DATED:

Town Manager

I have received from Town Accountant the above checks to cover the refunds as stated above.

Date:

Collector of Revenue



The attached list represents taxes that have been corrected by authority of the provision of Section 12-129 of the General Statutes, and by the Assessor or Public Works Director of the Town of Winchester. The taxes/water and/or sewer amounts shown below have been paid and requests received for refunds of the same.

LIST #/GL YR	TAX TYPE	TAXPAYER	AMOUNT OF REFUND/REASON
2060	2021 RE	ATTN: CENTRALIZED REFUNDS	\$50.48
	CORELOGI	PO BOX 9202	OVERPAYMENT
	C	COPPELL, TX 75019	
3995	2021 RE	ATTN: CENTRALIZED REFUNDS	\$1,664.59
	CORELOGI	PO BOX 9202	OVERPAYMENT
	C	COPPELL, TX 75019	
4268	2021 RE	ATTN: CENTRALIZED REFUNDS	\$1,204.42
	CORELOGI	PO BOX 9202	OVERPAYMENT
	C	COPPELL, TX 75019	
4347	2021 RE	ATTN: CENTRALIZED REFUNDS	\$1,551.90
	CORELOGI	PO BOX 9202	OVERPAYMENT
	C	COPPELL, TX 75019	
4443	2021 RE	ATTN: CENTRALIZED REFUNDS	\$1,232.60
	CORELOGI	PO BOX 9202	OVERPAYMENT
	C	COPPELL, TX 75019	
429	2020 RE	GERAD	\$1,325.19
	DOLL	58 UPSON AVE	OVERPAYMENT
		WINSTED, CT 06098	
RE		TOTAL REFUNDS BY TYPE	\$13,551.37
NUMBER OF REFUNDS		16	TOTAL REFUNDS
			\$13,896.58

It is recommended that refunds in the amount as stated above be made to the taxpayers listed, in accordance with the provisions of said General Statutes, Section 12-129.

4/27/2023

Date of Report

Ashley Kelsey, Collector of Revenue

APPROVED FOR PAYMENT:

DATED:

Town Manager

I have received from Town Accountant the above checks to cover the refunds as stated above.

Date:

Collector of Revenue

BOARD OF SELECTMEN ACTION REQUEST

No.: 23-22

Date: May 01, 2023

Topic: New Business (B)- Proposed Line-Item Transfers (with attachment)

From: Joshua Kelly, Town Manager

Background: The Town of Winchester Charter (as amended) provides for the intra-departmental transfer of funds:

Section 914.

INTRA-DEPARTMENTAL TRANSFER OF APPROPRIATIONS Upon the request of the Manager, but only within the last three (3) months of the fiscal year, the Board of Selectmen may, by resolution, transfer any unencumbered appropriation, balance, or portion thereof, from one department, commission, board, or office to another. No transfer shall be made from any appropriation for debt service and other statutory charges. Notwithstanding the above, no transfer shall be made from any appropriation for an uncompleted capital improvement or from a department sinking fund without approval of the Town acting by referendum.

Requested Action: The Board of Selectmen should consider the proposed line- item transfers.

In accordance with Section 914, Finance Director Ann Marie Rheault has requested a transfer of funds to cover FY22 year-end deficits.

Fiscal Implications:

FROM: Winchester Police Department (210)		
<u>Line</u>	<u>Description</u>	<u>Amount</u>
210-192-0014	Training Activities	\$10,000.00
TO: Winchester Police Department (210)		
<u>Line</u>	<u>Description</u>	<u>Amount</u>
210-821-0000	Maintenance of Vehicles	\$10,000.00

Recommended Motion: I move that the Board of Selectmen approve the line-item transfer of \$10,000 from Training Activities (210-192-0014) to Maintenance of Vehicles (210-821-0000) in the amount of \$10,000.



In accordance with Section 914, Finance Director Ann Marie Rheault has requested a transfer of funds to cover charges for Maintenance of Vehicles and Clothing Allowance and Equipment.

