

**TOWN OF HADDAM
BUILDINGS AND INFRASTRUCTURE COMMITTEES
TOWN HALL
21 FIELD PARK DRIVE, HADDAM, CT
THURSDAY, 13 JUNE 2019
PUBLIC MEETING
UNAPPROVED MINUTES
*Subject to Approval by the Commission***

ATTENDANCE

A	Kate Anderson, Secretary - Infrastructure
X	Scott Brookes - Buildings
X	Emily Carrow - Buildings
X	Lynne Cooper - Infrastructure
X	Mike Fortuna, Chairman - Infrastructure
A	Diane Ifkovic - Infrastructure
X	Lisa Malloy - Buildings
X	Joanne Nesti - Buildings
A	Jared Novinski - Buildings
X	Mike O'Brien – Infrastructure (Left 7:38 p.m.)
X	Patrick Pinnell, Chairman – Buildings and Member - Infrastructure
X	Peter Sonski - Infrastructure
A	Lizz Milardo, First Selectman
A	Bill Warner, Town Planner
X	Bunny Hall Batzner, Recording Clerk

THIS WAS A JOINT MEETING OF THE BUILDINGS AND INFRASTRUCTURE COMMITTEES.

1. Call to Order

Mr. Pinnell, chairman, called the meeting to order at 6:36 p.m.

2. Pledge of Allegiance

The pledge was recited.

3. Approval of the Agenda

MOTION: Joanne Nesti motioned to approve the 13 June 2019 agenda as submitted. Lynne Cooper second. Motion carried unanimously.

4. Attendance

Attendance was taken. There was a quorum of both Committees.

5. Approval of Minutes

A brief discussion followed in regard to the minutes of both Committees. As Ms. Anderson is absent, the Infrastructure Committee tabled the approval of their minutes.

The Buildings Committee noted the following corrections to the 9 May 2019 minutes: page 2, 7. Jail Update, first paragraph, first and sixth lines– change “restauranters” to “restaurateurs”, page 2, 8. Higganum Sewer Update, first paragraph, second line, after “will” insert “provide a proposal to”, second paragraph, first line and fourth paragraph, second and third lines – change “Ferraro” to “Ferrero”, third

paragraph, second and third sentence, prior to “pressure” insert “low”; and page 4, first paragraph, third line – delete “Gusto” and fourth paragraph, fifth line – change “something” to “nothing”

After the corrections were noted, Mr. Pinnell tabled the approval of the Buildings Committee’s minutes.

6. Scovil Mills National Register Listing Update; Visit to Mills on 11 June by Christie A. LaBella (CT DOT), Jenny Fields Scofield (SHPO), and Renee Tribbert (CT Trust for Historic Preservation). Discussion of Camoin Associates Development Evaluation.

Mr. Pinnell reported that he and Mrs. Malloy met with Christie A. LaBella, Property Agent II, CT DOT, Renee Tribbert, Project Manager, Connecticut Trust for Historic Preservation, and Jenny Fields Scofield, State and National Register Coordinator, State Historic Preservation Office (SHPO), on Thursday, 6 June 2019, to tour the mill structures - Buildings #2, 3 and 4 as well as the watercourses and the dam. Mr. Pinnell stated they did not go onto the convent property where one surviving building from the original mill complex remains. During the tour, there was discussion regarding the possible creation of a Scovil Mills Historic District (recommendation of the Connecticut Trust) and to tell the whole story of the buildings, the water power connection, and their significance for the foundation and existence of Higganum as the industrial center of Haddam. Mr. Pinnell reported there may be a grant through SHPO to hire a consultant to write the nomination (SHPO is not offering to write the nomination).

