

**TOWN OF BOLTON
BOARD OF SELECTMEN
REGULAR MEETING
TUESDAY, NOVEMBER 9, 2021, 7:00 P.M. VIRTUAL
MINUTES**

		Present	Absent
First Selectman	Sandra Pierog	X	
Deputy First Selectman	Kim Miller	X	
Selectman	Robert DePietro	X	
Selectman	Mike Eremita	X	
Selectman	Robert Morra	X	
Interim Administrative Officer	Jim Rupert	X	
Members of the Public			

Also present: Adam Teller, Amanda Gordon, Gwen Marrion, Kyle Paggioli, Thomas Paggioli, Nick Lavigne, Kawan Gordon

1. Call to Order:

By: Sandra Pierog

Time: 7:00 p.m.

Place: Virtual

2. Public Comment:

Amanda Gordon – thanked Sandy Pierog for her service to the town. Pierog welcomed Ms. Gordon to town and Gordon learned a lot about the town through Pierog’s social media posts and the newsletters. Gordon also thanked the poll workers for working well into the evening.

Bob Morra – thanked Sandra for the previous years we’ve served together on the Board and served the community on the Heritage Farm Commission. Morra appreciates the time the position takes and for her service to the community. Morra also thanked Kim Miller for the last four years on the BOS. He said we are glad we appointed her and has thoroughly enjoyed serving with her.

Kim Miller – said thank you to Sandy for everything she has done for the town on the BOS and long before that. Miller will miss Pierog’s dedication. Miller thanked the rest of the Board and the town. It has been a great experience for Miller and finding out what matters to people in town. Miller is grateful for the support and help the BOS gave her. Miller said good luck to the next Board

Mike Eremita – echoes the sentiments of Morra. He thanks everyone who pushed us to meet Kim Miller and he was glad to support Miller. Eremita is sad to see her go. This has been a good team to work with. We have made compromises and have had unanimous votes. Eremita welcomed Adam Teller to the BOS. Teller will be an excellent addition to

Kawan Gordon – said his thoughts are in the same line of everyone who has spoken. He thanked Sandy Piero for being a good steward; she has contributed tremendously to the town. Gordon said thank you for those that are leaving the BOS and good luck to the new Selectmen.

3. Approval of Minutes:

A. October 5, 2021 - Regular Meeting

Motion: I move the Bolton Board of Selectmen accept the minutes of the October 5, 2021, Regular Meeting as presented.

By: Morra

Seconded: DePietro

Voting:

For: Morra, Eremita, Pierog, Miller, DePietro

Against: None

Abstain: None

B. October 25, 2021 - Special Meeting

Motion: I move the Bolton Board of Selectmen accept the minutes of the October 25, 2021, Special Meeting as presented.

By: Morra

Seconded: Miller

Voting:

For: Morra, Eremita, Pierog, Miller, DePietro

Against: None

Abstain: None

C. October 28, 2021 – Special Meeting

Motion: I move the Bolton Board of Selectmen accept the minutes of the October 28, 2021, Special Meeting as presented.

By: Morra

Seconded: Miller

Voting:

For: Morra, Pierog, Miller

Against: None

Abstain: DePietro, Eremita

4. Appointments

A. Temporary Public Building Committee

Pierog said we have a number of candidates with one of those present on the call this evening. Jeff Scala, Richard Tuthill (has since withdrawn his interest statement), John Toomey, Jr., Kawan Gordon, Sherry Philopena, Stacey Trichka, Kevin Glenn. The issue with this list of candidates is that all, with the exception of Kevin Glenn, is a registered Democrat. Pierog believes this committee should have a minority representation making it a 4 – 3 or 5 – 2 committee. The Charter calls for this committee having five regular members and two alternates.

Eremita said, as a Republican, he does not have a problem with how this temporary committee is made up; the items for review by the committee need to go forward. The work should be apolitical because the committee will be dealing with town properties. If people are willing to be a part of a committee on a temporary basis Eremita thinks the interested parties should be appointed and have the go forward with the projects. To get people to volunteer is a problem. A committee make up of 5 – 1 is okay with him. Eremita believes they will do a good job looking out for the interest of the community.

