

MONROE TOWN COUNCIL

Monroe, Connecticut

Special Meeting

Monday, November 7th, 2016 ~6:00 PM~ Chalk Hill Auditorium

**JOINT SESSION WITH BOARD OF FINANCE, BOARD OF EDUCATION & PLANNING AND ZONING
COMMISSION**

AMENDED Final Meeting Minutes

PRESENT FROM TOWN COUNCIL:

Chairman Frank Lieto

Vice –Chairman Enid Lipeles

Councilmember Nicholas Kapoor

Councilmember Sean O’Rourke

Councilmember Kevin Reid

Councilmember Kenneth Kellogg

Councilmember Terry Rooney

PRESENT FROM BOARD OF FINANCE:

Chairman Michael Manjos

Vice Chairman John Ostaszewski

Board Member Debra Dutches

Board Member Christine Rigby

Board Member Craig Hirsch

PRESENT FROM BOARD OF EDUCATION:

BOE Vice Chairman George King III

PRESENT FROM PLANNING AND ZONING:

P & Z Commissioner Pat O’Hara

Alternate Paul Lisi

ALSO PRESENT:

P&Z Member Leon Ambrosey

BOE Chairman Donna Lane

Secretary Shannon Reilly-Monaco

Board Member Carlos Reinoso Jr.

Board Member Jerry Stevens

Board Member Alan Vaglivello

Superintendent James Agostine

P & R Director Francis Cooper

First Selectman Stephen J. Vavrek

AMENDED

Councilmember Dee Dee Martin added to
attendance

CONSENT CALENDAR

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A special meeting of the Joint session with the Board of Finance, Board of Education and Planning and Zoning Commission was held on November 7, 2016 at 6:00 p.m. in the Chalk Hill Auditorium.

PLEDGE OF ALLEGIANCE

ROLL CALL (as seated at front table)

BOE Vice Chairman George King III (arrived late), BOF Member Debra Dutches, P&Z Alternate Paul Lisi, P & Z Commissioner Pat O'Hara, BOF Member Craig Hirsch, BOF Member Christine Rigby, BOF Vice Chairman John Ostaszewski, BOF Chairman Michael Manjos, TC Chairman Frank Lieto, TC Vice – Chairman Enid Lipeles, Councilmember Kenneth Kellogg, Councilmember Terry Rooney, Councilmember Kevin Reid (arrived late), Councilmember Sean O'Rourke, Councilmember Nicholas Kapoor.

Chairman Frank Lieto calls notice to all parties at meeting for future, so that if any actions take place, so for Town Council we have 6 members of council here. (7 when Council member Reid arrived). Board of Finance has 5, per Mr. Manjos, Planning and Zoning has 2 per Mr. O'Hara Board of Ed also notices 5. BOE states names of attending audience members. BOE Chairman Donna Lane, Board Member Alan Vaglivelo, Board Member Jerry Stevens, Secretary Shannon Reilly-Monaco, Board Member Carlos Reinoso Jr..This was done so each Board can file their own minutes from the same recording.

Proposed

Motion: (F. Lieto)

To approve the Nomination of Board of Finance Chairman Michael Manjos as Residing Chairman for purposes of joint session with board of finance, board of education & planning and zoning commission.

Second: (E. Lipeles)

MOTION PASSED UNANIMOUSLY 14-0.

PUBLIC PARTICIPATION

Pat Tomchick, 35 Farm View Rd. Thanks Board for hosting meeting and for hosting it at the Chalk Hill facility as it allows the public to view the building which they may not have had before. She was concerned that Parks and Rec was not asked to be part of the Joint Board. F.Lieto stated that Parks &Rec was not invited to be part of Board, but were invite to attend meeting. An update was sent out with information about meeting and there are copies of the report that the Town Council Strategic Planning Committee created on February 22, 2016 regarding Chalk Hill available on the table for individuals to take. There are also spreadsheets available that show estimate costs to move forward with use of Chalk Hill for the rest of the year. Ms. Tomcheck thanked the Committee and returned to her seat.

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David York, 14 Weekepegme New Trail - DownTown Stevenson. As a property owner in Monroe just dollar and cents wise, I don't quite understand the process. I have heard there is a 3 million demo cost for a new playing field and there are plenty acreage around Town for playing fields and I would think a lot less than 3 million could be put in to this building furnace windows roof and the Town would have a very operational community center. With my hat on as the EMD for the Town one of the functions as EMD is to provide a shelter, there is a good system worked out with Senior Center and CERT (Community Emergency Response Team) has provided the support needed, however there is a limit of 25-50 people is currently the max that can be handled, any additional then they would have to be put in a school. Chalk Hill in his opinion is an incredible asset as far as shelter goes, with all its functions, Cafeteria, individual spaces that work great for special needs. The reason he was participating was to remind that EMD and CERT are "homeless". They need space for equipment /materials (radios, basic essentials and other acquisitions) which either is in person car, or personal residence. They need space, as they had given up the pervious space at Chalk Hill for Sandy Hook's occupancy. EMD and CERT needs the place.

There was no further Public Participation.

Prior to Mr.York speaking, Mr. Manjos and Mr. Lieto put on the record that Mr. Ambrosey from Planning and Zoning was present as well as George King III from the Board of Ed at 6:06 pm

NEW BUSINESS

- A. Discussion regarding the condition, use and funding for Chalk Hill Building.

OPENING

M. Manjos- Before starting wanted to touch base that Finance specifically requested this meeting and has been working with Town Council for some time about necessity to pull everyone together and want to thank everyone for the information and the time.

Purpose for tonight is to come up with short term plan and longer term strategy. Review current situation we have in front of us. Discuss the plans that have been floating around for some time, reason for push by Finance is because there is no funding in current year's budget to run Chalk Hill. There is a minimal amount of funding out there at this point, if a plan comes out to move this forward there will have to be a funding situation addressed and figure out where money is to come from.

When budget was done last year, Finance specifically cut funding for this building and went under the assumption that if we decided to move forward money would come from a fund, approval would be required by Finance and Town council. This would confirm that all parties would be on the same page.

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So we are in need to decide if we move building forward or not. It has been up for discussions for about 6 years and it now needs to be pushed through.

DISCUSSION ON CURRENT CONDITIONS:

Chris Nowacki- Director of Public Works

Sandy Hook was in building and it was operational, when they left building shut down and has recently come back on line. Mechanicals are up and running, lighting is working and nothing negative to report at current time. All systems are operational.

Mr. Manjos asked Any concerns short term that have not been addressed?

Mr. Nowacki-response- To be addressed are some locks for security, and access maintenance. The underground storage tank is nearing its life expectancy.