Fiscal Implications: none

FUND TRANSFERS - TOWN OF WINCHESTER

1. DEPARTMENT REQUESTING TRANSFER

Dept 210 - Police Dept

2. TOTAL AMOUNT & FISCAL YEAR OF TRANSFER

\$10,000

ACCOUNT(S) TRANSFERRED FROM:

Fund:

DEPT#

OBJECT#

OBJECT#

AMOUNTS

TRAINING ACTIVITIES		1	210	192	0014	\$10,000

ACCOUNT(S) TRANSFERRED TO

DEPT#

OBJECT#

SUB-
OBJECT#

AMOUNTS

Maintenance of Vehicles		1	210	821	0000	\$10,000

3. REASON FOR REQUEST AND HOW SOURCE ACCOUNT CAN WITHSTAND TRANSFER:
(ANTICIPATED ITEMIZED EXPENDITURE WHICH REQUIRES INCREASE FUNDING)

- 1-Maintenance of Vehicles-Multiple unanticipated mechanical failures on main line fleet vehicles.
2. Transferring out of the Training Activities line item, which is designated for salaries for recruits in the academy, we do not anticipate any recruits in the academy before the end of the fiscal year.

4. REQUESTING DEPARTMENT HEAD SIGNATURE:
(PER SECTION 914 OF TOWN CHARTER) FURTHER COMMENTS:

 4/27/2023

5. DIRECTOR OF FINANCE VERIFICATION OF FUNDING SOURCE'S ABILITY
TO FUND THIS REQUEST:

 4/27/2023

6. TOWN MANAGER'S APPROVAL AND RECOMMENDATION:
(PER SECTIONS 914 AND 915 OF TOWN CHARTER) FURTHER COMMENTS:

7. DATE SUBMITTED TO BOARD OF SELECTMEN

8. DATE APPROVED BY BOARD OF SELECTMEN

CC: Town Manager, Director of Finance, Purchasing Director, Department Requesting Fund Transfer

BOARD OF SELECTMEN ACTION REQUEST

No.: 23-23

Date: May 01, 2023

Topic: New Business (C) American Rescue Plan Act (ARPA) Allocation, Phase 5

From: Joshua Kelly, Town Manager

Background: In early 2021, Congress passed legislation, known as the “American Rescue Plan Act,” which aims to help stimulate the economy and provide needed services to citizens. In total, the Town expects to receive approximately \$3.1 million from this act, and the US Department of Treasury released its guidelines for the way in which this money may be spent on May 10, 2021. That guidance has since been adjusted, and the Town of Winchester has the opportunity to be more flexible with the way in which the money is allocated. The first half of this money was released to the Town on July 1, 2021, and the second half was released on July 1, 2022.

In December 2021, the Board of Selectmen considered and acted on approving “Round 1” allocations. This proposed work was based on an in-depth review of proposed projects by a committee of employees, officials, and residents. Round 1’s approved projects included the following:

Online Permitting Software	\$39,200
Remote Laptops	\$3,000
Town Marketing & Economic Development Activities	\$40,000
Director of Economic Development - Part 1	\$50,000
Business Start-Up Fund	\$100,000
Water Quality Improvement Program	\$10,000
800-band Radios	\$200,000
Ambulance Components	\$67,366
Firehouse Air Conditioning with Filtration Station	\$35,000
Firehouse Washing Machine & Dryer	\$40,000
GIS Map Updating	\$48,960
Mailed Communications	\$11,000
Recreation Safety Improvements	\$8,500
Sewer Plant Raw Water Pumps	\$350,000
Sewer Pump Station Rehabilitations	\$350,000
Senior Center "No Senior Left Behind" Technology Program	\$20,210
Social Services Coordinator - Part 1	\$60,000

Subtotal: \$1,422,236

On May 16, 2022, the Town approved a reallocation of \$200,000 from the “800-band Radios” project and put that money, plus another \$120,000, towards the Sue Grossman Greenway project (totaling \$320,000). In the meantime, grant funding is being sought for 800-band radios.

