

Minutes  
Easton Board of Selectmen Meeting  
November 20, 2014 – 7:30 p.m.  
Library Community Room

Present: Adam Dunsby; Scott S. Centrella; Robert H. Lessler

The First Selectman convened the meeting at 7:33 p.m.

1. The First Selectman opened the **Public Hearing** to discuss the leasing of Town owned property on Morehouse Road for a wireless telecommunication facility. Ray Vergati of Homeland Towers laid out the process going forward and answered questions. Residents voiced their concerns regarding the location of the proposed cell tower and the proximity to the elementary school. Others expressed their hopes that the remaining property would be used for recreational purposes only. Planning and Zoning Chair Rob Maquat stated that there is ample land for recreation. Fire Chief Waugh urged the placement as proposed stating the need for coverage for public safety. Alternative technology to cell towers was explored by an ad hoc committee, but given the terrain and distance between homes in the northern area of Easton, existing technology, other than cell towers, would not be feasible. Various Town-owned sites were investigated by the Planning and Zoning Commission, with the proposed site being most favorable. An RFP was published and the Board of Selectmen subsequently awarded the project to Homeland Towers, LLC. The First Selectman closed the Public Hearing at 8:43 p.m.
2. Scott Centrella moved, Robert Lessler seconded a motion to approve the minutes of the Easton Board of Selectmen Meeting of November 6, 2014 with the following correction: Item #9 – **correct** – In October 2014, the Town legally noticed a RFP for a wireless.... **To** – In October 2014, the Town legally noticed an RFP for a wireless... Motion carried unanimously as amended.
3. A resident spoke regarding the proposed installation of solar panels behind the elementary school and cautioned the Board to thoroughly look into types of panels, maintenance of the panels and removal when no longer required.
4. An Invitation to Bid for the reconfiguration of radio communication circuits from phone to fiber optic lines was noticed and two bids received. Results were forwarded to the Fire Commission for their review. Representing the Fire Commission, Chief Steve Waugh recommended the bid be awarded to JKS Systems for \$10,750.40. Robert Lessler moved, Scott Centrella seconded a motion to award the bid for the project to JKS Systems in an amount of \$10,750.40. Motion carried unanimously. The Fire Department will make a request to the Board of Finance for a special appropriation, for which LoCIP funds may be used.
5. Scott Centrella moved, Robert Lessler seconded a motion to approve the release of a Driveway Bond for 2 Morehouse Road in an amount of \$2,500.00 as recommended by Edward Nagy, Director of Public Works. Motion carried unanimously.

6. Scott Centrella moved, Robert Lessler seconded a motion to approve the following tax refunds as recommended by Christine Calvert, Tax Collector: 1. ACAR Leasing Ltd. - \$264.95; 2. Christopher Birarelli - \$89.40; 3. VW Credit Leasing Ltd. - \$74.07; 4. VW Credit Leasing Ltd. - \$198.42; 5. VW Credit Leasing Ltd. - \$102.96; and 6. VW Credit Leasing Ltd. - \$401.26. Motion carried unanimously.
7. The Board of Selectmen made an 8-24 referral to the Planning and Zoning Commission to consider the use of Town owned property behind Samuel Staples Elementary School, outside the perimeter of Board of Education property, for proposed construction/installation of solar panels. At their meeting of November 17, 2014 the Planning and Zoning Commission discussed the proposal and by unanimous vote, found the location proposed is consistent with the Town Plan of Conservation and Development.
8. Andrew Banoff, representing the Jewish Senior Citizens/Jewish Home, Mark DePecol, a developer, an architect, Gerry Menke of EGA, and a civil engineer, presented a concept for a continuing care retirement community for the South Park Avenue property. Several renderings of models, number of units, i.e. skilled nursing, assisted living and independent living units, were explained. Questions were asked by citizens. After a lengthy discussion by the Board and those presenting, the First Selectman advised that all options by interested parties will be vetted by the Board of Selectmen and the public is welcome to attend meetings.

Adam Dunsby moved, Scott Centrella seconded a motion to add to the agenda 8a. Discussion and possible action for appointment of counsel to represent the Town regarding a zoning violation at 639 Stepney Road. Motion carried unanimously and the item was added.

8a. Adam Dunsby moved, Robert Lessler seconded a motion to appoint the firm of Berchem, Moses & Devlin, P.C. to represent the Town regarding a zoning violation at 639 Stepney Road. Motion carried unanimously.

Adam Dunsby moved, Robert Lessler seconded a motion to add to the agenda 8b. Discussion and possible action to appoint counsel to review a negotiated lease with Homeland Towers LLC. Motion carried unanimously and the item was added.

8b. Adam Dunsby moved, Scott Centrella seconded a motion to appoint the firm of Berchem, Moses & Devlin, P.C. to review a potential lease of Town property for a cell tower to be constructed by Homeland Towers, LLC. Motion carried unanimously.

9. Adam Dunsby advised that the Board of Selectmen would hear from any interested parties on uses of the South Park Avenue property during future Board of Selectmen meetings.
10. Adam Dunsby moved to adjourn the meeting. Scott Centrella seconded the motion. Motion carried unanimously and the meeting adjourned at 9:56 p.m.

3M~11-20-14