Mr. Majos address Francis Cooper Director of Parks and Recreation about their current use of building for community programs. Did he have anything to add about function of building?

Mr. Cooper stated he was not able to speak on building functions but could speak on interest of use of building for Community. The building has become part and parcel to the programs that are run by P&R for the indoor season, which they are entering. This afternoon we had Basketball practice from Jockey Hollow, this evening they are hosting Color Guard from Masuk High School, reason is because there is no other place in Town for them to use. The building is very important to the ongoing and future programs we hope to have here in this community.

Mr. O'Rourke- So when Sandy Hook occupied the building in regards to mechanicals and some of the other major components of the building nothing was upgrade or otherwise dealt with? Correct?

Mr. Lieto- Not that I am aware of and asked Chris Nowacki to speak on it.

Mr. Nowacki- states there have been no new upgrades.

Mr. Majos states then we are dealing with same infrastructure as when Chalk Hill School was closed 5.5-6 years ago now.

John Ostaszewski - asks if we move forward are there major expenses that need to be addressed additional expenses?

Mr. Manjos responded Based on Fletcher Thompson report 3.2 million depending on usage, some changes will need to be done some will not need to be done.

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Needed to be done based on his standpoint, boiler, windows, HVAC and roof will need to be addressed at some point in the near future and it is a significant expense. Code compliance will be needed. Permitted uses will need to be discussed

Code compliance is number 2, so Pat O'Hara was asked to speak to this.

Mr. O'Hara- So, from the stand point of Planning and Zoning, I found it interesting that Parks and Recreations, Director Cooper was talking about utilizing the building, because no permit has been obtained to utilize the building. The Town is therefore most likely in violations of its own regulations and zoning and possible enforcement.

Just as a general overview. For those of you who don't know. There is an ongoing effort throughout the Town to bring a number of properties into compliance. This is something that could generate legal fees, which in the past have been the subject of concern from Town Council Members and Board of Finance. I am very happy that while I have been chairman of P&Z that we have been pretty well not generating legal fees for you folks.

With that said; the Town needs to follow its own zoning regulations there is no allowance for the Town to ignore its own zoning regulations. I was going through e-mails early today that I have concerning, this facility and some of the information I have goes easily back to 2012, where the Town acknowledged that it does need to get a Special Exception Permit (SEP) for the future use of this building. I have June 2015 an email from the First Selectman to myself, Will addressed to, Housatonic Planner and Mr. Cooper indicating – Quote- I want to our zoning straight for accepted uses.

July 2015 Will addressed was requested and provided a timeline which is in the Town Council Documents on what it takes to get a Special Exception Permit processed. He was very detailed and again nothing has been done. So Mr. Manjos just to keep going through this thing there are some obvious concerns about this site going forward, this is one building in a three (3) building campus that all share the same piece of property. For your EMS concerns and what not you have made 345,375, and whatever Jockey Hollow is 395 I do not know, but it all on the accessor map as 345 it is a 72 acre parcel you've got three (3) buildings you've got K-5 in Fawn Hollow, you've got 6, 7 and 8 at Jockey Hollow and you are talking about changing the use of this building to what I am not sure, because I have heard a lot of things going out, but obviously there are a lot things have to be flushed out through the Special Exception Permit One is Parking, I know on various instances, the BOE feel free to correct me if I am wrong, but when you have back to school, when you have teacher conferences, when you have graduation you share all the parking with all three(3) facilities you fill it up. I recall a meeting held by the

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P&Z commission at Jockey Hollow that I helped form and people had to go home because they could not get a parking spot.

There was a recent item on the P&R's schedule called Paint and Sip which apparently is a BYOB event at this facility and I think you know this is the sort of thing the Board of Education should be weighing in on because one of the Board policies prohibits outside users from bringing alcohol in to campus and essentially this is a campus.

Safety and Security of the campus, so there is a lot of things that have to be done from a Special Exceptions stand point.

Mr.Lieto : What is approved for this facility?

Mr. O'Hara- Believed two (2) rooms are approved for the Daycare facility; One (1) or two (2) rooms were approved for EMS training. The building in 1968 did not need a Special Exception Permit that started in 1969. When Jockey Hollow was built, this building was brought in to that Special Exceptions Permit, so essentially it is a school, no other use has been proposed, there has been no 8-24 referral to the Zoning commission, no application and the Town is well aware of the fact that it needs an application and not getting the application is detrimental to the rest of the efforts the Town is taking with regards to enforcement.

Mr. Lieto just wanted to make it clear what is and what is not doable here.

Mr. Cooper asks Chairman for clarification on what has changed as Park and Rec has been the leading user of the building and schools then and now? How is it different?

Mr. O'Hara Well what is different is you have what is called a Principal Permitted Use, which in the zoning regulations, is a school. Will and I had a discussion about what the other uses were whether or not they were Accessory or also Principal Permit Uses, but at the end of the day the building is no longer a school, you would like to make it offices, you would like to make it P& R uses, while school is in session which is different from the previous experience while it was a school, perhaps social services being moved in to this building, again I couldn't speak to anything other than the fact that it was a school and it is no longer used as a school. The Town has signaled its intent to change the use without and, and

Mr. Cooper interrupts I cannot speak to the other uses, just the requirements of Parks and Recreation.

Mr. O'Hara-Please, as an accessory used to an existing school, if your uses were over at Jockey Hollow that's a non-discussion.

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Mr. Lieto clarify that the difference is that it is no longer a school that creates the need for the Special Exception Permit.

Mr. O'Hara relays it is also based on the anticipated expansion of the use as opposed to when a school occupies the building and when a school occupies the building, BOE controls the building and they control the elements that are inside the building.

DISCUSSION WITH BOARD OF EDUCATION AND THEIR NEED/USES OF CHALK HILL

Mr. Lieto states that He should have addressed that BOE needs to leave meeting as they have their own meeting schedule this evening. We are trying to move through agenda quickly, and wants to finish with conditions then move over to BOE.

BOE Chairman Donna Lane, Thanks Frank and points out that BOE needs to leave a bit after 7 to get to Masuk for 730 meeting.

Mr. Majos ask Planning and Zoning if there is anything else to be cleared up?

Mr. O'Hara I think it is pretty clear too. Like I said everyone in the Town the employees, the elected officials have acknowledged in their own docs through own emails, that they understand that an SEP is required.

Mr. Manjos- acknowledges next item on agenda is BOE.