Morra asked about the make-up of this committee? Pierog said it is five regular members and two alternate members. Morra has a Republican. Can we appoint four and leave one slot open? Pierog said she would like to appoint a full commission. Kevin Glenn is Republican. Morra said Richard Tuthill is an Independent but he withdrew his interest form. Eremita said this is a temporary committee; we could rearrange it. Morra does not want to go against the minority representation. Pierog asked what the Charter says about a temporary committee? Gwen Marrison said she thinks it would be up to the statutes. Adam Teller said the Charter did not specifically say.

Motion: I move the Bolton Board of Selectmen appoint to the Temporary Public Building Committee Scala, Toomey, Jr., Gordon, Glenn, and Trichka as full members and Philopena as an alternate member. This leaves one vacancy for an alternate.

By: Pierog

Seconded: Eremita

Discussion: Morra asked if anyone requested the alternate position? Pierog did not. Philopena will be fine as an alternate. DePietro asked what is the term of this temporary committee? Pierog said the term is the time it takes for the committee to take care of the projects assigned to it.

Voting:

For: Morra, Eremita, Pierog, Miller

Against: DePietro

Abstain: None

Pierog said the projects to be assigned to the Committee are:

- The demolition of the Notch Road Municipal Center.
- The fields at the high school.
- The Town Hall office space.
- The addition to the firehouse.

DePietro said it is premature to assign the projects without knowing what the appointed peoples' backgrounds are. He does not like lumping all of these projects together at one time. DePietro would like to know more about what each of these people bring to the table. This is too much and too fast. He would like to break down the projects somehow. Do these members know what is involved with each project?

Pierog said they will have a learning curve but Toomey, Jr. has been involved in town, Gordon and Glenn are builders, Trichka is an interested parent of a high schooler, and Philopena wants to get involved with the community. So there are people on the committee that have built and torn down buildings and there are a couple of people to keep

an aesthetic view in focus.

Morra said he agrees with DePietro; he thinks all the projects are way beyond what this committee can handle. When we started talking about this committee it was going to be the fire station addition and the ongoing issue of Notch Road. Now the track/field is being brought in. These are all totally different issues. This list is asking too much of the committee. Morra could not support this. He is open to one or two projects being assigned to the committee.

Eremita said let's look at what they would be doing. The BOS have already decided the Notch Road Center has to be torn down. The Committee will be looking for an RFP for the demolition and timeline for that project. The fire department knows what they want for a fire house addition; the Committee will have nothing more to do than an RFP for an evaluation and cost of that project. Those are easy project. For Town Hall the employees and BOS can give the committee a heads up on the rough idea. That one can be handed off from the Committee in the next couple of months. The track/field can be given to the BOE to handle as they did for the roof. Eremita said the BOS can be asking them to hit the ground running on the Notch Road Center and the fire house.

Miller said some of these projects have been on the BOS' plate for a while. We can have them do the footwork for the different phases of the projects and bring a proposal back to the BOS to move the projects along quickly.

Pierog said there are drawings and cost estimates for the track/field and we think we have a contingent of parental and BOE support for the project. In her mind that belongs on the Committee's project list even before the demolition of the Notch Road Center. And Town Hall office space is getting short shift again.

Eremita said he does not think Town Hall is getting short shift. We have an idea of what we need for square footage. The Committee can put out an RFP for preliminary drawings, ideas, and help us to design what we want. There will be a lot of people working on this project with Town staff involved. The beginning is just paperwork. Eremita does not think it is beyond these people to manage these beginnings.

Morra said he is not questioning abilities of the committee. He does not think a plan for a Town Hall facility is developed enough. The committee cannot look at the project without a site, shape, type of construction, and roughly the square footage needed. We would not give these folks enough information including needing to keep the project within a dollar cost. With that information the BOS will be in a better position to guide this group of where we want the project to go. The fire station addition is simple as there is only one way to do this; Morra does not have a problem with that project being on the list. The track/field will need cooperation between the BOS and BOE so should this project be part of the Committee's responsibility. Morra is okay with having the Town Hall and fire station project on the list. Morra thinks the number of members on the committee should be expanded to seven.

