

**EAST LYME BOARD OF SELECTMEN
SPECIAL MEETING MINUTES
TOUR
Wednesday, AUGUST 4th, 2010**

Board of Selectmen

Members In Attendance: Paul Formica, Mark Nickerson, John Birmingham and Rose Ann Hardy
(also the driver)

Also In Attendance: Mike Giannattasio, Director of Public Works
Richard Morris, Fire Marshal
Christopher Taylor, Deputy Fire Marshal

Public In Attendance: Amy Renczkowski, Day Staff Reporter

1. Call to Order

First Selectman Paul Formica called the Special Meeting Tour to order at 2:40 PM.

2. Board Members will Board van from Town Hall and Travel to the Following Destinations:

First Selectman Paul Formica boarded the van driven by Ms. Hardy with fellow Board members, and others as indicated above. He noted the destinations that they would be visiting and said that this was a request of Ms. Hardy that they be updated on what is going on at or with these buildings.

◇ **Town Garage**

At the Town Garage everyone got off the bus and walked through the area.

Mr. Formica said that the initial thinking is that Care & Share would have a small portion of the approximately 8000 sq. ft. that the entire building occupies. This would include the current Superintendent's Office and the adjoining break room. The thought on the vehicle bays was that they would be broken up for use by Town departments such as the Community Center, Police, Fire and possibly the Board of Ed.

Ms. Hardy asked that if the building was being abandoned due to roof problems – how would that bode for others using it.

Mr. Formica said that the \$80,000 repair of the roof has been asked for in the bond.

Mr. Giannattasio said that they have been asking for roof repair money all along and that the leaks have been kept up.

Ms. Hardy said that she thinks that they should be careful with Care & Share as they are not a Town agency and as such they should not be promising the use of the area forever and ever.

Mr. Formica noted that the Parks & Recreation building to the left of the Town garage would be coming down.

Ms. Hardy asked about the lifts and if they would be staying.

Mr. Giannattasio said that the loader would stay up there because of the salt shed and that the heavy mechanic bay stays. He noted that they have two (2) mechanics that take care of the vehicles.

Mr. Formica noted that the other bays would be broken up into storage.

Mr. Giannattasio noted that they have the responsibility to store evictions.

Ms. Hardy said that she thought that was no longer State Law.

Mr. Formica said that doing away with it did not pass the Legislature so they still have to store evictions.

◇ **O & M Facility**

Ms. Hardy asked about the undeveloped excess land beyond the O & M Building and how far back it goes.

Mr. Giannattasio said that the problem is getting a road up there and that it would open up into a residential area as they are backed by a residential area.

Rick Pape, Sewer Superintendent showed where the trucks are stored inside the O & M building.

Mr. Giannattasio explained how the furnace had failed to start and oil spilled throughout the building and how the building was fixed after that incident. He added that the leaking windows were also fixed. The group toured the facility viewing the technological area that monitors the well activity. This building would remain as it is functioning as it does now.

Mr. Formica noted the Mobil Station property (as they passed by) that they would discuss at the Board of Selectmen meeting that evening.

◇ **Pump Station – Dad’s**

Mr. Giannattasio noted that they have been putting money into the Sewer budget for bypasses which, if the system goes down due to a lack of power, would bypass the station and send the sewerage on to Waterford. The aim is to have every station have a bypass. Seven stations have them now and three are still needed. This sewer pump station is the main wet well and sewerage from here goes to Waterford and then New London at the rate of 1.2M gpd. On the main floor the group viewed the generators that are used in case the pumps go down. They also descended three flights down and viewed the controls for the pumping station at each level.

◇ **New Building – Capital Drive**

The tour proceeded to Capital Drive, the new building and the adjacent two acre parcel.

Ms. Hardy asked if the gas tanks would remain at the building.

Mr. Giannattasio said yes and added that the gas company owns them and would replace them.

Inside the building, Mr. Formica explained that they would be creating up to 3500 sq. ft. of office space in the front of the building. It would be heated and cooled while the rest of the building would not be.

Ms. Hardy asked about the second level storage area.

Mr. Giannattasio said that it would be above the office area and would cover the entire area above them. It would give them area to store various items. He then explained the bays and the wall and door system to keep the offices separate from the mechanical and truck areas. He noted the scale area and another area where they could easily fit two trash trucks and have them housed inside and separated from the rest of the area and also have a wash bay versus what they have at the old facility which is storing them outside.

Ms. Hardy asked that the office area take advantage of the front window area to afford natural light and better working surroundings for the employees.

Mr. Formica noted that they are still working with the Board of Ed on having them put some of their equipment here and take it from here for use.

Ms. Hardy noted that there was a request for a re-fueling station.
Mr. Giannattasio said that there is the potential for a wash and fuel area.

Ms. Hardy asked how many Police vehicles would be housed here.
Mr. Giannattasio said that they are not planning on having any here unless they are in for repairs.
Mr. Formica noted that they are in use constantly and need to be where the station is.

Mr. Birmingham asked the time line on moving into this building.
Mr. Formica and Mr. Giannattasio said that they expect to move in the first quarter of next year. The Requests are out and they are in the process of review. There is money in the bonding package for the renovations.

Mr. Giannattasio said that he envisions a future fueling station and the salt shed on the adjacent property sometime in the future.
Mr. Formica added that a regional dog pound has also been brought up as well as a place for the school buses.