BOE Chairman Donna Lane. BOE has not occupied this building since June of 2011, when it was given back to the Town, currently BOE does not have an for Chalk Hill, for any current programs, BOE understands that they have used the gym, however it is not something we have been doing on-going as far as she is aware it has come up recently, between Mr. Cooper and Mr. Diganario . Only consideration that BOE would have for Chalk Hill would be to move the Alternative Ed in but could not happen until July of 2017 they cannot move prior to that because of current lease in Town. Moving would have to be under very strict parameters; 1. Building would have to remain open for at least 3 years. They would be giving up a pretty advantageous lease 2. It would need to be at no cost to the BOE, as it would not be revenue to the Town, but a wash. 3. What other things would occupy building? The possibilities of Speech Academy or similar organizations come in then BOE would consider not moving in with that type of business.

Mr. Majos, so that I understand is the limitation to the Speech Academy because it is an education thing? Or would your presence here limit anything else?

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Ms. Lane- Jim (Superintendent James Agostine) could speak to this. Alternate Ed's whole purpose is that it is on its own. That is why it is not housed in Masuk, because the kids need to be on their own. The Speech Academy and Jim can speak more, is more Special Ed kids that could have varies degrees of intervention. Mixing groups even if in different places, causes concern with citizens in the Town whose children at Fawn Hollow and Jockey Hollow, when they heard about Speech Academy called concerned about proximity to them especially, when the children are being walked from school to Chalk Hill fields for PE. Other Parents called with concerns with them just being on same campus.

For the record Mr. Majos asked BOE if they still control the fields.

Ms. Lane response that BOE does still control the fields and they have never relinquished control fo the fields and have no intention to do so in the future, as they do need them.

Jim Agostine adds He does not envy Special Committee on having to make decision on how to proceed with Chalk Hill's future. He sees both sides, to invest in making it a public facility and to tear it down. Maintaining the building is key and maintaining it properly is essential, as it has good structure even knowing that there are repairs that need to be completed. Educationally, it is a peculiar building; it is best suited as a middle school or community college. Most schools today are designed with core facilities in the center with wings. People enter center for their needs like lunch, and media centers, whereas this building houses those on the second floor, which is almost unheard of. It is a very difficult building in that regard. It would be a nice community it holds nice features the gym; this area would make a great black box theater. It would be a nice venue. There has to be commitment and it is millions of dollars. To start it is a \$3 million commitment over the next few years. It is a \$165,000 to just operate the mechanics and there needs to be maintenance staff. After sandy hook the building has been used sporadically and it was a mess, encourages committee to consider a staff member to be added for maintenance for a variety of needs consistently. The building could be used, yet by BOE in the future and would offset \$50,000 of the \$165,000 and maybe the Daycare comes back in, if population needs change. Growth in enrollment is tremendous in Special Needs Pre-school program 14 additional kids coming on between now and December. BOE is going to have to commandeer more space at Monroe Elementary to fit the remainder of the year. Chalk Hill is not the design any modern architect would use for an elementary school, by today's standards.

Mr. Lieto asks while BOE is present. Informs everyone that Town Council has been discussing Chalk Hill for years, however this is the first time all four bodies have been present, in hopes to not have to do this over and over, as it is difficult to get all parties together at same time because of busy schedules and thanks each for coming.

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Over the last 6 months Council has learned that the sharing of information within the Town has been poor at best, between Elected Officials, and more importantly with Department Heads. Prior to Sandy Hook's tragedy, Town Council and been discussing Chalk Hill pretty in depth and were happy to cut off our discussions to help our neighbor out, but knew that we would have to pick up conversation again so unanimously voted to create the Strategic Planning Committee since about June 2015 and the impetus for the meeting was because we lost C-Fab and did not have Capital Planning Committee on Town Council even with Finance and Town Council working well together we still wanted to get out ahead of the discussions as opposed to during budget time. So Mr. Manjos and I decided that since they regularly discuss budget and Town Council does not, Strategic Planning was implemented in September of 2015. A request of information from all Town Officials, and all the departments, as in report you have you will see who the information was requested from. Numerous meetings were set up and Mr. Kellogg will speak to that. The BOE was extremely helpful, most helpful as they had logistic information about the building and its correspondence with Newtown.

In the report on page 2 number 2. "The Board of Education currently has no desire to utilize the building in the future, however the parking area for this facility is currently utilized by the other school on this campus, and the Board of Education indicated that this need will be ongoing."

Question about parking. It is still necessary and to what extent.

Mr. Agostine, Mr. Ceccolini (Principal at Jockey Hollow) is here. I would imagine that when you have parent teach meeting that the lot is full.

Mr. Ceccolini, Easily.

Ms.Lane it is full for other functions as well, like plays.

Mr. Lieto, what about during the day.

Ms. Lane, it is used for pick up Mr. Ceccolini agrees and expands that the spots at Jockey Hollow are for teachers and staff, so anything that brings in other the parking lot at Chalk hill would be used.

Mr. Lieto addresses BOE on how are the fields used during the school day, how do the children get there, how many times a day and who escorts the children.

Mr. Ceccolini states the children from both Jockey Hollow and Fawn Hollo walk with PE teacher(s) from school across parking lot(s) to field.

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There is no path or sidewalk. It happens on a daily bases in good weather about as often as 12 times a day. 2 PE teachers would escort approximately 50 children.

Mr. Lieto reiterates uses of Chalk Hill during the day, parking lot and fields, Clarifies that Gym is not used. It is however used occasionally for school functions.

Ms. Lane and Mr. Agostine state not for school functions, but for Parks and Rec and BOE have a relationship of share and share alike and they have given us their schedule through March.

Masuk Color Guard being hosted in Chalk Hill tonight is a one-time thing, election set up for voting on Tuesday.

Mr. Lieto this is all just information gathering now that we have everyone in one room, we learned the Mr. Cooper did not have a copy of our Strategic Meeting Planning Report until many months after it was released, it was unclear on how many individuals had not seen this report, since it has been out since February 22, 2016, but when speaking with many Town Officials they seem surprised that a report was ever created. Need to make clear that Town Council has been working on Chalk Hill for almost 2 years and it is very frustrating and I speak for entire Board that we are extremely frustrated by this process, even more so then anybody else because we have been asking for a plan for this building and if you consider the demand and the ask when Mr. Chivinsky was the chairman and Ms. Lipeles was Chairman before Sandy Hook occupying we did not have a plan then either. It is disappointing to find out that the Officials in Town that needed to be aware of Town Council's good work or inability to answer questions were on going, despite asking each department what if any their potential use of building was.

To the BOE, we have heard may proposed uses, from probate court per First Selectman Stephen Vavrek, varied governmental use, non- school uses many rumors and some truths. Since on a school campus what does if anything does BOE believe would be issues with using building as anything other than school with consideration to safety and security.