Mrs. Malloy stated she must have misunderstood Mr. Muthersbaugh, former Buildings Committee chairman, as she was under the impress that the Connecticut Trust was actually going to write the National Register nomination. Mrs. Malloy also stated this process is extremely time consuming and she believes the other property owners need to be approached to see if they want their properties listed on the National Register. Mr. Pinnell stated a property owner doesn’t have to consent; and if a property is listed on the National Register, then National Preservation tax credits become available; therefore, it’s beneficial to cooperate and the restrictions are not terribly onerous. Mrs. Carrow asked if the restrictions between a building designation and a district designation are different. Mr. Pinnell stated the distinctions in a district are between a contributing (Secretary of Interior standards apply) and a non-contributing (standards do not apply) structure to the historic character of the district. Ms. Nesti asked how large of a district was being discussed. Mr. Pinnell stated it would be a discontinuous district. Mr. Fortuna stated it’s all about the story and how the buildings are connected. In regard to the nomination, Mr. Pinnell stated the town has a good head start thanks to Mrs. Malloy’s work as well as others in terms of compiling documents and photographs.

Mrs. Malloy recommended that the town apply for a grant and hire a consultant to write the nomination. A brief discussion followed in regard to how the Higganum Landing properties handled their nomination. Mrs. Malloy stated the Higganum Landing designation is a National Register historic district and she wrote the grant with Mr. Verney’s help. Mrs. Malloy stated again that this is a time consuming process and believes the town should apply for the grant and to hire a consultant to write the nomination. Mr. Pinnell called for a joint Committees motion. Mr. Fortuna asked if he wanted to do that prior to speaking to the property owners. Mr. Pinnell stated he doesn’t believe it would be a surprise to the property owners. Mrs. Malloy felt Sister Doretta should be contacted regarding this matter before the Committee moves forward.

Ms. Cooper asked for clarification as to what the Committees will be asking the Board of Selectmen (BOS) to consider. A brief discussion followed. Ms. Cooper stated before speaking to Sister Doretta, the Committees need to see if the BOS will agree to this; and if the BOS agrees, then all the property owners that would be impacted by the designation should be made aware.

MOTION: Lisa Malloy motioned to ask the Board of Selectmen to consider the recommendation of the joint committees (Building and Infrastructure Committees) for the Town of Haddam to apply for a grant towards the National Register nomination. Emily Carrow second. Motion carried unanimously.

7. Higganum Septic / Sewer Update and Discussion; Synch with Haddam Elementary Situation Milestones to Inform Public. Set Referendum Date. Review and Action on Fuss and O'Neill's Revised Proposal.

Mr. Pinnell turned the meeting over to Mr. Fortuna. Mr. Fortuna distributed a revised proposal from Fuss and O'Neill to do the following items: 1) validate the flows in a sewer district without defining a sewer district (validate what was done before), 2) update the costs for the black box to the river, and 3) to evaluate the costs for community septic on the HES and Town Green properties. Once completed, the Committee can compare the black box discharge to the river approach to the septic approach, be prepared to go to two town meetings – a public information meeting and a public hearing, and then a referendum. The fee for the work including five meetings (two public meetings) over the course of two months is just under \$17,000. Mr. Fortuna stated there is nothing within the proposal that hasn't been discussed previously, but it does narrow the focus to update the numbers; and without this information it will be hard to answer the questions that need to be answered.

Mr. Pinnell stated the Town of Haddam voted to acquire the HES property and it's his understanding from conversations he has had with Lizz Milardo, First Selectman, there has not been an official mechanism established to act on the results of the positive referendum vote to acquire the school and the property. Mr. Pinnell also stated this should not stop the technical study for the portion of the HES property needed as well as the Higganum Green to provide an adequately sized community septic field to handle the down town (contingent upon the flows). Mr. Fortuna talked about Mr. Warner's comment regarding the existing 6,000 gallon system at HES that can handle a large percent of the flow without the need for a sewer. Mr. Fortuna stated when the sewer study was done initially the HES property wasn't an option as the school was still viable, but now that the town will own the property it opens the opportunity to do a phased approach, tie into the 6,000 gallon system, and get some of the properties using it. Expansion can come overtime; however, the issue with this is whenever there's a need to expand, it will be another capital project for the town. Mr. Fortuna stated as a way of getting started this may be just what's needed as it's a lower cost to build and operate and it gets the ball rolling. Mr. Fortuna also stated Fuss and O'Neill will look at the capacity of the existing system (how much it can handle per day) and based on that information properties can then be prioritized. Mr. Fortuna noted that the collection system will still need to be constructed to get to HES and that would be built in its entirety and the systems will be expanded within the fields as needed. Mr. Pinnell asked if there will be a state review. Mr. Fortuna stated yes, a review for compliance and not for approvals.

