



MINUTES  
REPRESENTATIVE TOWN MEETING  
Regular Meeting  
June 5, 2023

RECEIVED FOR RECORD  
WATERFORD, CT  
2023 JUN -7 P 3:48  
ATTEST David L. Campo  
TOWN CLERK

Moderator Paul Goldstein called the June 5, 2023 Regular Meeting of the Representative Town Meeting to order at 7:03 P.M.

PLEDGE OF ALLEGIANCE

ROLL CALL

PRESENT: Kyras Augmon Bossa, Mary Childs, Harry Colonis, Timothy Condon, Thomas J. Dembek, Susan Driscoll, Timothy Fioravanti (7:25), Steve Garvin, Nick Gauthier, Kevin Girard, Paul Goldstein, Kristin Gonzalez, Ryan Healy, Richard Holmes, Lindsay Khan (7:12), Cheryl Larder, Theodore Olynciw, Michael Rocchetti, Danielle Steward-Gelinas, David Sugrue

ABSENT: Michael Bono, Jennifer Bracciale, Jennifer Kohl, Dan Radin, David Welch

EX-OFFICIO MEMBERS PRESENT: First Selectman Robert J Brule, Selectman Richard Muckle

EX-OFFICIO MEMBERS ABSENT: Chair of the Board of Education Pat Fedor, Chair of the Board of Finance Glenn Patterson

ALSO PRESENT: Town Clerk David L. Campo, Town Attorney Nicholas Kepple, and Finance Director Kim Allen.

AGENDA ITEM C – April 3, 2023 Regular and May 1, 2023 Budget and Special Meeting Minutes

MOTION by Steward, seconded by Condon, to approve the April 3, 2023 and the May 1, 2023 Minutes with the following corrections noted by Town Clerk Campo from Representative Larder to the May 1, 2023 Minutes: Town Attorney Robert Avena attended the first three nights of the May 1 Budget Hearings and Town Attorney Nicholas Kepple attended the final night. BOF Member Sheehan attended day 3 and 4 of the budget hearings. Glenn Patterson was not in attendance for day 3 and 4 of the budget hearings. Town Planner Mark Wujtewicz was a presenter at the Planning and Zoning Budget Hearing. Public Works Office Coordinator Sandy Kenniston was a presenter for the Public Works Budget Hearing. Representative Larder voted no on Debt Service during the final action of the budget hearing. Also, the following corrections noted by Representative Driscoll: David Welch should have been noted as only being absent on Day 1 of the budget hearings. Allegiance was misspelled in the May 1 Budget Hearing minutes.

MOTION PASSED: 17-0-1 (Girard Abstained)

AGENDA ITEM D - CORRESPONDENCE:

The following items were received for correspondence: An email from Representative Olynciw in regard

to town owned vacant lots. (See attachment) A Capital Project Status Report, American Rescue Funds Quarterly Report. An email from Representative Larder forwarding an email from Representative Rocchetti in regard to meeting decorum. A report from the Representative Girard on behalf of the Energy Task Force. (See attachment) A letter from Superintendent Giard in regard to an upcoming Board of Education appropriation request. A copy of the Waterford Public School 2022-2023 Budget from Board of Education Director of Finance Joe Mancini.

#### AGENDA ITEM F – COMMITTEE REPORTS AND REFERRALS

Energy Task Force Chairman Girard summarized his report to the body. (See Attached) Representative Driscoll noted the need for an official report from some of the committees.

Representative Khan arrived.

#### CALL ITEM 1 – Fire Services PSAS/Foam

PRESENTATION: Director of Fire Services Michael Howley

MOTION by Steward-Gelinas, seconded by Dembek, to approve a recommendation from the Board of Finance for an additional appropriation in the amount of **\$30,000** to fund the removal and cleaning of apparatus that carry PFAS/Foam. Appropriated funds for this project will be made available by transferring **\$30,000** from the **Unassigned Fund Balance** of the **General Fund** to **Line #10123-52040, Service Contracts and Repairs (\$24,000)** and **Line #10123-53112, Firefighter Supplies (\$6,000)**.