Ms. Lane BOE's positon on using Chalk Hill as anything but a school would be a concern. In reference to Probate Court a letter was drafted with our many questions to First Selectman Vavrek, one being use of fields during the day, based on use of parking lot to get children back and forth to fields. Similar concerns with it being a Community Center during the day, but at night the concern would be different. Main concern on who is coming on to campus.

Examples presented by Mr. Lieto. Food Panty, Municipal Departments- public facilities so it would be open to anyone

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Ms. Lane feels it depends on traffic and security.

Mr. Lieto probes about the need for a guard shack and budgeting for one, will there be a need for an SRO to walk the children to and from fields.

Not Town Council, Board of Finance, Planning and Zonings or even Board of Ed's decision to make alone, but security needs to be addressed all buildings share one driveway. No way to know what a cars purpose is if Chalk Hill is made in to a public building, compared to now, if a car is entering driveway it is to go to the school and if not there are policies in place.

Ms. Lane agrees to the concern about public access during the school day. That is reason letter was drafted about safety and security issues as well as high volume of visitors say tax collector could disrupt bus and parent pick up and drop off.

Mr. Lieto for the record I am speaking hypothetical to create debate, but personally and my wife may disagree with me, but I am not concerned with that, because we grew up in an age that that happened all the time, so I am not the type of person who likes to see an excess of police presence.

Ms. Lane rebuts with what happened at Sandy Hook has to give us pause and we must consider what is here and during what time as we are opening it up lots of traffic in and out and many will be unknown. Will there be a guard shack, somewhere to check in.

Ms. Lipeles states you can no longer say it would never happen. Agreed to by Ms. Lane and Mr. Lieto.

Mr. O'Hara Just to jump in, there has already been approval for a guard shack for this driveway, it was done a couple of years ago, so that guard shack is actually is permitted, but here is the other thing, when you are talking about uses on this building Chairman Leito, you are talking about sidewalk, I parked over on the side there is no sidewalk between the front of the car and guardrail so the children from Jockey Hollow would walk up across the driveway and across the second driveway and utilize the sidewalk adjacent to this building across the parking lot and then be in the field. I would imagine your druthers would be that a sidewalk contiguous to Jockey Hollow never having to cross anything, but these are all things that would be flushed out in a Special Exception Permit process, the uses, the sharing of the parking lot, the compatibility of the uses, and again it is something that should have happened probably a couple of years ago, but if my memory serves in the past what we could have done was I am sorry form a building committee, hire an architect, the architect would then go through the process of laying out what the building is going be, what the concerns are, what the issues are and you know and now you've got have most of it done. I mean when Tom Bucci (SP?) was here we had a Like New

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Committee which I served on, Mrs. Dutches maybe some of the other folks in the room, you know so we, we did review this building under for you know, what they call Like New Renovations \$28,000,000, but again a lot of these concerns through one processor another whether it is an architectural process or an SEP they got flushed out. And that to me is one of the problems you all are facing is you have all the data here, but you do not know what to do with it. And you got to figure one pathway or another and putting things in writing so you can then get concrete feedback from the BOE. Get concrete feedback from the parents of Monroe schools etc.

Unidentified Audience member asks what it is that the Town needs that this location would be able to house? Has there been a GAP analysis?

Mr. Manjos asks to finalize BOE before they get to far off track. Mr. Lieto states he has 2 more questions for BOE. Can you confirm uptick in enrollment and dispel rumor to keep Chalk Hill open as a school? So for the record, I want to hear your position.

Ms. Lane we did a very extensive AD HOC study, that took 2 years which included all of our buildings With assistance of a consultant we went through every possible scenario, with and without Chalk Hill. Just so everyone is aware the ADHOC was done based on an 8 year view. The conclusion was reached that BOE was going to stay with its current configuration and we would not use Chalk Hill. Over the 8 years there may require some reconfiguring, and moving around some offices, but Chalk Hill would not be needed and the five building would be sufficient.

Now our enrollment study that was done as well said this year we would continue to be in a downward slide and we saw this year we were up about 17 new students. This is not a trend and we do not know what the trend will be. If you like at junior class we have over 300, they are the last large class in Monroe. The current middle school class is near 250 and the elementary school is low 200's, so with the difference about 100, so we are not confident on how the trend will go. In June, 2018 BOE feels that will be their bottom and then would level off, then slowly rise. In reviewing enrollment data all the way back to late 60's the enrollment goes up and down. Changes in enrollment will depend on house sales, turn over in the town, but is hard pressed to predict out 10-20 years. Highest enrollment was in mid-4000's included Oxford, as the children were bused in to Masuk when Oxford did not have their High School. That would not be needed in the future, so it most likely would not go back up to the mid-4000's. Possibly could hit 4,000. When Chalk Hill was handed back to Town, BOE was at about 3,800 students. Currently BOE is at about 3,100 students. (Jim Agostine- need to go up about 25%) We would need to go up about 700 students to even get back to when we gave back Chalk Hill.

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Some one unidentified questioned building permits being submitted to reflect that growth. Ms. Lane asked Shannon Reilly-Monaco to address as a realtor, but Mr. O'Hara fields the question. I am addressing as P&Z. They usually come to the department, either the building department or to us as a subdivision, I am sure there is inventory for sale, just speaking to the new construction, and it is not anything like it was in the (inaudible too many speaking at same time).

Conversation held in audience, no way to predict upturn in enrollment, there are too many variables including parents moving to Town because it hosts tow blue ribbons schools. You would need a crystal ball.

Mr.Lieto states that nothing is going to happen quick enough to effect what the decision for Chalk Hill right now. S. Lane agrees they are not going to wake up tomorrow with a different opinion.

If Ad Hoc report plays out as predicted, then in 3-4 years STEM would move back to Main Campus, District Office would move to STEM location at the High School and Alternative Education would move to the current District office. Our use in the future if building is to say open they BOE could save a little bit of money. Big plan was to move all that to 2nd floor of Monroe Elementary.

Board of Ed was dismissed at 6:59pm.

BUDGET STATUS- BOARD OF FINANCE

Mr. Manjos states next item on agenda is Budget Status. Remaining budget for this year is \$50,000 for operations here. Mr. Manjos sat with Ron (no last name) and Mr. Nowacki to review estimates on what it would take to run building for rest of year. Spreadsheet is an estimate, there could be unforeseen issues. This is a middle of the road scenario, as a reference last year used just over 29,000 gallons of fuel in a mild winter and peaked at 37,000 in a horrible winter running full time as a school so as a middle 35,000 is a decent guess, energy use is the hardest thing to predict, we cannot control the weather.

