

EAST LYME BOARD OF SELECTMEN
REGULAR MEETING OF APRIL 20, 2022
MINUTES

PRESENT: Kevin Seery, Rose Ann Hardy, Dan Cunningham, Ann Cicchiello and Anne Santoro

EXCUSED: Bill Weber

ALSO PRESENT: Finance Director Anna Johnson, Zoning Director Bill Mulholland and Deputy Director of Public Works Bill Scheer

Mr. Seery called the meeting to order at 7:26 p.m. and stated that the Pledge of Allegiance had been performed at the Special Town Meeting.

1b. Additional Agenda & Consent Items

There were none.

FILED

1c. Delegations

There were none.

April 25 2022 AT 11:50 AM/PM

William Mulholland
EAST LYME TOWN CLERK

1d. Approval of Minutes

MOTION (1)

Ms. Santoro MOVED to approve the Regular Meeting Minutes of April 6, 2022, as submitted.

Seconded by Ms. Cicchiello. Motion passed 5-0.

1e. Consent Calendar

MOTION (2)

Ms. Santoro MOVED to approve the consent calendar for the regular meeting of April 20, 2022, in the amount of \$36,248.08.

Seconded by Mr. Cunningham. Motion passed 5-0.

2a. Special Appropriation – FEMA Boardwalk Repairs

DISCUSSION: Mr. Scheer explained that stress cracks are expected and simply need to be taken care of properly. He reported that the Town will be filling the cracks with a product that will not only create a permanent bond, but it will not discolor due to direct exposure to UV sunlight. It was reported that the cracks that are being filled developed within six months of the project completion, with no additional cracks surfacing since that time. The proposed funds to be used are from FEMA in response to Hurricane Sandy. This project is anticipated to begin in late summer/early fall.

MOTION (3)

Ms. Santoro MOVED to approve a Special Appropriation and transfer in the amount of \$70,000 from CNRE Fund 32 account number 32-70-300-500-999 (Town-wide Projects) and establish an account titled, "NBB Concrete Repairs" more specifically for the structural and cosmetic repair of the concrete cracks on the Niantic Bay Boardwalk, and forward to the Board of Finance for Approval. This requires a town meeting.

Seconded by Mr. Cunningham. Motion passed 5-0.

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2b. Sealant for PSB

DISCUSSION: Mr. Scheer explained that while investigating the leaks in the new building and fixing the roof, it was discovered that the materials used on the façade of the building was a commonly used material but that is very porous and if not sealed properly can absorb and leak rainwater. This is a common problem with this type of material, and the best way to solve it is to seal the building; this may need to be done every few years or so, but they will keep an eye on that. They submitted a Request for Proposal, attached hereto as Exhibit #1, and have received two viable proposals; they received four proposals in total.

2c. Historical Society – Boston Post Road Facility

DISCUSSION: It was discussed that there are many details that will need to be reviewed, not the least of which is the communications equipment that is housed there and must remain there. Mr. Scheer will work with the Historical Society and the Library and pull in the Town Attorney when needed in order to get all of these details worked out.

2d. FEMA Flood Regulations

DISCUSSION: Mr. Mulholland stated that because we have beach communities that have their own zoning regulations, this action will make it so that the Flood Ordinance will now match the Town's Zoning regulations. He will provide a draft version for review prior to the public hearing scheduled for May 4th.

2e. Schedule Public Hearing – FEMA Flood Regs

MOTION (4)

Ms. Santoro MOVED the following:

TOWN OF EAST LYME BOARD OF SELECTMEN NOTICE OF PUBLIC HEARING REGARDING ADOPTION OF AN AMENDMENT TO AN ORDINANCE ENTITLED: "Flood Damage Prevention" Town Ordinance Chapter 151. Notice is hereby given, of a public hearing to be held by the East Lyme Board of Selectmen at 7:00 p.m. on May 4, 2022, at the East Lyme Town Hall, 108 Pennsylvania Avenue, Niantic, Connecticut to consider the adoption of an amendment to an ordinance entitled: "Flood Damage Prevention" Town Ordinance Chapter 151. Said ordinance provides regulatory controls for flooding in the Town of East Lyme. A copy of the full text of the proposed ordinance is on file for public inspection at the office of the East Lyme Town Clerk, 108 Pennsylvania Avenue, Niantic, Connecticut and at <http://www.eltownhall.com/> to which reference may be had. Interested persons are invited to attend and be heard. Dated at East Lyme, Connecticut on this day, April 20, 2022. EAST LYME BOARD OF SELECTMEN
Seconded by Mr. Cunningham. Motion passed 5-0.

2f. Appointments to Boards/Commissions

MOTION (5)

Ms. Cicchiello MOVED to appoint Leonard Salter, 3 Pepperidge Lane, East Lyme, as a Member on the Inland Wetlands Agency for the Town of East Lyme with a term to expire on January 8, 2024.

Seconded by Ms. Hardy. Motion passed 5-0.

MOTION (6)

Ms. Santoro MOVED to appoint Amy Cabaniss, 75 Smith Street, Niantic, as an Alternate Member on the Niantic River Watershed Board for the Town of East Lyme with a term to expire on January 5, 2026.

Seconded by Ms. Hardy. Motion passed 5-0.

3a. Discussion 2022/2023 Budget (if needed)

There was no discussion on the budget.

