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WATERFORD, CT
2025 AUG -6 P 2:32
ATTEST: David L. Campo
TOWN CLERK

MINUTES
REPRESENTATIVE TOWN MEETING
Regular Meeting
August 4, 2025

RTM Moderator Paul Goldstein called the August 4, 2025 Regular Meeting of the Representative Town Meeting to order at 7:00 P.M.

ROLL CALL

PRESENT: Kyras Augmon-Bossa (Speaker Phone), Michael Bono, Jennifer Bracciale, Erica Casper, Mary Childs, Harry Colonis, Timothy Condon, Thomas J. Dembek, Susan Driscoll, Timothy Fioravanti (Speaker Phone), Paul Goldstein, Kristen Gonzalez, Christina Jessuck, Lindsay Khan, Kate MacKenzie, Shawn Monahan, Ursula Moreshead, Kayla Mullen, Kathleen Mullen Kohl, Theodore Olynciw, Danielle Steward-Gelinas

ABSENT: Narciss Greene, Ryan Healy, Matt Keatley, David Sugrue

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

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

ALSO PRESENT: Town Clerk David L. Campo; Town Attorney Robert Avena; Town Attorney Nicholas Kepple; Director of Finance Kim Allen

AGENDA ITEM C – June 2, 2025 Minutes

MOTION by Steward-Gelinas, seconded by Moreshead, to approve the minutes with the following correction noted by Town Clerk Campo: Board of Education Chair Pat Fedor was not in attendance, and RTM Member Kayla Mullen abstained from ITEM 3 and 4; and the following correction offered by RTM Member Lindsay Khan: RTM Member Lindsay Khan arrived after ITEM 7

VOTING IN FAVOR: Unanimous

CORRESPONDENCE:

Fleet Report and letter in regard to the town radio system from Finance Director Kim Allen. A request from RTM Member Tim Condon in regard to fleet. Request from First Selectman Rob Brule requesting a committee assignment to address a New Veteran's Tax Exemption. Plan of Conservation status letter. Committee Reports from Public Protection and Safety along with Public Health, Recreation and Environment. RTM Member Tom Dembek submitted a The Day newspaper article in regard to the radio system funds from the State Bond Commission. Police Chief Balestracci submitted correspondence in regard to Committee referrals for street takeover and camera enforcement. Oswegatchie Fire Station renovation estimate from OLYN Contracting Company. Democratic and Republican recommendations to the Police Commission. Copies of correspondence can be obtained from the Office of the Town Clerk.

PUBLIC COMMENT

Resident David Holmes, 53 Upper Bartlett, Waterford, supports the passing of the All-Terrain vehicles Ordinance. Tina DuBosque, 45 Wintergreen Dr, voiced her concerns that the RTM needs to interact with the public regularly to inform. Resident Bryan Sayles, 54 Wintergreen Dr, Quaker Hill, spoke about the Fire Services Review Special Committee report. (See Attachment)

COMMITTEE REPORTS

Committee report received from Public Health, Recreation & Environment and Public Protection and Safety. (See Attachment)

APPOINTEE & LIAISON REPORTS

Oswegatchie Fire Station appointee reports from Ted Olynciw were received. (See Attachment)

CALL ITEM 1 – Gardiner Family Foundation Donation

PRESENTATION: Finance Director Kim Allen

MOTION by Steward-Gelinas, seconded by Childs, to approve a request from Finance Director Kim Allen to deposit a check for **\$15,000** from the **Gardiner Family Foundation** to be used for **Youth & Family Services student programs**.

MOTION PASSED: Unanimous

CALL ITEM 2 – Dominion Donation

PRESENTATION: Finance Director Kim Allen

MOTION by Steward-Gelinas, seconded by Childs, to approve a request from Finance Director Kim Allen to deposit a check for **\$20,000** from **Dominion Energy** to be used for **Waterford's Summer Music and Town Parade Events**.

MOTION PASSED: Unanimous

CALL ITEM 3 – Old Norwich Road Pump Station

PRESENTATION: Director of Utilities Jill Stevens

MOTION by Steward-Gelinas, seconded by Moreshead, to approve a recommendation to **re-designate existing appropriated funds** from **Line #20531-57816 (Old Norwich Road Pump Station)** in the amount of **\$125,000** to a new capital line for engineering services related to the capital requirements surrounding the potential renewal of the Waterford/New London Inter-Local Water Agreement.

MOTION PASSED: Unanimous

CALL ITEM 4: Great Neck Field Improvement

PRESENTATION: Superintendent of Schools Thomas Giard

MOTION by Steward-Gelinas, seconded by Moreshead, to approve a recommendation from the Board of Finance for an **additional appropriation** in the amount of **\$71,500** to **Line #20560-57893 (Great Neck Field Improvement)** from the **Unassigned Fund Balance of the General Fund**.

MOTION PASSED: Unanimous

CALL ITEM 5 – Great Neck Field Improvement

PRESENTATION: Superintendent of Schools Thomas Giard

MOTION by Steward-Gelinas, seconded by Mullen Kohl, to approve a recommendation from the Board of Finance to **appropriate \$278,500** from designated **Line# 20560-57893 (Great Neck Field Improvement)**.

MOTION PASSED: Unanimous

CALL ITEM 6 – Fire Services Review Special Committee's Final Report

Town Attorney Kepple advised the body that a consideration of postponement would allow time for further review for the new Director and RTM Members. Also, noted that additional information was needed to properly submit the report under Waterford Code of Ordinances, Chapter 2.04.090.

MOTION by Steward-Gelinas, seconded by Mullen Kohl, to postpone until the next special or regular meeting.

MOTION PASSED: Unanimous

CALL ITEM 7 – Oswegatchie Fire Station Building Committee Update

PRESENTATION: Fire Services Review Special Committee Chair Robert Tuneski, Director of Fire Services Chris Haley

Power Point Presentation followed by questions and answers. (See Attachment).

MOTION by Colonis, seconded by Bono, to end discussion.

VOTING IN FAVOR: Bono, Bracciale, Casper, Colonis, Condon, Dembek, Goldstein, Jessuck, MacKenzie, Monahan, Mullen, Olynciw, Steward-Gelinas.

VOTING AGAINST: Childs, Driscoll, Fioravanti, Gonzalez, Khan, Moreshead, Mullen Kohl

MOTION failed to get a 2/3rds to end discussion.

Discussion continued.

CALL ITEM 8 – Chapter 8.33 Open Burn

PRESENTATION: Public Protection and Safety Chairman Timothy Condon, Fire Marshall Stephen Dubicki, Town Attorney Robert Avena

MOTION by Steward-Gelinas, seconded by Dembek, to approve a recommendation from the Public Protection & Safety Standing Committee of the RTM to amend the Waterford Code of Ordinances by adopting Chapter 8.33 – Open Burning. (See Attachment)

MOTION PASSED: Unanimous

RTM Members Kyrah Augmon-Bossa & Kristen Gonzalez left.