It was noted by Dembek that a State Grant had been passed earlier that day which will reimburse towns some or most of the amount appropriated at a later time.

MOTION PASSED: Unanimous

#### CALL ITEM 2 – Mago Point Overflow Parking Lot

PRESENTATION: Planning Director Jonathan Mullen

MOTION by Steward-Gelinas, seconded by Condon, to approve a recommendation from the Board of Finance for an appropriation in the amount of **\$25,500** to fund the restoration and repair of the Mago Point Overflow Parking Lot. Appropriated funds for this project will be made available by transferring the approved **\$25,500** from **Capital and Non-recurring Designated Line #20511-57870, Mago Point Improvements**.

A friendly amendment by Driscoll was recommended and accepted to rephrase the motion, along with a friendly amendment by Steward-Gelinas to add “plan” to the motion to read as follows: MOTION by Steward-Gelinas, seconded by Condon, to approve a recommendation from the Board of Finance for an appropriation in the amount of **\$25,500** from **Capital and Non-recurring Designated Line #20511-57870, Mago Point Improvements** to fund a plan for the restoration and repair of the Mago Point Overflow Parking Lot.

MOTION PASSED: Unanimous

Representative Fioravanti arrived.

CALL ITEM 3 – Old Norwich Road Wastewater Pump Station

PRESENTATION: Director of the Waterford Utility Commision James Bartelli.

MOTION by Steward-Gelinas, seconded by Condon, to approve a recommendation from the Board of Finance for an additional appropriation in the amount of **\$544,000** for an upgrade to the Old Norwich Road Wastewater Pump Station. Appropriated funds for this project will be made available by transferring the approved **\$544,000** from **Capital and Non-recurring Designated Line #20531-57816, Old Norwich Pump Station.**

A friendly amendment by Driscoll was recommended and accepted to rephrase the motion to read as follows: MOTION by Steward-Gelinas, seconded by Condon, to approve a recommendation from the Board of Finance additional appropriation in the amount of **\$544,000** from **Capital and Non-recurring Designated Line #20531-57816, Old Norwich Pump Station** for an upgrade the Old Norwich Road Wastewater Pump Station.

MOTION PASSED: Unanimous

CALL ITEM 4 – Southwest School Property

Passed Over

NEW BUSINESS:

Representative Olynciw noted the subject of his letter in regard to town owned vacant properties. He requested that the emailed response to his letter from Board of Finance Chairman Glenn Patterson be provided to the members. (See Attachment)

MOTION by Olynciw, seconded by Gauthier, to send the issue of town owned vacant properties to the Public Works, Planning and Development Standing Committee of the RTM in order to bring relevant departments together to come up with a plan.

VOTING IN FAVOR: Augmon-Bossa, Childs, Driscoll, Fioravanti, Gauthier, Gonzalez, Khan, Larder, Olynciw

VOTING AGAINST: Colonis, Condon, Dembek, Garvin, Girard, Goldstein, Healy, Holmes, Rocchetti, Steward-Gelinas

MOTION FAILED: 9-10-0

MOTION by Driscoll, seconded by Gauthier, to fill the vacancy on the Long Range Fiscal Planning Committee created by the resignation of Greg Attanasio from the RTM, with Lindsay Khan.

MOTION PASSED: Unanimous

MOTION by Driscoll, seconded by Larder, to fill the vacancy on the Fire Services Review Special Committee created by the resignation of Greg Attanasio from the RTM, with Nick Gauthier.

MOTION PASSED: Unanimous

MODERATOR Goldstein noted that there may be a need for a special meeting later in June to address the Southwest School property and any of issues that are out there.

Representative Khan spoke in regard to the budget meetings and that you could “cut the tension with a knife “, making it quite intimidating to ask questions, especially as a new member.

MODERATOR Goldstein reminded the body that the meetings are guided by Roberts Rules of Order.

MOTION by Steward-Gelinas, seconded by Dembek, to adjourn passed unanimously at 8:23 P.M.