Christine Rigsby asked if there is a reserve of money remaining in budget. Mr. Majos states there is money remaining in the Sandy Hook Fund of \$142,538. Ms. Dutches asks if that was the \$150,000 that was set aside from the fund created at the closing of Chalk Hill. Some confusion among Board, Mr. Lieto states he is only aware of fund that started at \$200,000 and is at \$142,538. Ms. Dutches restates she is speaking of the one that Board set up at closing of Chalk Hill. Conclusion is that the \$200,000 was set aside for when decision about Chalk Hill was made to cover the decision. So we are saying it is \$114,000 for someone to open and close the door, sanitation, lights and basic maintenance, that does not include occupancy, Parks and Rec, work performed by Newtown and if Alternative School was to move back in it

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would take about \$200,000 to keep building up and running per Mr. Manjos. This number does not include major repairs, janitorial, or security concerns. A conservative number would be \$3,000,000, and it still does not make this ADA compliant at all.

Ms. Dutches and Mr. Lieto move on to compliance, and conditions issues depending on use. Gentleman in audience tried to argue that space is conditioned for the theater proposed and Mr. Manjos correct him as he thought they were stating it was air conditioned not conditioned and to condition the space could be a six figure number. When we had a building committee in 2008 and we went through this building and considered this space as a theater, it is not conditioned not even the \$60,000 curtains that are not fire proofed, they are not even in the \$3,000,000 estimate.

DISCUSSION ON SPECIAL EXCEPTION PERMIT

Group discussion on what build can be used for right now and what it can be used for with Special Exemption Permit.

Mr. O'Hara Frank , there are a number of uses allowed in residential zone, community center, municipal building recreation center, things like that. Once you officially take the leap from school to something else now you start a whole number of other trapes? Again, that is why I made the suggestion of whether it is a building committee or an architect or SEP; you guys are battling with a whole series of unknowns you won't know until you know. Paul is an architect.

Another table discussion about zoning and fire code, If you take everything that is a Zone One and Zone two as referenced in the Fletcher Thompson report the budget would be closed to \$5,000,000. Depending on use if you were to be a landlord all the ADA would jump out.

Mr. Kellogg wants to thank the Board for all their hard work. Want elaborate for the public that even though Sandy Hook occupied building no work was done to modernize the building. Only work done was to was done by volunteers, which were mostly to render it functional for specific emergency use. In the Fletcher Thompson report the Priority one 1 are critical and cannot wait, safety issues, accelerate damage and we will be able to keep or run the building. Also address priorities 2-5 as well. The 3.2 million of priorities 1 so we can address the things that cannot wait. ADA compliance , fire code issues, curtains, sprinklers in the room we are in, don't want to speak for Mr. Davin here, but there are a number of concerns. In the short term what are the immediate code issues that need to be addressed because things were waive for Sandy Hook verses changing it to public use. Operation costs the largest issue is the HVAC system throughout the entire building which would significantly affect the operating

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cost in the future. Lots of good ideas, but the determination is wants verses needs, as previously brought up.

BACK TO BUDGET STATUS- BOARD OF FINANCE

The Fletcher Thompson report was done in March, 2015. It would bring building to above any of the other buildings but it is a \$10.2 million proposal. Determination of what the need is. There are different levels of need.

Ms. Lipeles states she is very fiscally responsible and in speaking with lots of people around Town and the consensus is that we are not out of financial distress and she hears about taxes all the time, it would take \$1.8 million to raise (take it down) and is probably way over \$5 million to renovate it so that it can be used, and this does not include all the extras based on use. With the BOE not needing it and Parks and Rec needing it only to December, it is not fiscally responsible to leaving it open.

Mr. Manjos moves meeting to next agenda item. Next Steps.

NEXT STEPS

Where do we go from here?

Mr. Kellogg request to talk about one more item on budget that gives him pause. A \$3.2 million in cost to get Chalk Hill to a more usable state, and the Fletcher Thompson also looked at all the buildings and for place holder in February. as we are making decisions capital budget. To address only the priority 1 issues at Monroe Elementary is \$2.7million, Fawn Hollow is \$1.6 million, Stepney is \$3.3 million ,Masuk almost \$5 million and Chalk Hill being \$ 3.2 million and it lists town buildings as well. These need to be vetted out but the Town needs to decide where to spend its money.

Ms. Dutches requests clarification on Special Exception Permit since building has been shut down in 2009-2011 debated years. Building was never shut down for use it was just not permitted for what it was used for except school.

Mr. O'Hara The use again was without the proper permits. But the school use was discontinued because to move Sandy Hook back in. You sent the municipal referrals to the P&Z committee under the Connecticut General Statues to approve which were to be approved on December 20th, 2012. So you did move it back to the category school.

Mr. Lieto stated it is now back to Town since Sandy Hook moved out.

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O'Hara stated that it is technically it's in that grey area although you signed your intent that it is never going to be a school again. But you need your permits.

For the record Mr. Lieto. From February 22nd number 5 on the report. Any use of the building beyond a school and/or daycare would require a new Special Exception Permit from Zoning. Costs may be included.

Councilmember Nicholas Kapoor spoke about his anger and disappointment with budget season is coming up again and that for the last 6 years and all bodies being volunteers are trying to piece a puzzle together without having all the information, all the numbers and we don't have everything in front of us. As alluded to by Mr. Lieto that he hopes that we do not have to have many more meetings like this, yet he did not feel how they do not have a meeting like this every other week if they are trying to accomplish what we are trying to do with building, there has not been a cohesive plan and directs next steps to First Selectman to comment.

Mr. Lieto states it is not a problem and he does not want Nick to be mad about having meeting, it was designed to bring all parties together to come to a resolution as well as communicate needs.

Mr. Kapoor states his anger comes from a lack of vision over the last 6 years and not the anger of being there.

Mr. Lieto asks Mr. Vavrek if there is anything he would like to add.

First Selectman Vavrek stated he can provide details and reads blubs from e-mail exchanges.

June 2011

- Chalk Hill control was transferred to Town by Board of Education

August 2011

- Parks and Recreation Offices, IT Dept., EMS Training and DayCare that served School and Town Employees

August - November 2012

- Discussed Committee Response to Chalk Hill Request for Proposal from August 13

December 2012

- "Chalk Hill Status Update and Plan Review" given to TC Dec 10 provided by Mrs. Plunket Private-Public Partnership plan. Sandy Hook 12/14

January 2013

- Email from FS to TC Chair (Lipelis) BoF Chair (Manjos) P&Z Chair (O'Hara) on Jan. 4 stating "Chalk Hill Community Center Project" was on hold.

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Sandy Hook moved into Chalk Hill

EMS training rooms in basement were used, and then used for EMS furniture.

Day Care stayed within Sandy Hook (until taken over by BoE, then moved into Fawn Hollow Sept 2016)

February 2016

- Email from SPC Chair Kellogg to FS, FS Assistant and SPC Committee on February 29 with "Town Council Strategic Planning Committee Report on Chalk Hill Building Information Gathering" attached.