On June 6, 2022, the Town approved the following Phase 2 allocations:

Project Name	Estimated Cost	Phase
Sewer Plant Step Screen	\$450,000	2
Sewer Plant Septage Receiving Station & Other Water/Sewer Capital Projects	\$250,000	2
Winsted FD Pumper	\$207,000	2
Facade Grant Supplemental Funding	\$100,000	2
Winchester FD Pumper/Tanker	\$100,000	2
Soldiers Monument Educational/Tourism Panels (CCG Match)	\$25,000	2
Public Art (CCG Match)	\$6,250	2
TOTAL	\$1,297,036	

The second half of the total funding was delivered to the Town on July 1, 2022. Around that time, the Board authorized the following two Phase 3 appropriations:

Project Name	Estimated Cost	Phase
Social Services Coordinator - Part 2	\$23,481	3
Director of Economic Development - Part 2	\$24,548	3
TOTAL	\$48,029	

The approval of the above-listed projects brought the remaining ARPA funding to \$398,745.

Phase 4 included the following:

Project Name	Estimated Cost	Phase
Walker Field Soccer Lighting	\$194,250	4
TOTAL	\$194,250	

This includes the \$185,000 base cost of the project and a small contingency of \$9,250. It was approved unanimously, bringing remaining ARPA dollars available for new allocation down to \$204,495.

After many discussions with the Board of Selectmen about the subject, I propose Phase 5 include the following:

Project Name	Estimated Cost	Phase
Director of Economic Development – FY 2024	\$51,672	5
TOTAL	\$51,672	

Requested Action: I ask that the Board of Selectmen vote to approve the above-listed “Phase 5” project allocation.

Fiscal Implications: Being from the federal government, these allocations will not have any direct taxpayer impacts. The goal of the allocation is to invest in our marketing and economic development activities to grow our grand list and generate new income for the town. If this allocation is made, we will still have \$152,823 remaining in our ARPA grant funds.

Recommended Motion: *“I move that the Board of Selectmen allocate American Rescue Plan Act dollars in accordance with the Town Manager’s proposal as presented and direct the Town Manager to use the funds to support a Director of Economic Development whose primary focus shall be on growing the Town’s grand list.”*

Attachments: None.

BOARD OF SELECTMEN ACTION REQUEST

No.: 23-24

Date: May 01, 2023

Topic: New Business (D) – Appointment of a Moderator for the Annual Town Meeting

From: Joshua Kelly, Town Manager

Background: The Town's Annual Town Meeting, as required by the Charter, is set to be held at 7:00 PM on Monday, May 8, 2023, at the Gilbert School auditorium. A Moderator must be appointed by the Board of Selectmen to preside over this meeting; according to Section 313 of the Charter, "at any town meeting, the Mayor shall preside unless a moderator is designated by a majority vote of the Board." There is no mention of a Moderator under Section 1102 of the Charter, which outlines items related to the Annual Budget Meeting.

If the Board of Selectmen wishes to designate an individual to serve as Moderator, now is the time to do so. Nominations/suggestions can be made from the floor.

Requested Action: I ask that the Board of Selectmen vote to appoint a Moderator for the Annual Town Meeting.

Fiscal Implications: None.

Recommended Motion: "I move that the Board of Selectmen appoint _____ to serve as Moderator at the Annual Town Budget meeting to be held at 7:00 PM on Monday, May 8, 2023, at the Gilbert School Auditorium."

Attachments: None.

BOARD OF SELECTMEN AGENDA ITEM SUMMARY

No.: 23-25

Date: May 01, 2023

Topic: New Business (E) Referring Sale of Batcheller School Property to Special Town Meeting

From: Joshua Kelly, Town Manager

Background: In the fall of 2022, the Town of Winchester opened sealed bids for the sale of the Batcheller School property located at 179/201 Pratt Street. Two bids were submitted. The bid that offered the greatest value to the Town in up-front payments and ongoing tax payments while being permitted in the Zone where this property exists was submitted by the Northwest Senior Housing Corporation, based here in Winsted. After a series of discussions and negotiations, it has become clear that the Northwest Senior Housing Corporation is willing to take the concerns of the Board of Selectmen and nearby residents seriously and is willing to address those concerns as part of their redevelopment project. The Town has ironed out a final draft of a lease-to-purchase agreement with Northwest Senior Housing, and the Planning & Zoning Commission has completed their 8-24 referral on the property and sent it back to the Board of Selectmen for next steps.

This sale will entail the sale of +/- 13 acres of this parcel, to be agreed upon by the Town and the Buyer at a later date. The Town will retain ownership and control of the shed/barn building at the front of the property, as well as access to that structure, and will retain ownership of the forested land in the rear of the property.

