

November 9, 2016

The meeting of the Sterling Board of Selectmen was called to order at 6:00 p.m.

Selectmen present-Russell Gray, Lincoln Cooper, and John Firlik.

Staff present-Demian Sorrentino and Joyce Gustavson.

Also present-Ethel Tetreault, Andy Tetreault, Patrick & Colleen Taylor (6:02 p.m.), Faisal

Dewiaryato (6:03 p.m.), and Theresa A. Plante (6:11 p.m.).

Pledge of Allegiance: Everyone stood to recite the Pledge of Allegiance.

Audience of Citizens: No comment.

Approval of Minutes: J. Firlik made a motion, seconded by L. Cooper to approve the 11/2/2016 meeting minutes as presented. All voted in favor of the motion.

Unfinished Business:

a. Commission Vacancies (Agricultural Commission and Zoning Board of Appeals): J.

Firlik made a motion, seconded by L. Cooper to move alternate Verna Cole, 27 Ekonk Hill Road, Sterling, CT 06377 as a regular member to a two (2) year term expiring 3/12/2018 replacing Kelly Dennis and appoint Robert Zavistoski, PO Box 81, Sterling, CT 06377 as an alternate member to a two (2) year term expiring 3/12/2018 replacing V. Cole to the Sterling Agricultural Commission. All voted in favor of the motion. No new information on the Zoning Board of Appeals. L. Cooper made a motion, seconded by J. Firlik to table this item to the next meeting. All voted in favor of the motion.

b. Discussion Regarding Sale of Right-of-Way on Town Property Located on Margaret Henry Road and Snake Meadow Hill Road: Demian Sorrentino, Zoning Enforcement Officer updated the abutters on the progress regarding the sale of the right-of-way on Town owned property located on Margaret Henry Road and Snake Meadow Hill Road stating that Bernier Associates, LLC submitted the appraisal report of real property with a value of \$16,500. The base price for the three (3) abutters who have shown interest in acquiring said property (approximate total area of the right-of-way is 3.52 acres) is as follows: Approximate area to Taylor – 1.8 acres or 51 percent of the total area - \$8,415; approximate area to Tetreault – 1.6 acres or 46 percent of the total area - \$7,590; and approximate area to Heroux – 0.12 acres or 3 percent of the total area - \$495 (copy on file). The dollar amounts are prorated based on acreage. The Town's intent is to not offer more frontage than the width of the abutter's property, with the exception of Taylor where the impetus is to provide road frontage. The Tetreault family is the driving force behind the Town selling the right-of-way and it is the consensus of the Board of Selectmen to move forward with Tetreault regardless if the other abutters are interesting in acquiring additional acreage. The cost for legal services per property owner would be \$250 to prepare each Quit Claim Deed and a corresponding "Schedule A" Description, and \$58 for the recording fee for filing of the deed in the Sterling Land Records (\$53 for the first page plus \$5 for each additional page, anticipating 2 pages) for a total of \$308. The costs to the Town to be reimbursed by the property owner would be: \$2,500 for the property survey; \$53 to record and file the survey map in the Sterling Land Records; \$500 (estimated) for advertising fees; and \$1,050 for administration fees, for a total of \$4,103; the Town will not assume the legal costs. Any land that is not acquired by an abutter will remain in the Town's ownership and will be available for the abutters successors in title should they want to purchase it in the future. The property survey remains to be prepared and filed so that the "Schedule A" descriptions can refer to the map. D. Sorrentino stated that he is not in favor of placing any restrictions on the parcels allowing a homeowner to subdivide their property down the road because they are paying the fair market value for the land. Taylor will get back to Demain before the 11/16/2016 meeting with their decision on whether or not they would like to proceed with acquiring additional acreage. L. Cooper made a motion, seconded by J. Firlik to table this item to the next meeting. All voted in favor of the motion.

c. West Wing Restroom Facilities (Library): R. Gray reported that he contacted Peter Barbeau of Peter Barbeau Plumbing & Heating and P. Barbeau was unclear as to what the Town wanted. R. Gray asked him to get quotes on each unit for toilets, urinals and sinks including all the necessary hardware. L. Cooper made a motion seconded by J. Firlik to table this item to the next meeting. All voted in favor of the motion.

d. Special Town Meeting to Vote on Board of Finance's Request to Add a New Line Item to the Selectmen's Budget for FY 2016-2017 – Capital Accounts – Internet Technology: The Special Town Meeting is scheduled for next Wednesday, 11/16/2016 at 7:00 p.m. at the Sterling Municipal Building, Room #15, 1183 Plainfield Pike, Oneco, CT to vote to approve the addition of a new Capital Account – Information Technology line item to the Selectmen's Budget for FY 2016-2017.

e. Special Town Meeting to Vote on Board of Finance Appropriation from Fund Balance to Board of Selectmen's 2016-2017 Budget – Capital Accounts – Internet Technology. The Special Town Meeting is scheduled for next Wednesday, 11/16/2016 at 7:00 p.m. to vote to approve the Capital Accounts - Information Technology appropriation from the Fund Balance to the Board of Selectmen's 2016-2017 Budget, in the amount of \$70,000.

New Business:

a. Consider & Act on Re-appointment of Frank Bood, Ross Farrugia, and Alt. Caren Bailey to the Planning & Zoning Commission (3 yr. term expiring 12/1/2019): L. Cooper made a motion, seconded by J. Firlik to re-appoint Frank Bood, 230 Harris Road, Sterling, CT 06377, Ross Farrugia, 641 Snake Meadow Hill Road, Sterling, CT 06377, and Alternate Caren Bailey, 45 Dixon Road, Sterling, CT 06377 to a three (3) year term expiring 12/1/2019 to the Sterling Planning & Zoning Commission. All voted in favor of the motion.

b. Consider & Act on Re-appointment of Alt. Paul Ezzell to the Planning & Zoning Commission (3 yr. term expiring 12/1/2019) to the Planning & Zoning Commission: After due consideration, the Board of Selectmen determined it would not be appropriate to re-appoint P. Ezzell as an alternate to the Planning and Zoning Commission for a three (3) year term. J. Firlik made a motion, seconded by L. Cooper to not re-appoint alternate Paul Ezzell for a three (3) year term to the Planning and Zoning Commission. All voted in favor of the motion.

Any Other Business: L. Cooper discussed the idea of painting the hallway from the gym to the library. He will get an estimate for the cost of paint, paint rollers, brushes, drop clothes, etc. and present it at the next scheduled meeting for Wednesday, 11/16/2016. J. Firlik made a motion, seconded by L. Cooper to table this item to the next meeting. All voted in favor of the meeting.

Adjournment: L. Cooper made a motion, seconded by J. Firlik, to adjourn 6:36 p.m. All voted in favor of the motion.

Attest: _____
Joyce A. Gustavson, Recording Secretary