Mr. Fortuna stated the Committee could break off the black box and discharge to the river and merely look at the septic system as the town will own the property. Mr. Fortuna stated the risk is that we cannot answer all the questions that are asked and does that tie up the property for some future developer (how do you break off the septic area if there's a developer in there someday or the developer needs the entire 6,000 gallons of capacity and the town needs to disconnect). Mr. Pinnell stated the easiest thing would be to have Fuss and O'Neill determine the approximate flows.

Ms. Nesti asked if the Committee needs to know what the school will become first or know the system first. Mr. Fortuna stated if the school becomes mixed use with apartments, they would need a fair amount of capacity of the existing system; whereas, the system can probably handle the flow of what exists in Higganum at this time, noting that Virgil Lloyd, Fuss and O'Neill, is backing that thinking. Mr. Fortuna also stated one approach would be as you expand, you look to expand the septic fields. Another approach would be to connect high priority individual properties and then others connect as there's an expansion.

Discussion followed at length in regard to Town Planner Bill Warner's comment about looking at the market for housing with Mr. Pinnell stating he believes small 1,200 to 1,400 square foot bungalow units (\$200 per square foot; lower fixtures and finishes; community septic within the common green). From there discussion followed in regard starter homes bringing in children that will need a school and potential developers and current business owners being hesitant to do anything because they have no idea what's happening with infrastructure.

Mr. Pinnell stated in one conversation with Mrs. Milardo she had indicated that she would like to move slowly on this matter; however, as much as he respects her opinion, his own sense is now is the time to go. Mrs. Carrow stated the town has been going slow for 20 years. Mr. Fortuna stated if you go too slow, you start going backwards. Mr. Pinnell proposed a joint committees motion that the selectmen look at the Fuss and O'Neill proposal and the joint committees recommend going forward with it.

Discussion returned to Mr. Pinnell's earlier comments regarding the bungalow units, the purpose of the Infrastructure Committee to determine if the town is willing to install and pay for infrastructure in Higganum Center. Mr. Pinnell used the analogy of subsidizing the street in front of someone's house. Mr. O'Brien disagreed. Discussion followed at length with Mrs. Carrow stating that she believes fear of losing the rural character of the town will take place by establishing some infrastructure.

Ms. Nesti asked Mr. Fortuna if Deep River or Chester have done something similar to this. Mr. Fortuna stated Deep River and Chester have and all the way down the shoreline.

In regard to cost, Mr. Brookes stated perhaps the town was smart by mistake to have waited so long because the septic issue could be addressed at a fraction of the \$10 million with the town soon to be the owner of HES and the potential for a community septic system.

Ms. Cooper stated there are three issues in dealing with the public: 1) don't want to see the rural aspect and character of the town destroyed, 2) cost (what's the cost, how much is it going to cost the individual), 3) is putting a community septic system in Higganum Center a government infrastructure issue (is it something everybody in town should be glad to pay for or is it really just a private area issue – Higganum Center). Ms. Cooper stated the Committee needs to find a way to get people to understand that this project is something that benefits the town and is an issue that everyone should be involved with v. this isn't my problem because I don't live in the Center and will not recoup anything from it. Mr. Sonski stated money will always be a factor, there are creative financing plans, and there are going to be assessments that will be imposed on homeowners or commercial properties along the field (will be bearing a greater amount of the cost); however, townspeople will probably bear a portion of the costs. Mr. Sonski also stated the Committee needs to find a way to make people realize that, "yes we all benefit from the fact that there is a community way to treat wastewater in a region of the town that we all value and that it does have an economic impact on us." Discussion followed in regard to the percentage of commercial properties in town (single digit) and the percentage of taxes paid by those properties (much larger as it includes the property as well as the personal property within the buildings).