Respectfully Submitted,



David L. Campo, CCTC

Town Clerk

**David Campo**

**From:** Ted Olynciw <tedolynciw@yahoo.com>  
**Sent:** Saturday, May 20, 2023 1:52 PM  
**To:** Paul Goldstein  
**CC:** Robert Brule; steward-gelinas@sbcglobal.net; Susan Driscoll; Glenn Patterson; Greg Attanasio; David Campo; Richard Muckle  
**Subject:** Fw: vacant town property request  
**Attachments:** Town Owned Property May 2023.xlsx; Vac Town property cards.zip

**CAUTION: This email originated from outside of the organization.  
Do not click links or open attachments unless you recognize the sender's email address and know the content is safe.**

Paul,  
I am sending this to you since you are the Moderator of the RTM and Chairman of the Long Range Financial Planning Committee. Attached to this email is an email from Paige Walton, Tax Assessor, listing all of the 140 properties owned by the Town of Waterford. There are 55 properties listed as "vacant lots", owned by the Town but are not being used by the Town. Mr. Muckle, previous Chairman of the LRFP Committee, stated a few months ago during a RTM meeting that the issue of what to do with vacant land would be taken up with that Committee. I assume that this will be on the agenda for the LRFP Committee. If you felt otherwise perhaps this item could be referred to one of the standing committees of the RTM.

I hope that the LRFP Committee will look at each of these properties and forward their recommendations as to which ones should be kept for future use by the Town or should be sold. If any of these vacant lots have no useful Town purpose why not sell them and become taxable land that could be developed by those who purchase these vacant properties.

I ask that you forward this email along with the list of the 140 properties to the RTM and the LRFP Committee under correspondence. You may have to obtain a copy of these properties from the Tax Assessor since the her attachment is legal size. Along with the list provided by Paige, there are individual street cards and GIS mapping for each property.

Thank you for your consideration.

Ted Olynciw, RTM Rep. 2nd District  
62 Twin Lakes Drive ,Waterford CT 06385

RECEIVED FOR RECORD  
WATERFORD, CT  
2023 MAY 30 A 8:13  
TEST: David L. Campo  
TOWN CLERK

----- Forwarded Message -----

**From:** Paige Walton <pwalton@waterfordct.org>  
**To:** tedolynciw@yahoo.com <tedolynciw@yahoo.com>  
**Sent:** Wednesday, May 17, 2023 at 02:13:51 PM EDT  
**Subject:** vacant town properties request

Good Afternoon Mr. Olynciw,

Attached please find an excel spreadsheet containing all town-owned properties. Properties that are vacant are highlighted in blue. Also attached is a file containing the street cards for all highlighted properties.

The properties you requested are located throughout the town and therefore appear on various maps. I have included the link to Waterford's GIS maps below which will allow you to search each property by street address to pinpoint the location on each respective map.

[https://hosting.tighebond.com/waterfordct\\_public/](https://hosting.tighebond.com/waterfordct_public/)

Regards,

~Paige

Paige S. Walton, CCMA II

Assessor

Town of Waterford

(860) 444-5822

[pwalton@waterfordct.org](mailto:pwalton@waterfordct.org)