May 2016

- Email from Frank Cooper to Strategic Planning Committee (Kellogg, Martin, Reid and Lieto) on May 4 to discuss planning for P&R programs and move back in August 2016.
- Email from Tanya Bombero, FS Assistant, to All Department Heads w/TC Chair and SPC Chair Blind CC'd on May 5 with "Town Council Strategic Planning Committee Report on Chalk Hill Building Information Gathering" attached
- Email from FS to BOF Chair Manjos, Town Planner Agresta and SPC Kellogg on May 17 to discuss options and timelines.

June 2016

- Return Letter to May 4 letter, June 9 from SPC Chair Kellogg and TC Chair Lieto responding to TC timeline.
- Email from FS to TC Chair Lieto, SPC Chair Kellogg, TC Member Kapoor and BOF Chair Manjos on June 14 Draft copy of Google Docs plans released.

July 2016

- Email from FS to Town Planner and P&Z Chair on July 06 talking about plans to relocate offices back to Chalk Hill and acknowledging the need of SEP's
- Email from FS to Superintendent, BOE, Finance, IT Director, Town Planner, members of BOE, BOF, TC and P&Z chair on July 11 Google Docs with Chalk Hill updated plans.
- Email from FS to SPC Chair, BOF Chair and Town Finance Director on July 22 Chalk Hill Demo estimate
- Email from FS to members of BOE, BOF, TC and P&Z chair on July 25 Google Docs with Chalk Hill updated plans and various questions from SPC and TC members

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August 2016

- Email from FS to BOF Chair, TC Chair, SPC chair on August 30 with 1-3-5 year plans for P&R and Senior & Social Service programs for Chalk Hill

September 2016

- Email from FS to complete TC and BOF on September 08 with 1-3-5 year long term plans for Parks and Recreation and Senior & Social Service programs for Chalk Hill.

In summary the plans have been there and have been asking for these meetings since May, with the first letter being from Mr. Cooper to Strategic Planning Committee. Items have been discussed, they may not have been read or followed through, and both sides can do a better job communicating. Work is being done with Will (P&Z) to get Special Exception Permits and because all parties are busy it has not been done. Unfortunately, before Sandy Hook moved in for about 1.5 years it was used for Parks & Rec, and I am willing to SEP there are a lot of people in this room would like to see this building used for a lot more. Budget needs to be worked on. It will be a monumental task to pay for it, yes it will be. Issues have been communicated and there are more than the pertinent ones stated earlier.

Mr. Manjos and Mr. Lieto ask for specific plan from First Selectman starting tomorrow.

In a perfect world we move everything back here we get our Special Exception Permits.

Mr. Manjos asked what everything was.

Mr. Vavrek states that Parks and Rec would return, we put together a 1,3,5 year plan for social services to come in, Food Pantry could come in. We can sell the property there, but basically run it as a community center. Move in the CERTS people, EMS does not want the room anymore, so there is a lot of furniture down stairs that we can use or sell. There are still materials left by EMS that have not been removed so those are the things moved back in. All the plans for the building are in the Google docs.

Banter between Mr. Vavrek and Mr. Lieto about plans being in Google docs or not. Mr. Manjos retards the banter in order to move meeting forward.

Mr. Manjos reiterated that Mr. Vavrek's plans for building is to make it a community center and move municipal offices here, which was done before 2014.

Mr. Manjos makes it official to Next Step. Mr. Lieto believes they are on next step and that it goes back to Ms. Dutches comment about who was responsible and able to open the doors to Chalk Hill once the

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use of building is determined, where as Mr. Vavrek just answered that question. He is and that all this is in Google docs and speaking for all of Town Council is false and that there is no cohesive plan but hodge podge and that Google docs is just that hodge podge with no cohesive plan, and that thankfully all the Town Council Meetings are video-taped an or audio taped for everyone to go back and review the meetings showing that council has been asking Mr. Vavrek for a plan for 2 years and we have received maybe one answer, that it is all in Google docs., which is consistently being updated. Items have been removed Mr. Vavrek agreed to Google docs changing example given was the Probate Court. Mr. Vavrek stated the plan for community center is in there now. At one point it was being discussed as probate court, but it is off the table. At 7:35 Mr. Cooper leaves

More banter between Mr. Vavrek and Mr. Lieto about relevance to current meeting. Relevance is that there is only one plan, Mr. Cooper's. and that Mr. Vavrek does not have a plan nor has he had a plan and to Ms. Dutches question is if we fund this building what will you do, what will you move in to this building? Mr. Vavrek states it is all in Google docs. Mr. Lieto Points out historical relevance that since Feb. 22nd Town Council has hear a lot of ideas, that have come on and off the table. Each time a question is asked we are not given enough answers so there is nothing we can do to consider is that not true. Mr. Vavrek disagrees. Mr. Manjos again retards the back and forth. Mr. Lieto insists it is relevant based on the fact then his Council to approve an \$114,000 budget, than the questions must be answered. Dating back to Feb. 22nd the only plan presented was from Mr. Cooper. And for the record Mr. Vavrek stated that back in May Mr. Cooper sent an e-mail to Mr. Kellogg about moving forward with Parks and Rec being in the building. Town Council then realized that Mr. Cooper was not given a copy of Strategic Planning's report. We only learned from that e-mail was that Mr. Cooper did not have the report at which point Mr. Kellogg made sure what they though was everyone was provided one. Mr. Vavrek asks if it was his responsibility to assure that report was distributed or was it the responsibility of Strategic Planning Committee's responsibility. Mr. Manjos again moves Board back on to task.

Mr. Manjos made clear that only plan right Parks and Rec's use of building. Yet with all the feedback from BOE and the necessary budgeted amount needed to accomplish that, it would not be a viable plan and without a Planning Committee with Planning and Zoning makes no sense. So the only thing to decide on is do we decided to let Parks and Rec use building with limitations on the building and do we make it contingent or leave it wide open or finally do we put a lock on the door and close it up tomorrow.

Mr. O'Hara Can I give you some input from a regulatory stand point? There was a Health Fair in this building held on October 20th.