CALL ITEM 9 – Chapter 10.10 All-Terrain Vehicles

PRESENTATION: Public Protection and Safety Chairman Timothy Condon, Chief of Police Marc Balestracci, Town Attorney Robert Avena

MOTION by Steward-Gelinas, seconded by Dembek, to approve a recommendation from the Public Protection & Safety Standing Committee of the RTM to amend the Waterford Code of Ordinances, by adopting Chapter 10.10 - All Terrain Vehicles Ordinance. (See Attachment)

MOTION by Driscoll, seconded by Childs, to amend the ordinance by removing ordinance from the title.

MOTION TO AMEND PASSED: Unanimous

MAIN MOTION PASSED: Unanimous

CALL ITEM 10 – Amend Purchase and Sale Agreement with LEARN

MOTION by Steward-Gelinas, seconded by Bracciale, to approve a recommendation from the Board of Selectmen to amend the town's Purchase and Sale Agreement with LEARN to modify the purchase price from \$1.00 to \$770,000 to enable LEARN to utilize its state funding to cover the approximate cost of the Town's building permit fees associated with the project.

MOTION PASSED: Unanimous

CALL ITEM 11 – Police Commission Appointments

MOTION by Steward-Gelinas, seconded by Colonis, to nominate Mark Gelinas, 92R Butlertown Rd, to the Police Commission. (Term 08/04/2025 – 08/06/2029)

MOTION by Driscoll, seconded by Childs, to nominate Tony Sheriden, 318 Great Neck Rd, to the Police Commission. (Term 08/04/2025 – 08/06/2029)

VOTING IN FAVOR OF BOTH NOMINATIONS: Unanimous

MARK GELINAS & TONY SHERIDEN appointed to the Police Commission

CALL ITEM 12 – Oswegatchie Fire Station Building Committee Appointment

MOTION by Driscoll, seconded by Moreshead to nominate Tim Sullivan to the Oswegatchie Fire Station Building Committee.

VOTING IN FAVOR: Unanimous

TIM SULLIVAN appointed to the Oswegatchie Fire Station Building Committee

NEW BUSINESS:

MOTION by Condon, seconded by Steward-Gelinas to refer the matter of “New Veteran’s Tax Exemption for Disabled Veterans” to the Finance, Wage & Personnel Standing Committee of the RTM. (See Attachment)

MOTION PASSED: Unanimous

The Chairman took a show of hands to see if September 22, 2025 would have a quorum for a Special Meeting if needed. 15 hands were raised and the meeting was tentatively scheduled.

MOTION by Steward-Gelinas, seconded by Condon to refer the matter of “Review of Ordinance 3.17 Fleet Management” to Finance, Wage & Personnel Standing Committee of the RTM. (See Attachment)

MOTION PASSED: Unanimous

Public Protection & Safety Chair, Tim Condon notified the body that his committee would be working with the Fire Marshall and legal to update the fee schedule under 3.16.

No objections.

MOTION by Driscoll, seconded by Moreshead, to address the letter submitted by Chief Balestracci by referring the items, “Street Takeovers” and “Enforcement Cameras” to the Public Protection & Safety Standing Committee of the RTM.

MOTION PASSED: 19-2-0 (Bono, Bracciale voted against)

MOTION by Bono, seconded by Steward-Gelinas, to accept the recommendation of the Public Health, Recreation and Environment Standing committee and refer the item, “Review of Feral Cat Management” out of committee with no action taken.

MOTION PASSED: Unanimous

MOTION by Driscoll seconded by Condon, to request Finance Director Kim Allen and the Board of Finance to review the issue establishing a Special Revenue account to address the Hoelck Park Maintenance.

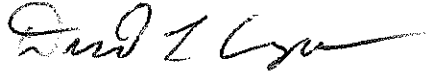
RTM member Ted Olynciw spoke in regard to the letter submitted by OLYN Contracting. (See Attachment)

RTM Member Tom Dembek notified the body that the limited funding by the State Bond Commission was a serious issue and would need to be addressed in the future.

MOTION by Steward-Gelinas, seconded by Bracciale, to adjourn at 10:45 P.M.

MOTION PASSED: Unanimous

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "David L. Campo", with a long, sweeping horizontal line extending to the right.

David L. Campo, CCTC
Waterford Town Clerk

August 4, 2025

Representative Town Meeting
Rope Ferry Road
Waterford, CT 06385

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ATTEST: *[Signature]*
TOWN CLERK

Dear RTM Members:

Thank you to the fire services special review committee for assembling this report I would like to take a few minutes to provide you with feedback and to make clear who is responsible and accountable for what is contained inside of this report.

3.0 Fire Services History

"...The Board of Fire Commissioners was replaced in 2010 by Charter revision by a more centralized management structure, featuring a Director of Fire Services. This position eliminated the second tier of management over the private fire departments, instead creating a direct line of reporting and accountability from the individual fire departments to a professional Town administrator. This change in organization established accountability for the efforts of the fire companies as well as the full and part-time paid fire fighters by the Director and ultimately the First Selectman of the Town, as Chief Executive. It also centralized the budget creation and allocation process..."

"...In addition to creating a leaner more accountable fire services organization, it also consolidated data collection and management. It formalized and centralized record retention. This information, including examples like response type and frequency, volunteer participation, training, expenditures, fleet maintenance, capital planning, equipment inventories, etc. were collected and tabulated for management review and use as opposed to being mined periodically from the sourced department or the Commission. The formal collection and tracking of these streams of data contributed to a greater ability to evaluate current fire services activity overall performance and forecast future needs. This evolution in fire services management structure was the single most impactful step taken by the Town in recent history regarding Fire Services. It was essential to unify policy and practice. This change also encouraged the use of data-driven decisions, supplanting previous decision making that depended on the Board of Fire Commissioners' consensus for recommendations. Along with this change came vertical organization and consistency in policies and practices. As a result of the Community's decision through revising the Charter to move to a different management structure, Fire services today is more organized and in a

better position to deliver firefighting services to the Waterford taxpayer in a safer and more cost-effective manner.....”

....”As a result of the Community's decision through revising the Charter to move to a different management structure, Fire services today is more organized and in a better position to deliver firefighting services to the Waterford taxpayer in a safer and more cost-effective manner...”

The excerpts from the fire services history pages outline how, since 2010, the First Selectman's office is responsible for the effectiveness or in this case, ineffectiveness of Waterford's Fire Services. The last statement about Waterford being better off is laughable.

5.3 Staffing Findings

Figure 12 depicts a graph of current and projected staffing at all five (5) firehouses. Currently the report lists six (6) FULL TIME PAID PROFESSIONAL firefighters with three (3) added each year through 2029/2030 to reach a total of eighteen (18) FULL TIME PAID PROFESSIONAL firefighters. Yet, on page 16 of the report it lists projected staffing levels to be much higher.

“.....Projected Staffing Model for FY 2030-2031 The Director's plan envisions:

- *10 career firefighters on duty always (**requiring 30 career firefighters total**)*
- *A 24/48 schedule (24 hours on, 48 hours off)*
- *A blend of part-time staffing seven days per week*
- *Full operations from all five fire stations*
- *Deployment of a variety of apparatus tailored to incident needs.*

“.....It is important to underscore that staffing levels for the Waterford Fire Department have increased since the inception of the Ad Hoc Fire Services Committee....”