Mrs. Malloy asked Mr. Pinnell if he was asking both committees to vote on this matter. Mr. Pinnell stated he felt both Committees should vote. Mrs. Malloy stated although she is not opposed to what the Infrastructure Committee is doing, she doesn't feel knowledgeable enough to vote on the matter. Mr. Fortuna stated the vote is not about detail. Mr. O'Brien suggested the Buildings Committee offer their support (not vote). After a brief discussion, it was determined that only the Infrastructure Committee would vote on the matter.

MOTION: Mike Fortuna motioned to accept the Fuss and O'Neill proposal and to recommend that the Board of Selectmen execute the Fuss and O'Neill proposal for \$16,900. Mike O'Neil second. Motion carried unanimously.

8. Higganum Center / Saybrook Road Traffic Calming and Balanced Mobility / CT DOT and OSTA Reapplication. (2015 Application and Denial) Conversation 5 June with Trooper Enrico Milardo per Bill Warner Suggestion.

Mr. Pinnell reported at Bill Warner's suggestion, he contacted Resident State Trooper Rico Milardo regarding this matter. Mr. Pinnell stated when former First Selectman Melissa Schlag was in office she applied to the State DOT and Office of the State Traffic Administration for a traffic counter. The application was turned down in 2014 with the rationale that during peak hours 95 percent of traffic was above the posted speed limit and DOT felt everyone was comfortable with the speed. Mr. Pinnell felt this goes against the grain of safety and cited an April accident in front of HES and the high rate of speed effecting

businesses. Mr. Pinnell would like to take the same data and repackage it with some of DOT's own language (Contact Sensitive Solutions – CSS) and see if the town can reapply.

Mr. Pinnell stated that Trooper Milardo is in favor of lowering the speed from the Aircraft Road exit (currently 45 mph – lower to 35 mph) down to Dunkin Donuts (currently 35 mph – lower to 25 mph) before picking up again. Mr. Pinnell stated if Route 9 were to become a toll road, Saybrook Road/Route 154 traffic would increase. Mr. Pinnell also stated that Trooper Milardo indicated that Killingworth Road/Route 81 should be looked at for inconsistencies (type and speeds for the different zones inconsistent). Mr. Pinnell spoke in regard to the speed machine being placed in different locations throughout town and the purchase of a more sophisticated speed and photo gun that the trooper would handle (\$2,000). In conclusion, Mr. Pinnell stated that he provided Trooper Milardo with all the information from the previous application.

Mr. Pinnell suggested another recommendation be presented to the BOS to lower the posted speed on Route 154 through the Center of Higganum. Mr. Fortuna asked who would receive the application. Mr. Pinnell state OSTA.

Mr. Sonski asked if there should be other agencies or sources that are also recommending the lowering of the speed limit in this area. A brief discussion followed in regard to obtaining letters of support from the fire dept., state police, ambulance, River COG, etc., and the area being proposed – half mile radius out from the Center on Route 154 and 81 – and the proposed speed limit – 35 mph to 25 mph.

MOTION: Patrick Pinnell motioned that Lizz Milardo, First Selectman, as the Local Traffic Authority, act on a recommendation of the joint committees (Buildings and Infrastructure Committees) that she apply to the CT DOT and OSTA to lower the posted speed limit along Routes 154 and 81 as well as preforming other actions which will calm traffic in conformity with Contact Sensitive Solutions (CCS) in Higganum Center. Lynne Cooper second. Motion carried unanimously.