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I addressed the Town Council and I addressed the First Selectman that the Health Fair was outside the parameters of this building. After October 20th the Commission sent a letter to the First Selectman's Office indicating it was a violation of the regulations and it needs to not happen again and if it happens again there may be enforcement. I do not know if I said this clearly enough so I will say it very clearly, you have no permits to use the building, you are violating you own zoning regulations. The Commission has made it very clear that you need a permit, the Town is very clear that it needs a permit, there are legal remedies that the Commission will take against the Town, you people have had five (5) years to get this done. Is that clear to everybody? The Town's property owners, the tax payers are following these regulations. We are in court with some of these tax payers on a subject called "Selective Enforcement". Ignoring the Town's blatant and repeated use of Chalk Hill School, is not good for you for your legal cases, today or in the future. And if take the ride around Town, you will notice there are a lot of commercial development which is good for the Town. So to be real clear, you all want to use this building that's great. The Special Exception Permit process will require you to get all your questions answered before you come to the Special Exceptions. What uses? Can they co-use the building? Is your parking right? Is your traffic right? Is your lighting right? That is why the process is there. You people are talking about money, yet you do not have a permit to use the building, and Mr. Manjos this is your meeting? We are going to send you a letter next.

Mr. Lieto proposes one clarity.

Mr. O'Hara I current position of the Commission is that you have no permits to use this building, with the exception of 2 building groups for a Daycare and the EMS training space; that is it.

Mr. Lieto. What is your estimated time line?

Mr. O'Hara Will, put together a very nice sheet which is in the Town Council Documents. Let me see if I can find it. I know I brought it. The SEP application process requires the town to do a number of things, prior to submitting the application. That is going to take as long as it takes you guys to figure it out. So if you are putting, if you are looking at the new gas station going up on Route 25, they build thousands of those things, so their application submittal, takes about 20 minutes, they hit a button.

Planning and Zoning Process, the Special Exception process according to Will's sheet which is a, some of it worse case scenario three (3) to four (4) months. It could be quicker, it's a statues process, you submit an application, we have to hold a public hearing within 65 days, but then again we need to have a complete application. You read the zoning regulations, the requirements of that regulations include many of the things we talked about, safety, traffic, etc., etc.,etc.

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Mr. Kellogg thanks Mr. Manjos. A side note if you will just indulge me, at least myself and I think a number of us on the Council believe that the First Selectman has good intentions in mind based on having an asset and trying to use it for the Town's best interest. It is a worldly undertaking in whether the building is renovated or demoed, if determined that it is to be demoed, then certain that the First Selectman would have the Town's best interest in mind as to what alternative would work best, and working together he is sure they will come to that conclusion.

Ms. Tomcheck representing Parks and Rec. If we proceed with our basketball program then we are in violation? So what can we do now to not be in violation?

Mr. O'Hara. Yes.

As I said to Mr. Manjos, it is a process that could take 2-3 months. It is a process that requires documents to be submitted prior to which is the application, and again Ms. Tomcheck, just so you understand, this Town has been aware of the need to do this process going back years, so this is not Planning & Zoning commission is the bad guy here. The Planning & Zoning commission is pointing out very clearly that we are subjected to the same rules and regulations as the property owners and for the Town to take special privilege is a disservice to the rest of the people in this Town, and I understand you are concerned about the programs, I can't change that.

F.Lieto repeats the conversation about Mr. Cooper being the only one who presented a plan. And also is doing their jobs, by providing programming to Town. Problem being why was Mr. Cooper and Department not given any direction on how to proceed. Due to Mr. Manjos noticing the budget deficit we had to scramble to assemble this meeting so we can educate the public and the Departments more importantly on why we are sitting here. He refers back to number 5 on report. From February 22nd number 5 on the report. Any use of the building beyond a school and/or daycare would require a new Special Exception Permit from Zoning. Costs may be included. The only person, who can apply for this, is Mr. Vavrek- the Town of Monroe. Mr. Leito goes on record stating that it is not a break even proposition to keep this building open to provide the Town a resource, and then it should be explored. Whether CERT, Social Services, Food Pantry whatever it is we should look at it, but no one is pulling it together, it is up to Department Heads and Mr. Vavrek as they all work for him. There is no plan and no SEP requested. There is nothing in Google docs. Ms. Tomcheck states we are all hearing you, that it is a very serious communication issue, but where do we go from here. Do we get an outsider to come in and facilitate a resolution? What is going to happen now? Because, I personally can see a lot of use for this building. The Food Pantry being one of them as well as Parks and Rec. I would hate to see this building torn down.

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Mr. Manjos states in short term that we are going to hold Town accountable and we get our SEP and/or do we keep Parks and Rec running or do we shut it down tomorrow. Mr. Manjos has a problem spending 3-4 million dollars in this building because of its location and size of 91,000 square feet; the numbers do not seem feasible. Long term unless the State decides that it is going to fund this whole thing or someone else is paying the bill then it does not work financially. The Town still has to live up to its permits. How does Planning and Zoning enforce it, as soon as we know there is a problem do we put a lock on the door or do we work with Planning and Zoning with a resolution to the violation because we are violation right now. Part two of that discussion is that the budget is \$114,000 short and we need two boards to approve that money.

Mr. O'Hara Will, did have an idea, I am away for a couple of days, but I can take Will's idea, speak to the zoning enforcement officers, speak to the Town's Attorney, see if the Commission is comfortable, we meet on the 17th. I mean look it has been the policy of this Commission to work with people, because at the end of the day the end result is the same as, the end result the easy way, is the same result as the hard way, with the exception of the lawyers getting paid. But, I will repeat something that I said to Town Council and I need everyone to hear this. The Town of Monroe has at least seven (7) different instances where it needs to come in to zoning compliance. The auxiliary field at Wolf Park never received a wet land permit never received zoning permit that was something that was brought up a year ago, when the field that was proposed, was withdrawn as an application and we are a year later waiting for that application. It is one thing to try and work with a property owner who has made a mistake, who has showed the willingness to amend; it is a different thing when the Town which should be the leader, not the lagger has continuously and repeatedly doin' the wrong thing. The Commission has even worked with the Town, the Daycare permitting process in 2014 was after the fact, but only because the Daycare lady needed her license and the State would not sign off without zoning. So you haven't got a really good track record here. Like I said Will had an idea, I will consult with the Commission, the Town Attorney; there might be a narrow short way through, however the only thing I heard from Will was Parks & Rec's programing, not all the rest of this stuff.

Mr. Manjos has no intention of bringing anything beyond Parks and Rec programming in to this building.

I think people should review, Ms. Tomcheck you are here, I think the Parks and Recs program should be reviewing what is bringing into this building, as I brought up previously, the Board of Ed has a no alcohol policy and Sip and Paint might not be something that you want to be running right now.

Mr. O'Rourke- have we been approved to keep the building open with an allocated amount of funds?

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F. Lieto stated no. Mr. Manjos stated that there is \$50,000 in budget with no idea when that will run out, but it will not make it through the winter. Transfer of funds needs to be approved by Finance and Town Council.

F.Lieto Clarification of the timeline for your next meeting?