The matter is now back in front of the Board of Selectmen to schedule a Special Town Meeting to approve the Lease and Option to Purchase on Town-owned land. The proposed sale price is \$300,000.

Requested Action: I ask that the Board of Selectmen establish a Special Town Meeting date and time to approve the Lease and Option to Purchase on the Batcheller School property. Per the Town's ordinances, this is to be set for a date 30 to 45 days out from the present date; I recommend that the Special Town Meeting be set for 6:30 PM on Monday, June 5, 2023, immediately prior to the regular Board of Selectmen meeting to be held that night.

Fiscal Implications of this Action: None. If approved at Special Town Meeting, the Town would save money by removing its obligation to maintain that property and would gain \$300,000 upon the successful sale of the property.

Recommended Motion: I move that the Board of Selectmen establish a Special Town Meeting to be held at 6:30 PM in the Hicks Room in Winchester Town Hall on Monday, June 5, 2023, to consider and possibly act on the sale of the Batcheller School property, located at 179/201 Pratt Street.

Attachments: None.

BOARD OF SELECTMEN AGENDA ITEM SUMMARY

No.: 23-26

Date: May 01, 2023

Topic: New Business (F) Consider and possibly act on the approval of the Town Manager's contract.

From: Joshua Kelly, Town Manager

Background: I, as Town Manager, have requested changes to my contract effective July 1, 2023, based on inflation rates and quality performance on the job. I have presented a draft contract to the Board of Selectmen in Executive Session.

Requested Action: I ask that the Board of Selectmen approve the Town Manager's proposed contract as presented.

Fiscal Implications of this Action: The salary change represents a \$15,000 change in the salary. In February 2021, I was offered and accepted a salary of \$120,000 by Winchester. That offer had the same buying power in February 2021 as \$137,712.52 has as of March 2023, as calculated by the Bureau of Labor Statistics' Consumer Price Index Inflation Calculator, as a result of inflation. The newly-proposed \$140,000 salary represents an adjustment for inflation plus a 1.67% merit increase over two years.

Presently, I am the lowest paid Town Manager in the state by \$15,000 when comparing against all towns, including two with smaller populations than Winchester; this adjustment will bring my salary in line with the other lowest paid Town Managers in the state.

Recommended Motion: "I move that the Board of Selectmen approved the Town Manager's proposed contract as presented and authorize the Mayor to sign the contract on behalf of the Board of Selectmen."

Attachments: None.

BOARD OF SELECTMEN ACTION REQUEST

No.: 23-27

Date: May 01, 2023

Topic: New Business (G) – Consider and possibly act on making an 8-24 referral of the sale of 17 Front Street to the Planning & Zoning Commission.

From: Joshua Kelly, Town Manager

Background: At the Board of Selectmen's first meeting in April, a motion was made to put the parcel at 17 Front Street, which is Town-owned, on the market with a listing price of \$80,000. The Board also stipulated that the Town would only accept offers from individuals who planned to make the parcel owner-occupied. There were multiple offers that came in for the parcel, one of which was for the price of \$93,000. It is my recommendation that the town award the sale to this bidder. To proceed with this sale, the Board of Selectmen needs to send the sale of this parcel to the Planning & Zoning Commission as an 8-24 referral.

Requested Action: I ask that the Board of Selectmen send the sale of 17 Front Street to the Planning & Zoning Commission for an 8-24 referral.

Fiscal Implications: Presently, none. If the sale proceeds, the sale would yield the Town \$93,000 in proceeds.

Recommended Motion: "I move that the Board of Selectmen send the sale of 17 Front Street to the Planning & Zoning Commission for an 8-24 referral and direct the Town Manager to engage the private citizen with the high offer of \$93,000 to proceed with the sale process."

Attachments: None.

BOARD OF SELECTMEN ACTION REQUEST

No.: 23-28

Date: May 01, 2023

Topic: New Business (H) – Consider and possibly act on directing additional Town-owned parcels to be put on the market to be sold.

From: Joshua Kelly, Town Manager

Background: The Town presently owns over 250 parcels, some of which could be developed or otherwise put back on the Town's tax rolls. The Town Manager has developed a list of properties that should be considered for sale on the open market.