The statements concerning staffing predictions are entirely dissimilar making the forecast numbers unuseable. The Fire Services Review Special Committee conducted its first meeting in 2021, now four-years later whatever staffing level increase we experienced is negligible and insufficient making the importance of that statement way overblown.

“.....There are no definitive legal requirements, whether federal or state that dictate the specific number of firefighters each town or station must have...”

While that may be true the First Selectman allowed staffing levels to collapse. Instead, over the years, he has cut multiple budgets, and diminished the importance of adequate,

functional staffing at all five firehouses. If allowed, First Selectman Brule will continue to spend Quaker Hill taxpayers money on the expansion of fire services elsewhere, leaving Quaker Hill residents less safe and subject to the whims of his office. (NOTE: the Figure 12 graph shows zero hires while elections take place. Why?)

5.7 Mutual Aid Findings

Legal Basis and Responsibilities

Mutual aid arrangements are typically codified in formal agreements or memoranda of understanding (MOUs) between municipalities. These agreements clarify roles, expectations, operational procedures, and financial responsibilities when one jurisdiction assists another. In the case of Waterford:

- *The Town has entered into mutual aid agreements that bind Waterford legally to provide reasonable assistance when requested.*
- *Assistance must be provided to the extent possible without compromising Waterford's own public safety obligations.*
- *Waterford retains discretion-typically via the Fire Services Director or Chief Officer on duty-to determine the level of aid that can be safely offered without endangering its own residents.*

Who are the agreements with and when were they signed and last reviewed? By my estimation, Waterford is probably in breach of those contracts due to the state of its fire services. When did the Fire Services Review Special Committee review those contracts?

6.0 Five Fire Stations – History and Structure of Waterford’s Fire Stations

6.2 The Case for a New Oswegatchie Fire Station

“...Ensures continued fire and emergency support for the Oswegatchie Elementary School and surrounding neighborhoods...”

Where is your concern for the children attending the Quaker Hill Elementary School? The town has let it go and thus, by this statement about child safety, has continued to leave them at greater risk by leaving the Quaker Hill Firehouse understaffed.

“...Repairing and renovating the existing station is not cost-effective according to the Town's architect and construction project manager. The construction program manager provided

an estimate of \$11.1 million to renovate the building as new, while a new building could cost \$12.6 million, with contingencies and soft costs included in both...."

A separate, more detailed cost estimate to completely renovate the Oswegatchie Fire Station came in at \$7.8 million. A difference of approximately \$3 million or %30. Why include the larger, less precise estimate in the report? It looks like a number "shot from the hip."

7.0 A Strategic Vision

Evolution of Waterford's Fire Services

However, as the fire service evolved:

- *Buildings and equipment aged, requiring greater maintenance investment.*
- *Volunteer staffing declined significantly, forcing the Town to hire part-time and then full-time firefighters. *
- *Annual fire service costs have steadily increased, see Figure 13, reflecting both broader operational demands and necessary modernization efforts. (Figure 13 depicts a bar graph of personnel, services, material/supplies, and equipment costs for said fire services between fiscal year 2012 to 2026)*

I can understand that overtime pay has risen due to understaffing, but I just don't see where much of anything on improving fire services. Just look at the NOTES beneath the pictures of each firehouse to read about repairs that the town collected taxes for but didn't spend for their intended purpose. Major repairs like roofs, HVAC, etc. were not completed. It's all there in plain view in the report.

Jordan Fire Department (\$100,000 from FY 2024 "PUSHED OUT")

Quaker Hill Fire Department (\$200,000 from FY 2023 and FY 2025 "PUSHED OUT")

Goshen Fire Department (\$150,000 from FY 2023 to FY 2025 "PUSHED OUT")

Oswegatchie Fire Department (\$80,000 FY 2024 "ON HOLD PENDING APPROVAL OF NEW FH, this doesn't include the cost of a new roof.)

8.2 Staffing: Strategic Management for Waterford Fire Services

By staffing Goshen and Quaker Hill with a blend of part-time firefighters, trained first responders, and community volunteers, the Town can:

- *Sustain service coverage without unnecessary costs*
- *Provide local familiarity and rapid local response*
- *Preserve the community roots and pride associated with these historic stations*

Intentions are perfectly clear how taxes in Quaker Hill will be collected and applied to Jordan Village, Oswegatchie, and Cohanzie neighborhood firehouses leaving Quaker Hill (and Goshen) with an inadequate “combo” model. Claiming to sustain service coverage without unnecessary costs. What exactly is the unnecessary cost? Such intentional inequity. Borderline negligent.

Given the extensive staffing problems in fire services, and the mismanagement by First Selectman Brule, I ask the Representative Town Meeting to reject the reports view that the Quaker Hill Firehouse should be left understaffed and underutilized. The same for the Goshen firehouse. It is quite obvious that the number one priority is to actively recruit and hire professional firefighters.

Sincerely,

Bryan Sayles
54 Wintergreen Drive
Quaker Hill, CT 06375

FIFTEEN ROPE FERRY ROAD
WATERFORD, CT 06385-2886



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

8

COMMITTEE REPORT
OPEN BURN ORDINANCE (RTC 12/04/23)
PUBLIC PROTECTION & SAFETY COMMITTEE OF THE RTM

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TOWN CLERK

Feb. 20, 2024 Meeting: Brief initial discussion; Chair explained that concern for lack of enforcement options and potential risks of open burning was behind referral of the issue. Fire Marshal Dubicki to be invited to next meeting.

Aug. 14, 2024 Meeting: Review of Wallingford's open burn ordinances as example and possible starting point. Members had questions about the need for a new ordinance, types of open burning in town, fines and enforcement methods. Chair to schedule next meeting based on Fire Marshal's availability.

Aug. 29, 2024 Meeting: Fire Marshal Dubicki and Town Attorney Avena present. Dubicki explained that he has the authority to enforce fire regulations and issue burn permits, but an ordinance would enable him to cite individuals who do not comply with his extinguishment orders. Discussion on the current open burn process ensued. Avena will utilize comments from the committee and Fire Marshal to prepare first draft of new ordinance.

March 31, 2025 Meeting: Town Attorney Avena presented first draft of new Chapter 8.33 for review. Minor language changes requested; Chair to invite Fire Marshal to next meeting for review before move to public hearing.

June 30, 2025: Fire Marshal Dubicki and Town Attorney Avena present for review of second draft. Consensus to add cooking fires to list of open burns exempt from permits and add subsection giving Fire Marshal authority to enact a townwide burn ban under certain conditions.

July 21, 2025 Public Hearing: No members of the public; no comments. **Meeting:** Town Attorney Avena present. Discussion confirming that Attachment A - Policies for Open Burning in Waterford would be included within the ordinance and posted on town website and that Avena would prepare final draft for presentation to RTM and delivery to Municode to update online ordinances. Unanimous vote to report the issue out of committee with a recommendation that the RTM approve the new Chapter 8.33 in order to allow the Fire Marshall to issue an Open Burn Ban.