Mr. O'Hara stated the Commission meets on the 17th. To one of Mr. O'Rourke's points, if this is a 93,000 square foot building, I am just going to pick a number; if Parks and Rec is contemplating using 15,000 square feet it makes it very difficult to process an SEP because essentially you are letting the nose of the camel in to the tent, to say we are going to have an application for 15,000 square feet and then something else comes in and then something else, there is one zoning officer for 8,000 properties, contrary to popular believe, he does not have the same police powers as of the Chief's department does. The application would probably be considered incomplete.

Mr. O'Rourke does not suggest to leave it open ended, fund it and tailor it to Parks and Recs needs. We need to find a way to fast track it.

Mr. O'Hara. The Commission has given me the ____ (inaudible) that should have been permitted months ago, and you all need a permit.

Question from C. Rigsby inaudible

Mr. O'Hara response to Ms. Rigsby. That is not how it works. I guess the best way for me to describe to you is that if you look at a typical Mc Donald's every one of those elements is inside the permit and so if you don't start identifying the parts of those elements, I'll say lighting and they decide to put a bank of lights down along 111, that shine (inaudible) it's got to be comprehensive it has to cover the whole thing. Just to comment on your long term problems. You have a number of uses you are contemplating. You have an aged building which needs a number of fixes. You people need to hire an architect, marry the mixes to the fixes get the architect to put that all on a matrix so you understand what it is you are talking about, so you can take out this area, as a for instance as one of the items. What is an architect telling you it is going to cost to turn it into a movie theatre or whatever, and then maybe you decide that after spending x millions number of dollars over on Masuk on a big beautiful facility, you do not really need to do anything here, and you lock the door. But you need an architect. Because quite frankly, the Special Exception Permit that you bring to us, I mean I have read the Google Docs, certain building, certain building rooms were slated for user A, certain building rooms were slated for user B, Food Pantry in the basement with Food Pantry wanting privacy stuff. You need an architect to put all that together and make it all look cohesive.

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To Frank's point the sidewalk, you know if that is what you are going do, you need a sidewalk on the other side of the parking lot, is the parking lot then you know too small. You're proposing commercial leases, a commercial lease and then having a back to school function where that commercial lessee cannot park their own cars. Again, from my perspective we are about 18 months too late, the day after Sandy Hook moved in you should have started this process, flushed out all the concerns, put all this together and decide is it worth it. I mean look to say that the gym is worth it, sure gyms a great thing, I could use some running around myself, but it is 90,000 square feet building what's the gym? 20,000. Do you keep old boilers on line? And the one thing nobody has said tonight and it is word that I was told when I was on the 2008 Committee that you are not supposed to say is septic system. That is the original septic system. You do not have a test on it. It is a DEEP permit if you need to replace it and the reason we do not have Wal-Mart going in the ground right now is that we are still waiting for the DEEP to permit it.

Consensus was that septic system was inspected.

You have a regular recording from EPA which is different from checking the gallyies to see if they are still functional. Again, these are the 2 things that an architectural firm will help you through.

Table discussion collectively, need to figure out how comfortable we are with a work around, finding temporary funding, but we will not vote on funding without permit resolution.

Mr. O'Rourke believes all parties need a bit more time to figure it out. Mr. Manjos said that is why they are meeting. Mr. Lieto said for the record they have been doing this for 2 years it is time to make a decision.

Discussion from Ms. Plunket and Ms. Aguiliera Youth Department and Committee back in 2012 was asked by Mr. Vavrek to spearhead a Grassroots campaign to find out what interest was from the community. They have all results, and she finds it disturbing that so many of them were not aware of the report. It was up for a vote on 12/10/12 to approve the proposed uses. Sandy Hook disrupted the plan but she cannot understand how they can be asking for more time to make a decision. This was a done deal and the plans had a financial backer by the name of Mr. Kimble. She is ticked that they are asking for more time, this was a done deal. RFP is available and she can provide report to all if they need it for future meetings.

Mr. Leito for the record, Ms. Aguiliera was commended for all her hard work. Is plan still viable? Is Mr. Kimble still interested? That is another conversation.

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Town needs to come up with a comprehensive plan. Huge list of things to come in, needed to decide on what verses needed. Mr. Manjos gave Ms. Bombero gave report to all departments and put it in Town mailboxes so did she get it out of box. Ms. Plunket stated they infrequently use box.

Discussion at table stated that Sandy Hook derailed that plan, but should have been revisited.

Mr. Manjos need to run plan to end, we have limited use, and limited funds. Zoning needs to determine if they will allow limitations.

F. Lieto Can the use be restricted for Parks and Rec programs?

Mr. O'Hara But we got the school system up, and we've got beautiful lights___ (inaudible)

Let me take this information forward, the way Planning and Zoning works, I mean, the Commissioner will give a direction. Will's had an idea, talk to the Town Attorney, I can talk to the Commission, and again I will simply repeatedly emphasis that you do not want to get too cute. But again, remember that Parks and Rec now is not just the basketball court. If you look through their programing and I looked through it a little bit, it would take somebody 10-15 minutes to go through all the programs. The duration is longer, the types of programs are longer we are not just talking about the basketball program. Again the conversation has to be had. I simply going to say the long term piece, if I read the chart correctly is something that has historically has come from Finance Selectman, and Town Council and you folks have always had that duty through the Masuk High School renovation and the building of Jokey Hollow etc., etc, etc. And it is all three of the departments somebody taking the clear lead and I still remember Tom Bucci(?) walking in and going I want Chalk Hill to be like new, whether you agreed with that or not that is what he said when you hired an architect, you came up with a ___2:18:19_ (inaudible) that day. And at the end of the day that did not work. You've got a number of projects over historically speaking, cause I have lived here all my life, Town Hall two (2) or three (3) times was voted down, high school renovations you know were not always voted in the first time. I even think Jockey Hollow took a couple of times. That is what long term that is what you guys have to do.

Final discussion at table with Mr. Manjos and Mr. Lieto is to determine funding and use as well as allowances from Planning and Zoning before final plan is determined, therefore no vote will take place.

MONROE TOWN COUNCIL

Monroe, Connecticut

Special Meeting

Monday, November 7th, 2016 ~6:00 PM~ Chalk Hill Auditorium

**JOINT SESSION WITH BOARD OF FINANCE, BOARD OF EDUCATION & PLANNING AND ZONING
COMMISSION**

AMENDED Final Meeting Minutes

ADJOURNMENT

Motion: (E. Lipeles)

To adjourn the meeting at 8:20 p.m.

Second: (P. O'Hara)

Motion passed 15-0 (Includes K. Reid who arrived late)

Respectfully submitted,

Alison Noroian
Town Council Clerk