Pierog said the committee is limited to five members by the Charter.

Eremita said we have a pretty good idea of where we want to go for Notch Road. For the fire house we won't know the direction to go in until we get the RFP out. We know we

need a Town Hall addition. The committee can give an engineering firm the task of designing x-number of square feet with ordinary construction either on the site of the Notch Road Center or at the existing Town Hall and then come back to the BOS with the options. We have been dithering with more space for Town Hall for 30 years. It is time to hand this off to someone else. The RFP can indicate we have to be frugal. It is time for professionals to be involved. RFPs are what we need to start and see what these projects are going to cost us. We are languishing with these projects.

Miller said she agrees with Eremita. We have been talking about this for a while and can't seem to move ahead. Let's get the next steps and move forward; checkpoints can be given. Let's prioritize the projects. She has been on the BOS for four years and she understands there are reasons why we haven't moved forward. We need to get stuff moving forward from people willing to help. They will be collecting information and defining next steps.

Morra said the issue isn't that we haven't looked at it. It is how we are going to pay for this. Whatever is done going forward has to go in a specific timeline and know what the priorities are. There is a lot here. Start with the two that we can move right away and then expand what the Committee is to do in a couple of months. The Committee cannot working on five projects at the same time effectively.

Motion: I move the Bolton Board of Selectmen assign to the Temporary Public Building Committee – a possible addition to the fire house and the removal of the old Municipal Center.

By: Morra

Seconded: DePietro

Discussion: Eremita said he will support this to get us moving. The Committee members should keep in mind there are other possible projects for them so they should not languish in their decisions for these two projects. He thinks the recommendations from the Committee can be given to the BOS by December or Easter. Then we can move them to getting a plan and price for expanding Town Hall square footage. Miller asked about the other projects and prioritizing them. Give the Committee a direction to get started in. Eremita said he would expect the other projects can be sent to the Committee by January.

Voting:

For: Morra, Eremita, Miller, DePietro

Against: Pierog

Abstain: None

B. Heritage Farm Commission

Motion: I move the Bolton Board of Selectmen appoint Leslie Shes as an Alternate member for the Heritage Farm Commission.

By: Morra

Seconded: Miller

Voting:

For: Morra, Eremita, Pierog, Miller, DePietro

Against: None

Abstain: None

C. Diversity Commission

Motion: I move the Bolton Board of Selectmen appoint Anne Decker to the Diversity Commission.

By: Pierog

Seconded: Morra

Voting:

For: Morra, Eremita, Pierog, Miller, DePietro

Against: None

Abstain: None

5. Reports & Updates:

A. Subcommittee Report

None

B. Properties and Facilities Report

None

C. Open Space Management & Acquisition

Gwen Marrion was present to touch upon two issues from the Trails Committee update after the October meeting.

The Connectivity project has a proposed projected \$186k commitment to the Town. The major portion is a path through town and provides connectivity. This path has a proposed location with some portions gravel and some paved. The Town Engineer is to come up with an estimate.

The other issue is the Nathan Hale Corridor. This is the property behind Munson's that was given back to the town. Marrion made a presentation to the BOS in February 2020 in locating the trail. No trail marking has been done and a parking area needs to be established. The parking area suggested was the CT DOT staging area near Bolton Collision. This seems like a good area to establish the parking with access moved north toward Munson's to improve sight lines. The next step is for the Town Engineer to come up with construction cost estimates. Over the weekend, Marrion found out the garbage situation is getting really bad at this proposed location. There are bottles, garbage, receipts from a marijuana dispensary (with a person's name on it), and musical speakers. The State Trooper was informed of about the receipts. In Marrion's opinion with more good users of the trail there will be less of the bad users using the area. It is becoming known has a party spot. The sooner the parking area is opened to residents for trail use, the better. The State Trooper can show his presence there also.

Marrion and the Trails Committee wants to urge the BOS to move forward quickly with getting the Connectivity path through the center of town using the money that has been pledged and then apply for funding for the Nathan Hale Corridor parking area to eliminate the bad behavior there.

Pierog said we are currently working on the materials list to get the orders placed. There is a delay in delivery of construction projects right now. Bolton should be able to start the project in spring 2022 and get it wrapped up quickly with materials in hand.