9. Public Comment

Ed Schwing asked the members of the committees if any of them were certified town planners with committee members responding no. Mr. Schwing asked them to keep communication open with Bill Warner, Town Planner, as he has very good ideas that he's presented to P&Z.

Mr. Schwing advised the Committees when they are talking about infrastructure to take note of neighboring towns noting that East Haddam, in the area of the Opera House, built a sewer system in 1998, and that they have a committee looking to revitalize the area who wrote to 250 developers in the tri-state area as well as engineers, realtor and only one response was received. Mr. Schwing stated people don't come flocking into small towns to do stuff. Mrs. Carrow stated she believes a number of people are coming to small towns such as Chester. Mr. Schwing stated a number of people who live in the town did not move to the town based on the Center. Mr. Schwing also stated he believes the sewer proposal is fantasy and that people do not want anything more than what currently exists as Haddam is a bedroom community.

Melissa Schlag stated the analogy of fixing the road or the septic systems of 8,000 residents is not realistic. Ms. Schlag stated Ms. Nesti question in regard to whether other towns had put in a septic system to attract people had been done before was a good question. Ms. Nesti stated her question wasn't motivational, that she wanted to know what the existing structures might be. Mr. Pinnell stated Collinsville did it to bring in both businesses noting density of development – restaurants, mixed use, town center – due to septic and the re-use of old buildings. Ms. Schlag stated Chester and Deep River kept their old buildings, but Haddam torn theirs down taking away the cute, quaint village look. Mr. Pinnell stated there's still Scovil Mills. Ms. Schlag agreed.

Ms. Schlag asked about the new RFP for Fuss and O'Neill. Ms. Schlag asked if the Committee went out to bid for it and when was it discussed. Mr. Fortuna stated yes, that eight proposals were received, four were interviewed, and Fuss and O'Neill was selected. Ms. Schlag asked the scope of work. Mr. Fortuna stated it was a broader scope (a full study) and this is a piece of that study. Ms. Schlag asked if the Com-

mittee went out to bid for this piece. Mr. Fortuna stated no, that the Committee is doing it incrementally rather than going out at once. Mr. Fortuna clarified that the Committee went out to RFQ not RFP. Ms. Schlag asked Mr. Fortuna if he had not gone out for RFQ for the small piece. Mr. Fortuna stated the small piece is part of what the Committee went out to RFQ for and they are not asking to contract for all of the study at this time, only part of it.

Ms. Schlag asked if Mr. Fortuna could explain what the small piece is and if community septic was originally a part of it. Mr. Fortuna stated community septic was a part of the scope of work as was the Middletown connection, the black box, etc., and the only thing that's different is the HES property. Ms. Schlag asked if Fuss and O'Neill will provide an updated price on the black box and a community septic price. Mr. Fortuna stated yes.

Ms. Schlag asked if anyone on the Committees was an economic development professional. Mrs. Carrow stated they weren't the Economic Development Commission. Ms. Schlag stated she understood that, her question was if anyone present, as their profession, was an economic development professional. No one on either Committee is one.

10. New Business

Protection of Historic Structures - Mrs. Malloy reported that the Planning and Zoning Commission will be hold public hearings on Thursday, 20 June 2019, Town Hall, 7:00 p.m., regarding the following: proposed zoning code text amendments to establish Section 15A – reasonable consideration for the protection of historic factors (only for those properties on the historic buildings list) and Section 15B – special permit for adaptive historic re-use.

Jail – Ms. Nesti asked if there was anything new regarding the Jail. Mr. Pinnell stated Mr. Warner had nothing new to report at this time.

11. Adjournment

MOTION: Joanne Nesti motioned to adjourn. Lynne Cooper second. Motion carried unanimously.

The meeting adjourned at 7:58 p.m.

Respectfully Submitted,

Bunny Hall Batzner

Bunny Hall Batzner
Recording Clerk

**The next meeting of the Building and Infrastructure Committees will be held on:
Thursday, 11 July 2019, 6:30 p.m., Town Hall, 21 Field Park Drive, Haddam.**