Submitted by
Tim Condon, PP&S Chair

encl: Chptr 8.33 Open Burning—Final Draft 7/21/25

NOTE: All meeting support documents available online in the RTM section of waterfordct.org/AgendaCenter

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Chapter 8.33 OPEN BURNING

- 8.33.010 Declaration of Policy.
- 8.33.020 Prohibition.
- 8.33.030 Open Burning Official; permit procedures.
- 8.33.040 Excluded open fires; required permits.
- 8.33.050 Standards for open burning permits.
- 8.33.060 Outdoor burn ban.
- 8.33.070 Violations and penalties.

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8.33.010 Declaration of Policy.

The Town Fire Marshal is increasingly concerned about safety and environmental impacts associated with the open burning of brush and other materials. To seek to ensure that the health and safety of its residents is safeguarded, the Representative Town Meeting (RTM), pursuant to the authority of Section 7-148 and Section 22a-174 of the Connecticut General Statutes, hereby enacts legislation prohibiting all open burning except as noted.

8.33.020 Prohibition.

Except as hereinafter provided, no person shall set, cause or permit an open fire within the limits of the Town of Waterford. As used herein, "person" means an individual, firm, partnership or corporation. As used herein, "open burning" means the burning of any matter in such manner that the products of combustion from the burning are emitted directly into the ambient air without passing through an adequate stack or flue. Open burning thus includes burning done in simple outdoor structures such as barrels and drums as well as on the ground surface.

8.33.030 Open Burning Official; permit procedures.

- A. The First Selectman shall appoint one or more Open Burning Officials of the Town of Waterford who shall be solely responsible for the issuance of permits for those open fires excluded from the prohibition of section 8.33.020 of this chapter.
- B. A permit application for any permitted open fire shall be made on forms furnished by the Open Burning Official. Each application shall describe the purposes of the fire, the

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nature and quantity of the materials to be burned and such other information as the Open Burning Official may require.

- C. A permit issued under this section shall be applicable only for the occasion or the purpose for which it was obtained.

8.33.040 Excluded open fires; required permits.

- A. A permit shall not be required for the following open fires:

- (1) Barbeques or other outdoor open fires for the purpose of cooking food for human consumption.
- (2) Fires to abate an immediate fire hazard, provided that the abatement fire is supervised by a responsible fire official.
- (3) Fires for training firefighters in methods of fighting fires as authorized by the Fire Marshal and/or Fire Chief.
- (4) Fires in an outdoor fireplace (i.e., chimineas, patio hearths, fire rings). Outdoor fireplaces must be noncombustible and specifically designed to hold outdoor fires. Fires shall not exceed four feet in diameter and only untreated natural wood is permitted to be burned. Fires must be a minimum of 10 feet from any structure. Drums of any kind shall not be permitted.
- (5) Fires in salamanders or other similar devices used by construction or other workers for heating purposes, which fires are essential to street installation or paving activities, the repairing of utilities, or other similar work.

- B. Permits shall be required for the following open fires:

- (1) Fires for the prevention, control, or destruction of diseases and pests, and agricultural burning for vegetation management.
- (2) Campfires, bonfires or other fires for ceremonial or recreational purposes, including cooking fires, that do not meet the standards as defined in Subsection A(4) above.

- C. Permits are required for the following open fires and may only be issued by the Commissioner of the Department of Environmental Protection or his designee:

- (1) Fires for the disposal of dangerous material such as toxic gases where there is not a reasonable alternative method.
- (2) Fires to thwart a hazard which cannot properly be managed by any other means or is necessary for the protection of public health.

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8.33.050 Standards for open burning permits.

The Open Burning Official shall not issue a permit when it is determined that:

- A. A hazardous health condition will be created by such burning;
- B. The fire constitutes a salvage operation by open burning;
- C. A practical and alternative method for the disposal of the material to be burned exists, including but not limited to the following techniques: chipping, cutting for forest products, land filling, piling for protective cover for wildlife and stockpiling;
- D. Such open burning would interfere with or prevent the attainment or maintenance of a relevant ambient air quality standard;
- E. The forest fire danger, as determined by the state forest fire warden, is high or extreme and the area is within 100 feet of a woodland or grassland;
- F. An advisory of an air pollution emergency episode state is in effect; or
- G. Garbage, paper, grass, metals, plastics, leaves, rubber, painted materials or demolition waste is to be burned.

8.33.060 Outdoor burn ban.

- A. Whenever the state DEEP issues an outdoor burning ban on state properties, the Town Fire Marshal is hereby authorized to issue a similar townwide ban.

8.33.070 Violations and penalties.

- A. The Fire Marshal, police officer, and any Fire Department officer having jurisdiction, after having been made aware of a particular open fire and having satisfied themselves as to the circumstances and applicable requirements, shall cause any fire not specifically permitted by this ordinance or any fire deemed a hazard or nuisance, to be immediately extinguished, and may summon the fire service to accomplish this extinguishment.
- B. Any person who violates this chapter shall be fined \$250.00. Each singular daily event shall be considered a separate violation.

(See Attachment A - Policies for Open Burning in Waterford)

Effective Date: This ordinance shall take effect 15 days after final action by the RTM.

ATTACHMENT A



Burn Permit

Purpose: To allow for open burning of brush only, on residential property

Brush is defined as shrubs, vegetation or prunings, the diameter of which is not greater than three inches at the widest point.

Non-processed wood is considered to be any untreated, natural wood up to and including rough cut lumber.

Processed wood is considered to be any wood that has been milled and/or planed and includes recycled wood, glued wood, treated wood, pallets, crates, and/or wood scraps from these types of materials.

Burn *only* clean, *non-processed* wood.

- Burning must cease if directed so by the Fire Marshal's Office or Officer of the Fire Department, any designated municipal official responsible for enforcing the open burning laws and ordinances, or any Official of the State Department of Energy and Environmental Protection.
- At no time during the burn should the fire be left unattended.
- At the completion of the burn period, all embers and coals must be extinguished and wetted, so as to prevent smoldering and fugitive ash emissions.
- All reasonable safety precautions are to be taken, including the clearing of grass and trees in the burn area, wetting down of the surrounding area, and the placement of fire extinguishers and hose lines.
- The Burn permit must be immediately available on site during the burn.

- Call Waterford Dispatch at (860)442-5331 before any burning is to take place and when its complete.
- Burning may only be conducted between the hours of 10:00 A.M. and 5:00 P.M. on a sunny or partly sunny day with the wind speed between five and fifteen miles per hour. The burn pile must be completely extinguished by 5:00 P.M. and all embers and coals must be extinguished and wetted.
- Burning may not create a nuisance to nearby properties if so, you can be directed by personnel listed above to extinguish it regardless of the permit.

Open burning is *not* allowed:

- to clear land prior to construction activities
- As a means to dispose of construction debris, household trash, or leaves.
- if the Air Quality Index (AQI) is forecasted to be 100 or higher anywhere in the state
- if the Forest Fire Danger Index is rated *High, Very High, or Extreme*
- if national or state ambient air quality standards may be exceeded
- if a hazardous health condition might be created
- if there is an advisory from DEEP of any air pollution episode

You should *not* burn wood pallets, construction debris, painted wood, stained/treated wood, or garbage in a campfire/bonfire, fire pit, chiminea or other similar device.

Exceptions: The burning of non-processed wood in a campfire, chiminea or other similar devices are not required to have a permit.