| Account Number | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | 2033 | 2034 | 2035 | 2036 | 2037 | 2038 | 2039 | 2040 | 2041 | 2042 | 2043 | 2044 | 2045 | 2046 | 2047 | 2048 | 2049 | 2050 | 2051 | 2052 | 2053 | 2054 | 2055 | 2056 | 2057 | 2058 | 2059 | 2060 | 2061 | 2062 | 2063 | 2064 | 2065 | 2066 | 2067 | 2068 | 2069 | 2070 | 2071 | 2072 | 2073 | 2074 | 2075 | 2076 | 2077 | 2078 | 2079 | 2080 | 2081 | 2082 | 2083 | 2084 | 2085 | 2086 | 2087 | 2088 | 2089 | 2090 | 2091 | 2092 | 2093 | 2094 | 2095 | 2096 | 2097 | 2098 | 2099 | 2100 | 2101 | 2102 | 2103 | 2104 | 2105 | 2106 | 2107 | 2108 | 2109 | 2110 | 2111 | 2112 | 2113 | 2114 | 2115 | 2116 | 2117 | 2118 | 2119 | 2120 | 2121 | 2122 | 2123 | 2124 | 2125 | 2126 | 2127 | 2128 | 2129 | 2130 | 2131 | 2132 | 2133 | 2134 | 2135 | 2136 | 2137 | 2138 | 2139 | 2140 | 2141 | 2142 | 2143 | 2144 | 2145 | 2146 | 2147 | 2148 | 2149 | 2150 | 2151 | 2152 | 2153 | 2154 | 2155 | 2156 | 2157 | 2158 | 2159 | 2160 | 2161 | 2162 | 2163 | 2164 | 2165 | 2166 | 2167 | 2168 | 2169 | 2170 | 2171 | 2172 | 2173 | 2174 | 2175 | 2176 | 2177 | 2178 | 2179 | 2180 | 2181 | 2182 | 2183 | 2184 | 2185 | 2186 | 2187 | 2188 | 2189 | 2190 | 2191 | 2192 | 2193 | 2194 | 2195 | 2196 | 2197 | 2198 | 2199 | 2200 | 2201 | 2202 | 2203 | 2204 | 2205 | 2206 | 2207 | 2208 | 2209 | 2210 | 2211 | 2212 | 2213 | 2214 | 2215 | 2216 | 2217 | 2218 | 2219 | 2220 | 2221 | 2222 | 2223 | 2224 | 2225 | 2226 | 2227 | 2228 | 2229 | 2230 | 2231 | 2232 | 2233 | 2234 | 2235 | 2236 | 2237 | 2238 | 2239 | 2240 | 2241 | 2242 | 2243 | 2244 | 2245 | 2246 | 2247 | 2248 | 2249 | 2250 | 2251 | 2252 | 2253 | 2254 | 2255 | 2256 | 2257 | 2258 | 2259 | 2260 | 2261 | 2262 | 2263 | 2264 | 2265 | 2266 | 2267 | 2268 | 2269 | 2270 | 2271 | 2272 | 2273 | 2274 | 2275 | 2276 | 2277 | 2278 | 2279 | 2280 | 2281 | 2282 | 2283 | 2284 | 2285 | 2286 | 2287 | 2288 | 2289 | 2290 | 2291 | 2292 | 2293 | 2294 | 2295 | 2296 | 2297 | 2298 | 2299 | 2300 | 2301 | 2302 | 2303 | 2304 | 2305 | 2306 | 2307 | 2308 | 2309 | 2310 | 2311 | 2312 | 2313 | 2314 | 2315 | 2316 | 2317 | 2318 | 2319 | 2320 | 2321 | 2322 | 2323 | 2324 | 2325 | 2326 | 2327 | 2328 | 2329 | 2330 | 2331 | 2332 | 2333 | 2334 | 2335 | 2336 | 2337 | 2338 | 2339 | 2340 | 2341 | 2342 | 2343 | 2344 | 2345 | 2346 | 2347 | 2348 | 2349 | 2350 | 2351 | 2352 | 2353 | 2354 | 2355 | 2356 | 2357 | 2358 | 2359 | 2360 | 2361 | 2362 | 2363 | 2364 | 2365 | 2366 | 2367 | 2368 | 2369 | 2370 | 2371 | 2372 | 2373 | 2374 | 2375 | 2376 | 2377 | 2378 | 2379 | 2380 | 2381 | 2382 | 2383 | 2384 | 2385 | 2386 | 2387 | 2388 | 2389 | 2390 | 2391 | 2392 | 2393 | 2394 | 2395 | 2396 | 2397 | 2398 | 2399 | 2400 | 2401 | 2402 | 2403 | 2404 | 2405 | 2406 | 2407 | 2408 | 2409 | 2410 | 2411 | 2412 | 2413 | 2414 | 2415 | 2416 | 2417 | 2418 | 2419 | 2420 | 2421 | 2422 | 2423 | 2424 | 2425 | 2426 |
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**David Campo**