4a. Ex-Officio Reports

Ms. Santoro reported that the Historic Properties Commission has started selling historic property plaques for the public to purchase for their own homes. The home does not need to be categorized as historic to be eligible to purchase a plaque. The proceeds will be split between the three historic houses. She reported that the BOE calendar shows June 15th as the last day of school; spring sports are underway, and the senior prom is scheduled for May 28th. They have finalized one of their union's contracts through 2025. A retreat for administration and staff is scheduled for some time in May. Ms. Santoro attended the Water & Sewer special meeting; there was a conversation regarding the budget, and it will continue at the next regular meeting.

Mr. Cunningham reported on the following upcoming activities of the Parks and Recreation Commission; Niantic Boardwalk 5K on April 23rd, Touch A Truck on May 21st, and Celebrate East Lyme on July 16th, to name just a few of the exciting events planned for this spring and summer. Mr. Cunningham reported that they have started to look into rest room alternatives, such as composting toilets; they will continue to investigate all options. He reported that pickleball is an extremely popular sport in our community and that there is a lot of interest in putting a pickleball court in our town.

4b. First Selectman's Report

Mr. Seery reported that our community Covid numbers are up, but that in speaking with Ledge Light Health District we should not be overly concerned. Our region, New London County, is now classified as Yellow. Mr. Seery reported that on April 7th, State Attorney General William Tong gave a talk at the Senior Center; both Mr. Seery and Ms. Holly Cheeseman were in attendance. Mr. Seery stated that if you know a senior who is in trouble, please know there are resources available to get them help.

Mr. Seery stated that the Town Attorney will be attending a meeting in June to open the discussion of charter revision, with the hopes of having a Charter Revision Subcommittee in place by August; the goal will be to have the process for charter revision coincide with next year's general election. Mr. Seery continues to stay in contact with Amtrak on how they are going to proceed with replacing the fencing along Main Street. The items that were stolen from the public works facility have been recovered and the Town will hopefully get them back soon in order to begin the spring projects.

Mr. Seery reported that he is speaking with a company called Tangible Analytics for grant writing services; we will pay them two hours per month to seek

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out eligible grants. When they do find appropriate grants and the Town agrees, they would then charge us that hourly rate of \$115/hr. for the staff to complete the work for the grant application, typically 8-10 hours' worth of time.

The town will be holding a Tax Sale auction on April 21st; out of thirty properties originally on the list, only eleven properties remain to be auctioned off on the 21st.

Mr. Seery reported that they are currently interviewing interested applicants for the Building Official position and should have an update for the next meeting. Regarding our neighbors, Waterford; Mr. Seery reports that Mr. Brule has had to wear an East Lyme baseball cap, has had to take him out to lunch, and will now owe him dinner. Go East Lyme Vikings!!

Mr. Seery reported that the SCCOG has opened up conversations with our regional partners about regionalizing human resources services, and he is going to look more into a social services department that we might be able to regionalize with a neighboring community.

Mr. Seery stated that pickleball has become extremely popular and is sought out by our residents; he reported that the Niantic Main Street group is looking into areas that might be appropriate as well.

5. Communications

There was none.

6. Public Comment

There was none.

7. Selectman's Response

There was none.

8. Executive Session

MOTION (7)

Ms. Santoro MOVED to enter into executive session at 8:15 p.m. for the purpose of discussing a real estate matter, Hathaway Farms LLC.
Seconded by Mr. Cunningham. Motion passed 5-0.

Returned to the regular meeting at 8:38 p.m. Ms. Santoro stated that no formal votes were taken in executive session.

9. Adjourn

MOTION (8)

Ms. Cicchiello MOVED to adjourn the April 20, 2022, regular meeting of the East Lyme Board of Selectmen at 8:39 p.m.
Seconded by Mr. Cunningham. Motion passed 5-0.

Respectfully Submitted By:



Sandra Anderson
Recording Secretary

Town of

P.O. Drawer 519
Deputy Director of Public Works
Bill Scheer, P.E., L.S.



East Lyme

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February 23, 2022

Request for Proposal (RFP) – East Lyme Police Building Masonry repair and sealing design project

The Town of East Lyme Engineering Department is requesting proposals from qualified Architectural firms to prepare plans and specification for the repair and sealing of the exterior of the newly occupied East Lyme Police department at 277 West Main Street in Niantic. This will be a prevailing wage job for the contractor. The proposal shall include the three sections described below. The Town will provide an award and a notice to proceed with design phase of the project to the selected Architecture firm. The bidding and construction inspections phases will be awarded separately during the course of the project. The Town reserves the right to not award the subsequent phases, and to perform these phases with Town Staff.

Background:

The Town of East Lyme purchased and has renovated 277 West Main Street in Niantic as a new police station and emergency operations building. The Renovation included a new roof, which included a new cap and flashing on the top of the block walls, which has alleviated water entering the masonry units from the top of the block walls. New caulking was applied around the existing windows and doors. The exterior of the building consists of 1980's split faced block and regular cinder block which has water infiltration issues from the face of the block. There is also minor cracking, an area with impact damage, clogged or possibly covered weep holes, areas of block susceptible to water infiltration from snow piles, and other localized minor defects.

Proposal breakdown:

The Town of East Lyme is requesting a proposal from architecture firms broken down onto these three sections:

1. Provide a price / proposal to:
 - a. Inspect the exterior of the building and identify all the areas that will need masonry repair, determine what the proper repair should be, and provide an opinion of probable cost.
 - b. Prepare option(s) for the Town to choose the most cost-effective long term liquid sealing product, means and method of application, and opinion of probable cost.
 - c. Prepare construction bid documents for the repair and sealing of the masonry exterior of the building.
2. Provide a price / proposal to provide construction bidding services including recommendations to the Town for contractor selection.
3. Provide a price / proposal to for construction administration and inspection.