Reference: CT State DEEP Open burning official documentation 2024

Stephen Dubicki

Fire Marshal

Town of Waterford

5/29/2024

FIFTEEN ROPE FERRY ROAD
WATERFORD, CT 06385-2886



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

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TEST: [Signature]
TOWN CLERK

9

COMMITTEE REPORT
ATV AND DIRT BIKE ORDINANCE CONSIDERATION, RTC 10/02/23
PUBLIC PROTECTION & SAFETY COMMITTEE OF THE RTM

Feb. 20, 2024 Meeting: Brief initial instruction and review of request from the Waterford Police dept. RTM Member Driscoll informed the committee that the state legislature is also looking into this issue. Committee asked the Chair to reach out to the Chief of the Police Department and ask if he was able to wait until the end of the legislative session in Hartford to determine what action the State takes.

Aug. 14, 2024 Meeting: Chief Balestracci was in attendance for discussion. Chief gave committee other community's ordinances dealing with the same issue. Chief requested that the committee look these over as templates for possible ordinance creation. Committee briefly reviewed the documents and will as a matter of general consensus send the Town of Guilford's ordinance to the Town Attorney for review and modification. Chairman Condon will reach out to the Town Attorney with questions posed by committee and to advise where the committee would like to start based on the Chiefs recommendations

Aug. 29, 2024 Meeting: Committee expressed needed changes to the various ordinances presented last time by the Chief of Police. The committee reviewed a few ordinances with the attorney and expressed that the Town of Guilford offers the best template to build off of. Town attorney will review Guilford ordinance along with committee comments and produce a document for review.

March 31, 2025 Meeting: Attorney Avena presented a draft ordinance to the committee for review and comment. Committee reviewed the document which Attorney Avena had put together combining multiple other Towns ordinances. Committee requested that we reach out to the Police Department for comment and possible attendance at our next meeting.

June 30, 2025: Draft ordinance presented by legal. Chief Balestracci provided history and benefits of the proposed ordinance. It was decided that language should match New London. The appeal process was discussed. A unanimous motion was passed to send the ordinance to a Public Hearing.

July 21, 2025 Public Hearing: No comments from the public. During the meeting portion a motion was passed unanimously to report issue out of committee and recommend the proposed ordinance because of the unsafe and illegal operation of ATV's and dirt bikes in Waterford with changes to 10.10.010. (See Attachment)

Submitted by
Tim Condon, PP&S Chair

encl: Chptr 10.10 All-Terrain Vehicles—Final Draft 7/23/25

Chapter 10.10
All-Terrain Vehicles Ordinance

- 10.10.010 Declaration of Policy.**
- 10.10.020 Definitions.**
- 10.10.030 Prohibition.**
- 10.10.040 Penalties.**
- 10.10.050 Sign Posting Required for All-Terrain Dealers.**
- 10.10.060 Sale of Gasoline for Illegal Purposes.**
- 10.10.070 Appeal.**

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 ATTORNEY
 J. J. [Signature]
 TOWN CLERK

10.10.010 Declaration of Policy.

As authorized under C.G.S. Section 14-390(A), the Police Chief and Police Commission have become concerned with unregistered and unsafe vehicle use in Waterford. Therefore, all-terrain vehicles, mini bikes, mini motorcycles and dirt bikes on streets and public property are prohibited.

10.10.020 Definitions.

The following words, terms and phrases, when used in this section, shall have the meanings ascribed to them in this section:

All-terrain vehicle means a self-propelled vehicle designed to travel over unimproved terrain and which has been determined by the commissioner of motor vehicles to be unsuitable for operation on the public highways and also defined as any three (3) or more wheeled motorized vehicle, generally characterized by large, low-pressure tires, a seat designed to be straddled by the operator and handlebars for steering, which is intended for off-road uses by an individual rider on various types of non-paved terrain. Such vehicles do not include trail bikes, golf carts, agricultural tractors, farm implements and construction machines.

All-terrain vehicle dealer means any person engaged in the business of manufacturing, selling, leasing or renting all-terrain vehicles, mini bikes, as defined by this section, mini-motorcycles, as defined by this section, or dirt bikes, as defined by this section, at retail having a regular and established place of business within the Town.

Dirt bike shall mean a two-wheeled motorized recreational vehicle designed to travel over unimproved terrain and not designed for travel on a highway, and also defined pursuant to General Statute § 14-390m(d) as may be amended.

Mini-motorcycle shall mean a vehicle that has not more than three (3) wheels in contact with the ground, has a manufactured seat height of less than twenty-six (26) inches measured at the lowest point on top of the seat cushion without the ride, and is propelled by an engine having a piston displacement of less than fifty (50) c.c.

Pocket bikes, mini bikes, mini sport bikes, mini dirt bikes, chopper scooters, motor scooters, bicycles with helper motors, and any other similar vehicle (hereinafter collectively "mini bikes") shall mean any wheeled vehicle designed to transport one (1) or more persons that is powered by any type of motor.

As used in this section, "all-terrain vehicle", "mini bike", "mini motorcycle" and "dirt bike" shall not include the following:

- (1) Any registered "motorcycle" as defined in General Statute § 14-1(46);
- (2) Any registered "motor vehicle" as defined in General Statute § 14-1(47);
- (3) Any moped that meets Federal Department of Transportation guidelines for use on streets and is approved by the State of Connecticut Department of Motor Vehicles for use on streets, provided, however, the moped is operated pursuant to all applicable state laws, rules, and regulations and all Town ordinances;
- (4) Any wheelchair or similar mobility assisting device utilized by a person with a physical disability or whose ambulatory mobility has been impaired due to age or physical ailment;
- (5) Any self-propelled snow plow, snow blower or lawn mower when used for the purpose for which it was designed and operated at a speed not to exceed four (4) miles per hour;
- (6) Any vehicle owned or leased by the Town; and
- (7) Any electronic assistive mobility device as defined by the Town Code.
- (8) Electric ("E") Bikes as defined by state statute.

10.10.030 Prohibitions

- (1) It shall be unlawful for any person to operate an all-terrain vehicle, mini bike, mini motorcycle, or dirt bike and/or for any owner of an all-terrain vehicle, mini bike, motorcycle, or dirt bike to knowingly permit the operation of his/her all-terrain vehicle, mini bike, mini motorcycle, or dirt bike on any street or sidewalk in the Town or on any public property, including but not limited to school property, playgrounds and parks, within the Town.
- (2) It shall be unlawful for any person to ride as a passenger on an all-terrain vehicle, mini bike, mini motorcycle, or dirt bike and/or for any owner of an all-terrain vehicle, mini bike, mini motorcycle, or dirt bike to knowingly permit any person to ride as a passenger on his/her all-terrain vehicle, mini bike, mini motorcycle, or dirt bike operated in violation of subsection (1) above.
- (3) It shall be unlawful for any person to operate an all-terrain vehicle, mini bike, mini motorcycle, or dirt bike, ride as a passenger on an all-terrain vehicle, mini bike, mini

motorcycle, or dirt bike, and/or for any owner of an all-terrain vehicle or mini cycle to knowingly permit its operation on any private property, within the Town, without first obtaining the written permission of the property owner if the property is not owned by the operator, passenger, and/or owner of the all-terrain vehicle, mini bike, mini motorcycle, or dirt bike.