**From:** Glenn Patterson <gpatters512@gmail.com>  
**Sent:** Tuesday, May 30, 2023 9:09 PM  
**To:** Ted Olynciw  
**Cc:** Paul Goldstein; Robert Brule; steward-gelinas@sbcgloba.net; Susan Driscoll; Greg Attanasio; David Campo; Richard Muckle  
**Subject:** Re: Fw: vacant town properties request

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RECEIVED FOR RECORD  
WATERFORD, CT  
JUN -1 P 4:04  
TOWN CLERK

Ted:

Thanks for this info. I was totally unaware that the town owned this much vacant property. I noted with interest that the Town of Groton is setting up an Advisory Committee for the same topic. Maybe that's in Waterford's future; but what follows is one man's opinion as a member of the LRFP on how best to proceed to from here;

My take is that it's premature to place examining these properties with the LRFP. While these are town assets, there's no historical impact on town spending or income from these parcels for the LRFP to consider for financial planning purposes. Your email alludes to this fact: leave vacant?, sell?, valuation?, etc. Other areas the LRFP has looked into have years of fiscal/financial history for the LRFP to "start from" i.e. Capital Spending, Facility Maintenance, IT, and Fleet.

I agree that the town needs a plan, but I think the starting point should be from a land-use perspective. I would propose that the appropriate RTM committee task the Planning Department to review the parcels from that land use perspective; perhaps as a consideration for the updated Plan of Conservation and Development that's currently in process? Establishing a plan based on land use considerations could then lead to a fiscal strategy for the parcels suitable for incorporation *into* a Long-Term Financial Plan or perhaps lead to forming a separate Advisory committee similar to Groton to inform a financial plan.

Note: the LRFP hasn't met for a while. I believe to keep this concern front and center for the taxpayer this effort should be tracked as a task to the Planning Department from the RTM.

r/  
Glenn Patterson  
Waterford BOF Chair

FIFTEEN ROPE FERRY ROAD  
WATERFORD, CT 06385-2886



PHONE: 860-442-0553  
www.waterfordct.org

RECEIVED FOR RECORD  
WATERFORD, CT  
2023 JUN -5 A 8:30  
ATTEST: *[Signature]*  
TOWN CLERK

June 4, 2023

Dear RTM,

The Energy Task Force has been very busy over the last 6 months, having 7 meetings and hearing from 6 different town department heads. We have made some progress on our stated charge, which is:

- 1.) Review energy audits of consumption
- 2.) Identify any data needs based on those audits
- 3.) Address the energy policy of the town

At our earliest meetings, we elected a chair and secretary, and developed a set of goals for the team. Those are:

1. Identify State guidance and laws that impact our town.
2. Identify next capital projects and ongoing projects considering the energy use options.
3. Obtain any audits done, review these as a group.
4. Invite department heads and experts to our meetings.
5. Review current policy – if not available, encourage development of one by 12/4/2023.
6. Create a section on the website to reflect our ETF agendas, minutes, and backup materials.

The committee has struggled with membership issues. Nearly half our membership has changed during the past 6 months. This has slowed our progress, but has not stopped us from doing this important work.

At our May 30, 2023 special meeting, the committee voted to report our progress to the RTM and provide a number of recommendations which our initial research has shown could have a significant impact on the town's energy footprint. Our list of recommendations, truncated slightly for brevity, follows:

- 1.) **Perform energy usage benchmarking on all town buildings.** This effort determines not only the largest energy users in town, but also compares them to a number of "standards" to determine the severity of energy waste for any high usage buildings (e.g. by calculating a "usage per square foot" and comparing that to average values). This can be done at no cost to the town through a UCONN consultant paid by Eversource.