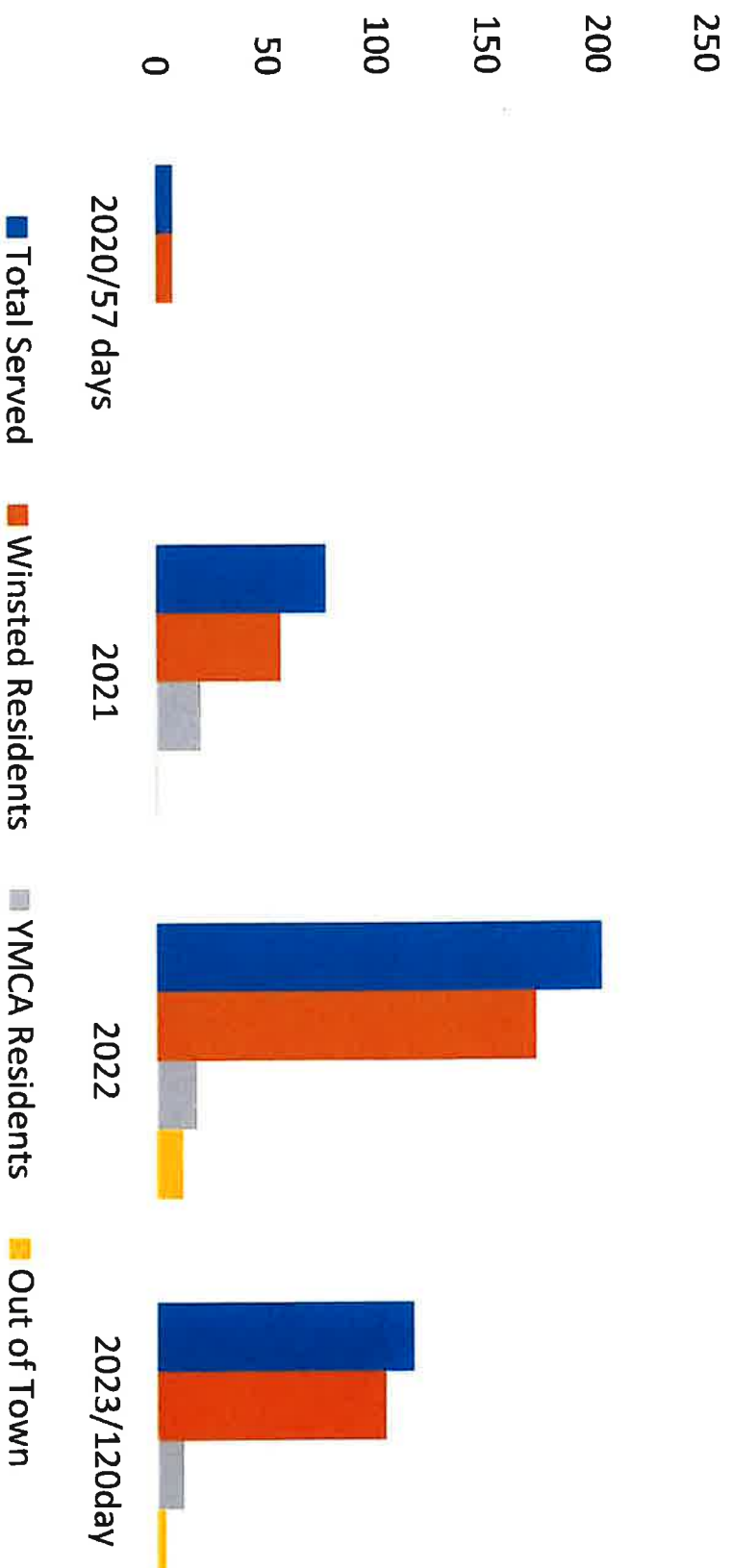
Requested Action: I ask that the Board of Selectmen consider placing additional properties, as recommended, for sale on the open market.

Fiscal Implications: Presently, none. If sales proceed, the Town will receive income from the sales.

Recommended Motion: "I move that the Board of Selectmen direct the Town Manager to place the properties located at the following addresses on the market for sale and that the sale of said properties be sent to the Planning & Zoning Commission for an 8-24 referral: [insert list of property addresses]."

Attachments: None.

People Served by Winchester Social Services



Social Service 2023 Data By Need