- (4) This section shall not be applicable to any dirt bike being operated upon any road or highway provided that, (i) said dirt bike is properly and validly registered with the Connecticut Department of Motor Vehicles and (ii) is being operated in compliance with all applicable motor vehicle laws of the state.

10.10.040 Penalties.

- (1) Any person who operates an all-terrain vehicle, mini bike, mini motorcycle, or dirt bike in violation of subsection 10.10.030(1) and/or 10.10.030(2) above, or is the owner of an all-terrain vehicle, mini bike, mini motorcycle, or dirt bike who knowingly permits its operation in violation of subsection 10.10.030(1) and/or 10.10.030(2) above, shall be fined one thousand dollars (\$1,000.00) for a first violation, shall be fined one thousand five hundred dollars (\$1,500.00) for a second violation, and shall be fined two thousand dollars (\$2,000.00) for a third or subsequent violation.
- (2) Any person aged sixteen (16) or older who rides as a passenger on an all-terrain vehicle, mini bike, mini motorcycle, or dirt bike in violation of subsection 10.10.030(2) above, or is the owner of an all-terrain vehicle, mini bike, mini motorcycle, or dirt bike who knowingly permits a passenger to ride on his/her all-terrain vehicle, mini bike, mini motorcycle, or dirt bike in violation of subsection 10.10.030(1), shall be fined two hundred fifty dollars (\$250.00).
- (3) Any police officer that observes any person in violation of this section may detain such person for purposes of enforcing the provisions of this section. Any all-terrain vehicle, mini bike, mini motorcycle, or dirt bike used in violation of this section shall be seized by any police officer and shall be forfeited to the Town, subject to any bona fide lien, lease or security interest in the all-terrain vehicle, mini bike, mini motorcycle, or dirt bike, including, but not limited to, a lien under General Statute § 14-66c.
- (4) Any all-terrain vehicle, mini bike, mini motorcycle, or dirt bike ordered forfeited pursuant to this section shall be either (i) sold at public auction conducted by the Town, with the proceeds of such sale being paid to the treasurer of the Town who shall deposit such proceeds into the general fund of the municipality, or (ii) be destroyed by the Town. See Connecticut General Statute § 54-339.

10.10.050 Sign Posting Required for All-Terrain Dealers.

Each all-terrain vehicle dealer in Waterford offering for sale, lease or rental any all-terrain vehicle, mini bike, mini motorcycle, or dirt bike shall post this section in a prominent location at said all-terrain vehicle dealer's place of business. Any all-terrain vehicle dealer who violates any provision of this section shall be fined one hundred and fifty dollars (\$150.00).

10.10.060 Sale of Gasoline for Illegal Purposes.

- (1) No retail dealer of gasoline shall sell, offer for sale, or attempt to sell, any article or product represented as gasoline for use in an all-terrain vehicle, mini bike, mini motorcycle, or dirt bike as defined in this Ordinance, unless that vehicle is conveyed to and from the retailer's premises by a registered motor vehicle, as defined in General Statute § 14-1, as may be amended, and no individual shall purchase or attempt to purchase gasoline for this purpose.
- (2) Signs with the words "FUELING OF UNAUTHORIZED VEHICLES PROHIBITED" in English and "PROHIBIDO DESPACHAR GASOLINA A VEHICULOS NO AUTORIZADOS" in Spanish at least one (1) inch in height with a contrasting margin shall be posted at all dispensing locations. The location of warning signs shall be based on local conditions but shall be visible and legible from all gas pumps, subject to zoning sign permits.
- (3) An individual or retail dealer of gasoline who violates any provision of subsections (1) and/or (2) of this section shall be fined two hundred dollars (\$200.00) per each day the violation occurs.

10.10.070 Appeal.

An appeals hearing process shall be made available to the owner or lien holder prior to forfeiture of a motorized recreational vehicle as provided in Ordinance 10.09.070, entitled Hearing Procedures.

Effective Date: This ordinance shall take effect 15 days after final action by the RTM.

FIFTEEN ROPE FERRY ROAD
WATERFORD, CT 06385-2886



PHONE: 860-442-0553

www.waterfordct.org

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JUN - 21 P 12:31
WATERFORD, CT
TOWN CLERK

**PUBLIC HEALTH, RECREATION AND ENVIRONMENT STANDING COMMITTEE OF
THE RTM COMMITTEE REPORT**

Review of Feral Cat Management, RTC 12/05/2022

Review of Creation of a Special Revenue Fund, RTC 04/07/2025

Background

At the RTM Regular Meeting on December 5, 2023 following public comment and discussion The RTM voted unanimously to refer the "Review of Feral Cat Management" and on April 7, 2025 they voted to refer "Review of Creation of a Special Revenue Fund" to the Public Health Recreation & Environment Standing Committee of the RTM

Summary

This committee met January 30, 2023, July 12, 2023 April 16, 2025 in regard to "**Review of Feral Cat Management**". The committee heard from a member of the public at the January 30 2023 meeting regarding their concern for the feeding of feral cats. The committee reviewed current state legislation regarding feral cat management and submitted questions for review to the Chief of Police and the Animal Control Officer at subsequent meetings.

The Committee met April 16, 2025 in regard to "**Review of Creation of a Special Revenue Fund**" with Assistant Director of Recreation and Parks Timothy Cieplik and heard from members of the public who represented the town's co-sponsored Little League program. The committee found that there is a significant need for additional support for our towns co-sponsored recreation programs.

Recommendations

At the April 16, 2025 meeting the committee unanimously recommended the following issues out of committee with no action taken.

Review of Feral Cat Management, RTC 12/05/2022

The committee felt that the issue of "**feral cat management**" was not widespread or rose to the level that would require action through ordinance. The committee also notes that there haven't been significant complaints of feral cat issues heard by the committee

since the item was referred.

Review of Creation of a Special Revenue Fund, RTC 04/07/2025

The committee also recommends to report the item **“Review of Creation of a Special Revenue Fund”** out of committee after with a recommendation the RTM recommends to report to the full RTM that they direct the finance Director, in conjunction with the board of Finance, to review the issue, and move forward with establishing a special revenue account to address Hoelck Park field rental and maintenance.

Attachments

Minutes and supporting documents available online and/or by request.

Respectfully submitted,
Michael Bono
Committee Chair

July 31, 2025

Mr. Paul Goldstein, Moderator

Representative Town Meeting

Waterford, CT 06385

RE: Final Report Fire Services Review Special Committee dated July 2025

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WATERFORD, CT
2025 AUG - 1 A 9:12
ATTEST: *David H. Langford*
TOWN CLERK

Dear Mr. Moderator and Members of the RTM,

I would like to thank Chairman Tuneski and the Committee members for their 4 hard years of work in putting together this report.

The charter of the new committee was "to review issues including performance, policies, and staffing and present their findings / recommendations of any changes needed to enhance public safety, creating a steering document and strategic plan".

