

The Board of Selectmen Finance and Administration Subcommittee held a meeting on August 27, 2018 at the Town Hall. Present were: First Selectman Sandra Pierog; Selectmen Kim Miller, Mike Eremita and Robert Morra; Administrative Officer Joyce Stille; and twelve (12) public.

### **1. Call to Order**

The subcommittee began at 7:02 p.m.

### **2. Discussion on Blight Ordinance**

Ron Allerman, 21 Hebron Road, stated that there are three empty houses by him which is a concern since they are vacant. He desires to have the houses either sold or filled. Two have been vacant for some time and there is some deterioration.

M. Eremita added that the ordinance would consider states of disrepair.

B. Morra added that we need to be careful about property rights. We cannot force somebody to have an occupant.

S. Pierog agreed and pointed out that you could have a situation where there is an occupant that you do not want.

Eileen Jennings, 25 Hebron Road, asked if there was an ordinance to review now.

S. Pierog shared that this is the first discussion on a draft ordinance. It will take several meetings to discuss and decide on language. Then the Town Attorney reviews the proposed language. Once final proposed language is determined, the Selectmen will hold a Public Hearing. Based on comments made at the Public Hearing, the Selectmen will either adopt the ordinance or do revisions and go back through the process.

J. Stille discussed how she drafted the proposed ordinance by reviewing other Town's ordinances. Many aspects exist in all of the ordinances. The ordinances of much larger Towns were not used.

J. Mancini, 11 Cook Drive, discussed a property on Cook Drive where the yard has not been mowed in years and it appears to be a jungle. Pictures were shared.

Ron Beaudoin, 2 Cook Drive, expressed his concerns about the same property. It is full of invasives including bittersweet which could easily spread to other properties. At some point, cleaning up the yard could be cost prohibitive.

Linda Lavigne, 10 Cook Drive, added her concerns about the invasives spreading.

E. Jennings asked about how concerns with vehicles parked in front of houses including trucks with chemicals or abandoned cars are handled.

S. Pierog and B. Morra explained how that maybe a zoning issue which the Zoning Enforcement Officer would investigate.

Stephanie Berry, 7 Cook Drive, expressed concerns about fires potentially occurring as a result of trees on electric lines.

Irene Zdrojowy, 5 Notch Road Extension, asked about car or tractor parts laying around a yard.

M. Eremita and S. Pierog discussed the need for the blight ordinance that does not violate zoning or home based businesses but yet protect neighboring homes.

The subcommittee members had an in depth discussion on the draft ordinance language. Key discussion points were:

- \* Should ordinance be applicable to lots, plots or parcels of land whether vacant or occupied? Is this contrary to rural character and too encompassing?
- \* Should ordinance apply to any and all barns?
- \* Definition for “welfare” necessary.
- \* Blighted premises should not be a definition; it should be its own section.
- \* Section about missing, broken or boarded windows or doors needs to clarify situations, such as after a fire, where it is not an issue.
- \* Clarification necessary as to how big of an area on exterior walls needs to have holes, breaks, loose or rotting materials present before it is unacceptable.
- \* Language on foundation issues need revisions to reflect stone foundations have gaps and current crumbling foundations issues.
- \* Need to define garbage and trash.
- \* Fences need to be significantly dilapidated.
- \* Consider revisions to section on any other exterior condition reflecting maintenance issues.
- \* Are the terms “use and enjoyment” and “community standard” too subjective?
- \* Definition and use of “proximate property” need further review.
- \* For “signs: awnings and marquees,” any conflict with any current sign regulations.
- \* Section on removal of weeds and similar vegetation needs review. Is 15 inches and 15 days at all reasonable given our rural character, wet conditions, terrain and homeowner desires to let yard areas to be natural?

### **3. Discussion on Posting Economic Incentives on Website**

The Economic Development Commission had requested the Board of Selectmen post our town’s business economic incentives on the Town’s website. The group discussed the request noting that tax incentives are part of state statutes. By consensus, the members agreed not to post anything on the website but they are very open to discussion with any businesses on incentives. The Town will gladly work with new businesses. Preserving our rural character is important.

### **4. OPM Report on Chart of Accounts Review**

The Town just received from the Office of Policy Management (OPM) comments on our FY2015 Trial Balance as it relates to our conversion to the Municipal Uniform Chart of Accounts (UCOA). As a service to us, OPM had its consultant Blum Shapiro review our conversion and provide feedback on account segments and other related items that may not fully conform with UCOA. Bolton had four segments identified for change. S. Pierog stated that there is not any penalties associated with the findings. Some changes just need to be made.

J. Stille shared that Bolton was one of the very first to make the conversion since it was changing financial software systems. At that time the UCOA was still in development as a draft and additional/changes have been made by OPM. In addition, the conversion occurred as our Finance Director left. J. Stille with staff are reviewing and will revise as is necessary. For the Selectmen and Board of Finance, there will be very little to no impact on the documents they utilize.

### **5. Executive Session: Land Acquisition**

A motion was made by R. Morra, seconded by M. Eremita, to enter into executive session to discuss land acquisition and to include J. Stille in the session. Motion unanimously passed.

Executive session began at 8:43 p.m. and ended at 8:57 p.m.

6. Adjournment

The subcommittee meeting ended at 8:58 p.m.

Respectfully submitted,

Joyce M. Stille

Please see minutes of subsequent meetings for corrections of these minutes any and any corrections hereto.