- 2.) **Perform an energy audit of all town buildings by an independent consultant.** Prior audit data was collected in concert with a company who would stand to gain from any work performed to increase efficiency. Eversource provides, at no cost to the town, access to an engineering firm who can perform this audit independently.
- 3.) **Evaluate town-wide solar options**, including the possibility for no-cost installation and a future Power Purchase Agreement (PPA) with the town. Prioritize rooftop solar (biggest wins likely to be the high school, middle school, TFS, and community center), but also evaluate overhead solar installations over large parking areas (e.g. the high school). This can be conducted independently or via any number of companies who perform this work, and would not cost the town for the evaluation. Work performed based on the recommendations would be subsidized and financially incentivized (i.e. low interest loans and rebates) by a number of programs administered by Eversource and State of CT. The work could be performed by any contractor the town chooses.
- 4.) **Install electric vehicle charging stations.** State and federal incentive plans can subsidize these to achieve near no-cost to the town. Installation costs can be paid for by usage charges, which can also subsidize future investment and installations. Prioritize areas where users park for extended periods (schools, library, community center, town hall, public works, and possibly private locations such as grocery and retail stores). Waterford uniquely has several areas which intersect major state roads, and prioritizing locations "just off the highway" also makes sense and could draw additional business to town while users charge their vehicles.
- 5.) **Ensure that any new capital projects adequately address energy consumption and efficiency.** Create an expectation that project plans (from town officials and new developments) include a section addressing energy use and properly consider and present alternatives with adequate backup, such as quotations for geothermal, solar, electric heat pumps, low-impact development, and LEED certification.
- 6.) **Ensure proper funding for the PUC's I&I program.** Infiltration of fugitive water into the wastewater is a significant savings by avoiding pumping and treating stormwater as wastewater. Properly funding this effort avoids energy waste. In addition, PUC and Public Works **MUST** work together cooperatively on construction projects, for example, by repairing underground sewer and piping when roads are being repaved rather than immediately after.
- 7.) **Explore the possibility of creating an independent Electric Utility for the town.** Several surrounding towns operate their own electric utility, and it may be possible in cooperation with Millstone to meet Waterford's electric needs at reduced cost to residents while providing carbon-free power to the town.
- 8.) **Actively provide "grass-roots" efforts for energy savings for town residents.** As an example, utilize the Energy Task Force webpage to provide links to energy saving programs, tips and advice regarding recycling and proper waste management, and other opportunities for residents. Drive traffic to this site with occasional links from the main Waterford page or pushes from the First Selectman's office/social media.
- 9.) **Remove barriers for energy conservation by town residents.** The overall energy footprint of the town is a sum of the town government and its consumption **AND** the energy footprint of the residents (arguably much larger). During the ETF work, several

residents reached out about ways the town could help them make better energy choices. Examples include ensuring that town regulations/ordinances/zoning regulations don't excessively prevent residents from alternative energy sources such as ground based solar for properties with enough land. Town coordination of projects (such as natural gas installation) that help residents also make smart energy choices is critical to reducing the overall energy footprint of the town.

- 10.) **Ensure near-term high energy use renovations properly evaluate conservation and carbon-free energy.** These projects include an HVAC system at Clark Lane MS, Library renovations, and Emergency Management building HVAC systems. Energy reduction measures and lower reliance on fossil fuels for these buildings **MUST** be part of the plans and have adequate backup provided so they can be evaluated and discussed by town officials and bodies properly.

There are also a number of other excellent suggestions which are captured in our minutes. For brevity's sake, these will not be elaborated here. The members of the Task Force stand ready to work together with Town Officials and departments to initiate and complete the suggestions above to save energy and financially benefit the town's taxpayers.

As can be seen from the recommendations above, significant progress has been made on many of the goals our team agreed to last September. In the coming months, we look forward to execution on the above recommendations, as well as continued work on the goals above, particularly goal #5. Coordination with all department heads, but especially the Planning Department and its new director will be key to succeeding in reducing the energy footprint of the town.

Very Respectfully,



Kevin Girard  
Energy Task Force Chair

On behalf of Committee Members:  
Mary Childs (ETF Secretary, RTM)  
Greg Attanasio (BOS)  
David Peabody (BOF)  
Ursula Moreshead (Elector)  
Ivan Kuvalanka (Elector)