I had anticipated a document such as the "Task Force 95 Systems Analysis prepared for the Waterford Fire Commission by the Long Range Planning Committee dated Feb.17, 1994". The very detailed report covered the following topic:

- a. Strengths
- b. Weaknesses
- c. Threats
- d. Recommendations

I expected this Committee to at least list the Weaknesses and Threats and then come back with a strong list of recommendations. Many of the weaknesses still exist 30 years later.

I see in Chief Howley's report his need for 3 additional firepersons for FY 27-28, 28-29 and 29-30. Is this a recommendation?

I have noticed in reading Chief Howley's Committee Report that our 5 stations are in need of repairs and various projects have been delayed or pushed out for various reasons unknown to the public. Would you tell us when these projects will be started or why they have not been highly recommended that this work be completed in this report?

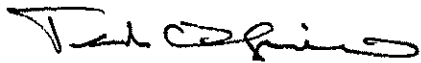
- 1. Jordan
 - a. Window replacement FY 2024 \$60,000 pushed out
 - b. Flooring Replacement FY 2024 \$40,000 pushed out
- 2. Quaker Hill

- A. Generator Replacement FY 2023 \$50,000 pushed out
 - B. Flat roof replacement FY 2025 \$100,000 pushed out
 - C. Rear parking lot FY 2025 \$50,000 pushed out
3. Goshen
- A. Apparatus floor drain FY 2023 \$25,000 pushed out
 - B. Flat roof replacement FY 2025 \$75,000 pushed out
 - C. Bunk room renovations FY 2025 \$50,000 pushed out

The total cost to do all of these projects is \$440,000. Isn't the roof the most important items to fix before rain damages and mold?

The summary on page 43, 8.6 Overall Strategic Plan simply says, "the Fire Administrator and the First Selectman shall annually monitor the effectiveness of the fire services". Also, "the RTM shall re-appoint a Fire Services Review Committee to perform an assessment function like the Plan of Conservation & Development...."

Really? Is this the overall strategy?



Ted Olynciw, RTM Rep. 2nd District

cc: Robert Brule, 1st Selectman

Robert Tuneski

Christopher Haley

ASSIGNEE REPORT OF THE OSWEGATCHIE FIRE HOUSE BUILDING COMMITTEE 7-23-25

1. The plans and specifications have been completed and ready to be sent for bidding.
2. Chairman Tuneski gave a presentation on the status of the project to a joint meeting of the B.O.S. and the B.O.F. on July 22, 2025.
3. The Committee has paid to date for repairs to the building, Architectural/Engineering Design and Project Management services a total of \$601,287.03. There is still an outstanding balance to be paid in the amount of \$44,883.97 to complete this phase of the project.

Ted Olynciw, RTM Assignee to this Building Committee

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2025 JUL 24 A 8:55

ATTEST: *[Signature]*
TOWN CLERK



*Town of
Waterford, CT*

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2025 AUG -6 1 P 2:47

ATTEST: *Daniel J. Campos*
TOWN CLERK

Summary Info Oswegatchie Fire Station

August 4th, 2025



Building Committee

- *“Fire Services Ad Hoc Committee Interim Report, January 2023”* delivered to the RTM
- The Oswegatchie Fire Station Building Committee was chartered at the April 2, 2023 RTM meeting, in accordance with Waterford Code of Ordinances, Chapter 2.88-Building Committees. The charge reads “due to the extensively deteriorated condition of the Oswegatchie Fire Station, that it be repaired and or replaced with a new building”- Unanimous vote
- Building Committee Kick-off Meeting held May 2, 2023
- Consists of a nine-member bipartisan Committee including volunteer fire fighters, paid fire fighters; RTM, BOS, and BOF members; and community representatives per the RTM composition requirements
- Conducted meetings every two weeks at Oswegatchie Fire Station Training Room
- Funding for architectural firm, Silver Petrucci Associates approved February 5, 2024- Unanimous vote
- Funding for project manager, Downes Construction, approved by RTM April 8, 2025 - 19-1-0 Vote

Building Committee Accomplishments

- Met xxxx times
- Every meeting had a quorum, none rescheduled due to lack of attendance
- The committee has been diligent, thoughtful, deliberate, and has maintained a sense of urgency to complete the charge
- The Committee voting history has demonstrated remarkable consensus, notwithstanding robust discussions, with nearly every vote being unanimous
- Silver Petrucci Associates completed Construction Design and Design Manuals / Specifications
- Downes Construction completed Construction Estimates and proposed Schedule
- Received Conservation Commission Approval
- Received Planning and Zoning Approval
- Conducted Phase 1 and Phase 2 Environmental Studies
- *Transferred Oswegatchie Property to Town of Waterford for \$1*

The Next Steps are Funding, Bidding, and
Construction

Building General Features

- First Floor
 - Bunk rooms, a day room, a kitchen, training room, offices, exercise rooms, bathrooms, decon room, gear locker room, and apparatus bays on the first floor.
- Small Mezzanine
 - Mechanical room and storage
- Basis of Construction
 - Steel framing on concrete foundation
 - Fiber cement siding, with brick veneer and a cast stone accent band
 - Architectural asphalt shingles, solar ready
 - Floors-epoxy coated concrete, tile, and carpet covered
 - Electric System-lighting, power, P/A system, fire alarm, security system, site lighting, and a back-up generator
 - HVAC is primarily VRF (variable refrigerant flow) with radiant floors in the bays

Energy Efficient Features

- The VRF HVAC system-high efficiency, 10-50% less energy
- Hot water return system uses temperature maintenance cable in lieu of hot water return
- Low flow plumbing fixtures
- Radiant floor in the bays
- Energy efficient windows- thermally broken
- Insulation in the walls is "continuous", no breaks. Limits heat transfer. Moves dew point outside, moisture less likely to have an effect on the overall building
- Solar capable roof in the event that the Town wants to explore in the future
- Occupancy sensors and dimmer light controls
- LED lighting

Size and Costs

- Total Size of the Fire Station-9,988 sq.ft.
- Estimated Cost (Downes Construction) Based upon construction drawings-\$10,323,413
- Estimated Soft Costs- \$2,228,980 (including \$500K, traffic light)
- Total Estimated Costs to Build and Outfit-\$12,552,393
- Estimated Cost to Renovate as New-\$11,092,735 (including soft costs and contingencies)
- Undetermined Cost- Traffic Light
 - Under need may not be required pending trimming trees adjacent to the property and follow-on discussion between the Director of Fire Services and Director of Traffic

FIFTEEN ROPE FERRY ROAD
WATERFORD, CT 06385-2886



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

July 31, 2025

RE: New Veteran's Tax Exemption for Disabled Veterans

Dear Mr. Goldstein:

As Moderator of the RTM, please find attached a memo from Paige Walton regarding a new benefit for 100% disabled veterans in Waterford for a real estate tax exemption. I support this additional exemption on behalf of the eligible veterans who have served our country with honor and distinction. In order for this exemption to be offered to our disabled veterans, it is necessary to move quickly to have the benefit available for the next tax year commencing October 1, 2025.

Please refer this matter to the appropriate standing committee of the RTM and have the standing committee work closely with the Town Attorneys to effectuate the ordinance changes necessary by October 1, 2025.

Your assistance and cooperation are appreciated.

