

Public Hearing Minutes – February 7, 2013

DeStefano call the Public Hearing to order at 6:30 P.M. at the Town Hall for the following purpose. “Ordinance to sell real property owned by the Town of Haddam known as 105 Bridge Road, Haddam, CT.”

BE IT ORDAINED by the Town Meeting of the Town of Haddam that the Town, through its First Selectman, Honorable Paul J. DeStefano, is hereby authorized to sell, transfer and convey all of its right, title and interest in and to that certain piece or parcel of land known as 105 Bridge Road Haddam, CT together with all buildings and other improvements thereon, if any, according to the terms of a Purchase and Sale Agreement dated January 28, 2013 and any amendments thereto, by and between the Town of Haddam (Seller) and Acquisition Holdings, LLC or its assign (Buyer). The ordinance shall become effective upon its passage by a duly called Town Meeting.

DeStefano introduced the prospective buyer, Bob Landino, CenterPlant Companies based in Middletown, CT. Mr. Landino introduced the owners of the company, Michael Lombardi and Brian Lanaras. They run a construction company, land development company and a solar energy company. Mr. Landino gave a brief history of his background. His intention is to use the main building as a field office and store equipment in the back portion of the building and use the other building for selling material and maybe put in a small retail area. Mr. Landino then answered questions from the public.

Jonathan Sibley, abutting property owner, spoke and said he thought this is a great idea. He pointed out that the DEEP will be doing an investigation in the spring regarding environmental issues. Mr. Landino stated they will do their due diligence and have built in the offer for remediation that may need to be done within a certain range. Mr. Landino stated if the town approves the contract, it does not mean they will buy the property, depends on what they find in the environmental study. Sibley stated he would be willing to share their reports with the potential buyers.

A resident asked Mr. Landino if he would give the town the reports he receives back from the environmental study. Landino stated he would be willing to give to the town if they do not purchase the property.

Ed Schwing asked the First Selectman how this process was done and what was the criterion used. DeStefano stated that when the property was trying to be sold the first time, there was a lot withheld regarding the contamination and if there would be potable water. DeStefano stated five (5) leases looked at the property and considered some of the offers, but eventually contacted Dow Realty to try and sell the property. Jeff Dow was present and stated the property was put up for sale in October, 2012 and received two legitimate offerings and several showings. Mr. Dow brought both offers to the BOS and the board decided to go with CenterPlant Companies.

A resident asked how long of a time schedule 90 days following execution of the agreement, then a six month following the due diligence and 3 months of investigations for the permitting process. They will prepare a site plan and give to the P&ZC.

A resident asked if there are still any strings attached to the property. DeStefano stated the town will have to pay \$62,800 back to the state from a grant. The State has no obligation to clean the site. After a few other briefs comments, DeStefano stated he is pleased with the track record of the potential buyer and would be a good neighbor.

Duval moved to adjourn the Public Hearing at 7:02 P.M. and proceed with a vote at the Town Meeting immediately following this meeting. Approved unanimously.

Minutes taken by – Alice Zanelli