Morra said we could also proceed with the entry into the parking area and be ready to go. We can move the projects in parallel. We may not need a grant to finish the parking area.

Pierog said we have identified the pond as a location for a dry hydrant to serve the area so there may be some public safety funds that can be applied. The state anticipates there will be additional funds for trails, infrastructure, and public safety from the Build Back Better program.

D. FY 21 Budget Report

Rupert said the current year's expenses are on track. Pierog said we are ahead of last year that is to be expected.

Pierog said we are ahead of last year's collections on Tax Collector's report but not by much. Rupert said the permit application fee for the redevelopment of the Mobil gas station will be \$42k. The entire site will be razed. This will be a revitalization of the area. Long term investment in the community and the tax revenues will be positive aspects.

7. Ongoing Business:

A. Consider and Possibly Approve Bolton Heritage Farm Lease Bid

Pierog said two bids of leasing of fields for two years have been received. Those are from Leonard Giglio, who has the current lease, and Kyle Paggioli.

Eremita asked if there are any reasons not to take high bidder? DePietro said there are other considerations, such as familiarity of the land and the stewardship perspective. DePietro will disqualify himself from voting on this matter.

Gwen Marrion said she knows Tom and Kyle Paggioli. They are great people and good friends. Marrion has respect for their farming operation. In no negative way against them Marrion is in support of Giglio continuing the lease. A friend of Marrion's worked for Giglio for many years so her opinion is coming from the point of informed information. She is familiar with how Giglio's operation works. Marrion is in support of Lenny's request. Marrion read the statement in the packet. Giglio has been riding the fields for years and the farmer has an intimate relation of the land that he works. Lenny has had that knowledge for years and his father did before him. The Giglios have put in some investments into the field and those investments may be handed over to another farmer. The difference in the bids of \$1,100 is not important enough for the lease to be taken away. Giglio has not broken the terms of the lease. His knowledge of the fields outweighs the benefits. Marrion is in favor of having the Bos continue Giglio's lease.

Pierog asked if Giglio no longer has any animals on his farm. Is he leasing the fields for the hay to be resold to others? Marrion said Giglio doesn't have dairy cows so she surmises he is not using the hay to feed his cows.

Kyle Paggioli said we are not looking to steal anything from another farmer; we are looking to expand our operation. We raise 50 – 60 beef cows each year. This is about growing more feed in town to benefit more cows in town. The hay will be harvested, brought to his farm, and fed to the cows during the winter. They would like to sell individual cuts of beef at a roadside stand to benefit the community. This is part of their long term goals – to secure more feed for their animals.

Morra said he knows both bidders. They both farm well and can be good stewards for the property. The BOS decided to allow any other farm or person in the community to bid on the hay lease. There is a significant difference in the bids. Morra thinks Paggioli's is a good bid and will take good care of that land.

Motion: I move the Bolton Board of Selectmen accept the high bid.

By: Morra

Seconded: Eremita

Discussion: Miller is uneducated in the farming requirements for a field. Her gut says that they are both good farmers. Are there anything other reasons Members can think of that we shouldn't accept the higher bid?

Eremita said Marrion brought up something – that is the investment that has been put into that land. But Paggioli raises cattle and will use the product in town instead of selling it out of town. With selling it Giglio is taking the risk to produce the product to have for sale. With Paggioli he has the risk of being able to produce hay for the time of the lease. Eremita supports the high bid.

Thomas Paggioli said we do soil testing and are willing to provide the results to the town. Based on the results we will only apply the products necessary to produce hay. This is only putting in enough nutrients for what is needed and not doing phosphorus loading.

Voting:

For: Morra, Eremita, Pierog

Against: None

Abstain: DePietro, Miller

Pierog said the Paggiolis should work with the Selectmen's office to execute the lease and get access to the property to do the soil testing. Tom Paggioli said they will be making 4 – 6 soils test on a property of that size and to get a healthy crop and keeping nearby waters healthy.

B. Consider and Possibly Approve Cemetery Maintenance Bid

Eremita said this is a complicated list of bids. Who is maintainer currently? Pierog said US Cemetery. Eremita said we should avoid them like the plague regardless of the bid as there have been nothing but problems with them.