Very truly yours,

Robert J. Brule

Attachment

cc: Paige Walton, Tax Assessor
David Campo, Town Clerk
Nicholas Kepple, Town Attorney
Robert Avena, Town Attorney

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WATERFORD, CT
2025 JUL 31 P 3:35
ATTEST: David J. Campo
TOWN CLERK

INTERDEPARTMENTAL MEMORANDUM

Date: July 10, 2025
To: Robert Avena, Town Attorney
Robert Brule, First Selectman
From: Paige Walton, Assessor
Subject: PA 25-168

PA 25-168, which includes language amending prior Senate Bill 1276, was signed by the Governor on June 30th and is effective as of October 1, 2025.

PA 25-168 makes changes to and clarifies the existing tax exemption for qualifying veterans with a 100% Permanent and Totally Disabled service connected VA rating. As passed, the bill allows a town to either expand or limit the existing dwelling exemption for P&T veterans. Municipalities can choose to exempt up to two acres of the qualifying veteran's lot; extend the exemption to unmarried surviving spouses of veterans who died prior to the original bill's inception date of 10/1/2024; or limit the exemption amount to the median assessed value of residential real property.

Additionally, under sections 240 & 241, the bill allows for any municipality, by vote of its legislative body to extend the dwelling exemption to qualifying Gold Star spouses and veterans with a rating of TDIU (Total Disability based on Individual Unemployability).

Currently there are six veterans with a TDIU rating that did not receive the dwelling exemption under the veteran's bill that was passed last year. There is also one Gold Star surviving spouse that has recently applied for the existing \$20,000 exemption, who would qualify for the dwelling exemption if the municipal option were in place.

If the Town of Waterford chooses to adopt the expanded TDIU and Gold Star exemptions the estimated tax loss in FY 26-27 based on current applications is approximately \$30,000.

Att. : PA25-168

Moderator Goldstien,

8/4/25
[REDACTED]

Sir, as you know the manner in which we the Town of Waterford fund our fleet is markedly different from many of our neighboring communities. Bourne from recommendations made after the deregulation of power, it is one that if administered correctly fully funds our fleet without the use of traditional methods such as bonding. This method is fair to both the departments requesting the vehicles and the taxpayer as it provides a known funding level fiscal years in advance. To no fault of any particular board or individual the plan is faltering and in need of some alterations if we deem this model worthy of continuing. Without adjustment at its current trajectory our fleet will become unaffordable in just a few budget cycles. This coupled with the rate at which the RTM is able to review and pass an ordinance is on average over a year, making now the time to act if we wish impact the fleet plan for FY 27-28. Some items recommended for consideration would be,

3.17.050- Include alternative funding methods such as lease purchase to be available to be requested as a variance for vehicles over a certain price point.

3.17.060- Charge the Ad Hoc Committee with the development of a funding level to be submitted to the First Selectman. Similar to a request made by any other departments.

Add the ability for the RTM to recommend a 0 sum back to the Board of Selectman the same as the Board of Finance.

Add transparency to the funding level by requiring out year budget impacts at current funding requests along with calculations as backup materials.

Add the ability for the Fleet Ad Hoc to issue a variance itself without a request from a department head on issues of funding.

These are but a few changes that if implemented would bring sustainability along with greater transparency and understanding of how our fleet plan is funded and functions. Therefore, I am requesting that ordinance 3.17 Fleet Management Plan and Reserve Account Fund be sent into committee for review and possible alteration.

Respectfully Submitted,



Timothy R. Condon

District 1

Representative Town Meeting

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2025 AUG - 5 1 P 3:26
ATTEST: [Signature]
TOWN CLERK

OLYN CONTRACTING COMPANY

62 Twin Lakes Drive, Waterford, CT 06385

Contractor registration # HIC .0557822

Email: tedolynciw@yahoo.com, Cell: 860-912-2075

July 30, 2025

Mr. Paul Goldstein, Moderator

Representative Town Meeting

Town of Waterford

15 Rope Ferry Road

Waterford, CT, 06385

RE: Oswegatchie Fire House

Dear Mr. Moderator and Member of the RTM,

I am sending this letter to the RTM as a taxpayer and the owner of a General Contracting and Construction Manager Company, not as a member of the RTM or The Oswegatchie Building Committee.

I have been in the General Contract business for 55 years and my General Contracting Company has been based in Waterford for the past 40 years providing General Contracting and Project Management services for clients, the same service Downs Construction provides as a consultant for the Oswegatchie Fire House Building Committee. In addition, I have also served as a Construction Arbitrator with the American Arbitration Association for 30 years where I resolve only construction disputes.

Recently Downs Construction has provided the Town with 3 budgets, one for a new fire house in the amount of \$12, 552,393 million dollars and to renovate, as new, the existing fire house with a conceptual estimate in the amount of \$7,935,921 million dollars which was later changed to \$11,092,735 million dollars.

No one in the past 15 years has ever asked what the cost would be to just fix the existing structural and roofing problems that have existed since the engineering report was prepared by J.M. Albaine Engineering around 2010. The work to temporarily shore us the structure was started around January of 2011 and completed in March 2011. In 2022, the same engineering firm issued a report which states that the building is the

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ATTEST: *David H. Longo*
TOWN CLERK

same as it was 11 years ago and has not seen any further deterioration since the work was done in 2011. If this is the case the building could certainly be renovated.

I have prepared a conceptual estimate to correct the structural and roofing problems. In doing so I have utilized some cost information provided by Downs Construction. In addition, I supplemented their cost figures based upon my years of experience.

Attached is my conceptual estimate for correcting the structural and roofing issues. In addition, we recently discovered that there is asbestos in about 2600 SF of flooring that needs to be removed or just simply encapsulate it by installing a new floor over the old. I have also included the cost of new heating and cooling system, new flooring, carpentry, drywall repairs, acoustic ceilings and painting. This added significantly to the budget; however, I felt that these items should be addressed if the building were to be renovated.

The conceptual budget for this work is: \$2,271,000

Being an elected office for many years or member of various committees for the past +/- 30 years I, long ago, decided that my company would never bid on any Town project but only volunteer my services which I have enjoyed all these years.

I believe this to be important information as you decide what action is appropriate for the Oswegatchie Fire House.



Theodore Olynciw, President

Encl:

cc: Robert Tuneski

Chris Haley

Linda Finnegan

PROJECT REQUIREMENTS	\$55,000
FINAL CLEANING	\$5,000
SELECTIVE DEMOLITION	\$52,000
STRUCTURAL STEEL	\$121,000
CARPENTRY	\$48,000.00
THERMAL & MOISTURE PRETECTION	\$24,000
SHINGLE ROOFING	\$265,000
Drywall	\$39,000
ACOUSTICAL CEILINGS	\$36,000
FLOORING & TILE	\$37,000
PAINTING	\$40,000
PLUMBING	\$34,000
HVAC	\$700,000
ELECTRICAL	\$150,000
SUBTOTAL	\$1,606,000
ARCHITECTURAL /ENGINEERING FEE	\$170,000
GENERAL CONDITIONS & STAFFING	\$280,000
GENERAL LIABILITY INSURANCE	\$15,000
GENERAL CONTRACTOR FEE	\$140,000
CONTINGENCY	\$60,000
TOTAL	\$2,271,000