◇ **Well 3B – 45 N. Bridebrook Road**

Mr. Formica said that Well 3B is a replacement well and that they expect to get 160,000 – 175,000 gallons of new water per day from it. In the next few weeks it will go on-line. He said that they are also getting ready for chlorination.

Mr. Giannattasio showed the tour the new building that was just put on top of the well head and pump. It is a 30' depth gravel pack well. He explained the process of the water coming in from the well and being purified of manganese which is pumped to the lagoons. The ability to have bulk chemical storage area has netted them savings. He noted that they were in the process of mixing the soils in the old lagoon as they had to move it with the new well.

◇ **Emergency Operations Center**

Dick Morris, Fire Marshal and Christopher Taylor, Deputy Fire Marshal gave a presentation of the trailer, generator and light equipment that they were able to get with a grant. They said that it was purchased from a Colton Road distributor and that they try whenever possible to purchase the items from local people.

Mr. Taylor explained that the equipment in the trailer record by camera, the site that they are at and is off the system so that they can see what is going around them. They have generators that will kick in if there are power issues. They can use an area of the trailer for obtaining information at a scene and recording the events at the scene. The front is a small office area that has the computer and other office equipment, while the back has supplies that would be utilized at various scenes. For night use, they have a light on a stand that is powered with two 1000 watt bulbs that will cover a vast area for them to be able to see.

Inside the newly redone EOC, Dick Morris Fire Marshal explained the camera system and bank of areas that they could easily zoom in on and view such are the Hole in the Wall Beach and Boardwalk. He noted that Giants Neck Beach purchased their own security camera and that they would be turning it over to them so that the whole beach area would be monitored. He noted that this equipment has helped with arrests. Through Homeland Security they will get six (6) cameras on 75' poles at key intersections that will eventually tie-in to a Federal Security Network so that anyone would be able to go on-line and see an area of the country on a camera monitor. He explained the new equipment which has brought the EOC current and the various abilities that they now have.

Mr. Formica noted that the East Lyme Public Trust is going to donate three (3) camera viewing stations and all maintenance to them. One would be for the EOC, one at the Community Center and another at the Town Hall.

Ms. Hardy asked if they have several vehicles that can tow the trailer.

Mr. Morris said that yes, they do, Chris Taylor's can tow it as can his own vehicle.

Mr. Taylor noted that it is a light trailer so it is easy to haul. He added that the Town found it important that in doing an interview on-site that they have an area to separate people and this provides that. It is comparable to what other Towns have.

Mr. Morris said that there is a lot of community effort that has gone into everything that they have. They receive many donations from the public of time and materials. He noted that the new lockers did not have shelves in them and that the shelves were made for them by a citizen.

(Ms. Renczkowski, Day Reporter left for another engagement at this time.)

◇ **Walnut Hill Road**

Mr. Giannattasio noted at the beginning of Walnut Hill Road that they had added a new catch basin to solve the water problems that they have had there. Under drain work was also done. He said that the road should be 18' wide as a minimum however in places, it is not. It also needs drainage. He said that they would be trying to get to the 18' wide minimum where they can as there are areas of ledge where it would just be too much. He noted that the Tinker House developer would also be doing some improvements as a part of his plan. The low points in the road have some issues and also need improvement and they may have to take some trees down.

Ms. Hardy asked if they are planning to do this road.

Mr. Giannattasio said that it is part of the plan.

Ms. Hardy asked if it would include the pipes and drains.

Mr. Giannattasio said yes – under drains, catch basins and pipes.

Ms. Hardy asked if they would have to break up the road.

Mr. Giannattasio said yes and explained that there are two different jobs going on here and that it would require two different contractors, grinding, drain and pavement contractors plus some trees would have to be taken out to widen the road where possible. However, they are in the process of engineering the work. He noted that micro-seal on the roads extends the life of them for about five (5) years.

On the way back Ms. Hardy drove through Drabik Road and noted the low hanging trees over the road. She said these are of concern to Mr. Drabik.

Mr. Giannattasio said that they are only required to cut them up to 14' above the road. He said that he has asked the Superintendent to look into them but has received no requests regarding these trees.

They also drove down Riverview Rd. to see the condition that it is in.

Mr. Giannattasio said that it would be done also as it is part of the road program along with Walnut Hill Road.

Ms. Hardy asked if they would do one lane at a time so as to keep one lane open.

Mr. Giannattasio said yes.

◇ **Boardwalk (Cini Park area)**

On the way to Cini Park, Mr. Formica explained that the railing on the walkway leading to the Park area would be replaced with the railing removed from the Boardwalk as the current railing is labor intensive in terms of maintenance. Once inside the park area he noted the sidewalk to the left that was done with a DEP grant and a fishing pier. He explained the fishing and parking areas for the Black Hawk and others and noted

that they are to maintain their areas as part of their lease. He noted the area that Amtrak was using for the bridge work.

On the return to Town Hall Mr. Formica said that they have applied for another STEAP Grant to enable them to continue the streetscape project up Pennsylvania Ave. to Hope Street and the municipal parking lot.

3. Return to Town Hall

The van returned to Town Hall where everyone disembarked.

4. Adjournment

****MOTION (1)**

Mr. Nickerson moved to adjourn this Special Meeting of the East Lyme Board of Selectmen at 5:50 PM.

Mr. Birmingham seconded the motion.

Vote: 4 – 0 – 0. Motion passed.

Respectfully submitted,

Karen Zmitruk,
Recording Secretary, Pro-tem