Pierog said Rupert has not been able to check the references of the bidders yet.

Eremita said Rupert should check the references and bring this matter back to us. Pierog said that action will need a special meeting as the existing contract expires November 30. Eremita and Morra said they do not have a problem with attending a special meeting.

Morra asked Rupert if the references can be checking in the next week or so? Rupert said he agrees with the BOS about not using US Cemetery for the maintenance and sexton services.

Miller said there have been so many complaints in town. With the minimal cost differences we should see which bidder gets the best reviews. We may spend more but the

work will be done right. Other Members agreed.

Morra said the bids are relatively close. Eremita said the references are going to be the big thing. Pierog made the point that sexton services are largely paid by the family of the deceased.

C. Consider and Possibly Approve Cemetery Sexton Bid

This matter is waiting for more information. See item B for more details.

D. Consider and Possible Action on Revisions from Town Attorney on Regulation on possession and/or Use of Cannabis Policy

Pierog said Staff has not had enough time to deal with the issues so there will be no discussion on it this evening.

E. Report on Budget Transfers

Pierog said there are two requests from the Fire Commission.

BUDGET: Fire Commission

Transfer \$ 550 from category Equipment to category Office Operator
(within budget) from # 1005-042-4203-000000-57300-00000
to # 1005-042-4203-000000-56130-00000
Transfer \$ _____ from Budget _____ to Budget _____
from category _____ to category _____
from # _____ - 000000 - _____ - 00000
to # _____ - 000000 - _____ - 00000

Other \$ _____

Explanation:

*FD Information/Medical Printed Forms -
printed every few years.*

[Signature] Signature
Fire Chief Title
10-28-2021 Date

BUDGET: Fire Commission

Transfer \$ 1,300 from category Equipment to category Travel
(within budget) from # 1005-042-4203-000000-57300-00000
to # 1005-042-4203-000000-55800-00000
Transfer \$ _____ from Budget _____ to Budget _____
from category _____ to category _____
from # _____ - 000000 - _____ - 00000
to # _____ - 000000 - _____ - 00000

Other \$ _____

Explanation:

*Transportation expenses - new category this year -
Training in NY for (4) members Transportation + Lodging -*

[Signature] Signature
Fire Chief Title
10-28-2021 Date

Eremita said the \$1,300 request was for the training of four very active volunteers with the fire department on a rescue jack to stabilize vehicles. The training was in upstate New York. This is a very good course on how to use the equipment we have.

Motion: I move the Bolton Board of Selectmen approve the budget transfers as presented.

By: DePietro

Seconded: Miller

Voting:

For: Morra, Eremita, Pierog, Miller, DePietro

Against: None

Abstain: None

F. Other

None

8. New Business:

A. Consider and Possibly Act on Meeting Dates for 2022

Motion: I move the Bolton Board of Selectmen accept the meeting dates for 2022 as presented.

By: Morra

Seconded: Miller

Voting:

For: Morra, Eremita, Pierog, Miller, DePietro

Against: None

Abstain: None

8. First Selectman's Report:

A. COVID-19

Pierog said the case count is frozen at 348 for more than a week now so Bolton is expected to retain its grey status. But the positivity rate in the state is again climbing.

Pierog thanked this group for being beside her for the past four years - thank you for everything.

B. Other

None

9. Administrative Officer's Report:

A. Monthly Report

Rupert said he is getting activities kicked off with the departments for budgets. EDMS put legacy Land Use records into the system. This will improve transparency. Moving toward digitized records is better for the public and for staff time.

B. Other

Rupert said Pierog has worked incredibly hard for the town and has helped in with his interim position; him not working with Pierog will be an adjustment.

10. Adjournment:

Motion: I move the Bolton Board of Selectmen adjourn at 8:40 p.m.

By: Morra

Seconded: Miller

Voting:
For: Pierog, Morra, Eremita, DePietro, Miller
Against: None
Abstain: None

Respectfully Submitted,

Yvonne B. Filip

Yvonne B. Filip, Board of Selectmen Recording Secretary

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