

April 6, 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-Patrick & Colleen Taylor, Ethel Tetreault, Andy Tetreault, Neil Cook, and Marlene Cook (6:14 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 3/9/2016 regular meeting minutes and the 3/23/2016 and 3/30/2016 special meeting minutes as presented. All voted in favor of the motion.

Unfinished Business:

a. Commission Vacancies (Zoning Board of Appeals): No new information. 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: D. Sorrentino, Zoning Enforcement Officer, passed out a printed summary itemizing anticipated costs for legal services per property owner, and other costs to the Town which are expected to be reimbursed by the property owners on a given dollar amount per square foot. D. Sorrentino stated that he contacted Paul Kaplan of Kaplan & Brennan, LLP and 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 right-of-way is approximately 120,000 square feet (2.75 acres) and the reimbursement cost calculates to be approximately \$0.34 per square foot. For an abutting property owner acquiring these lands from the Town, the approximate total cost would be \$342 for 1,000 square feet; \$648 for 10,000 square feet; \$1,668 for 40,000 square feet; and \$2,348 for 60,000 square feet (copy of summary on file). The next step is for the Board of Selectmen to submit an 8-24 referral to the Planning and Zoning Commission so they can comment on consistency/inconsistency with the Town's Plan of Conservation and Development. D. Sorrentino will prepare the referral in advance of the P&ZC's May meeting. Before any land can be deeded, it must also be approved by Town meeting.

New Business:

a. Request for Refund of Excess Tax Payments: J. Firlik made a motion, seconded by L. Cooper to approve the request for refunds to: 1) John J. Disaia, 71 Gibson Hill Road, Sterling, CT 06377-1926 for \$44.27; 2) Michael R. Kary, PO Box 390, Sterling, CT 06377-0390 for \$107.50; 3) Steven S. Jordan, 1015 Gibson Hill Road, Sterling, CT 06377-1506 for \$8.64; 4) Michael A. or Billie J. Peloquin, 271A Snake Meadow Hill, Sterling, CT 06377-1717 for \$22.15; and 5) Aaron M. Walton, 818 Sterling Road, Sterling, CT 06377-2118 for \$151.52. All voted in favor of the motion.

Any Other Business: 1) L. Cooper reported that the restroom facilities in the senior center wing failed last weekend during the power lifting event due to a blockage. This building is designated as an official disaster shelter and to maintain this designation, the bathroom system needs to be up and running. R. Gray will contact a plumber to come and evaluate the situation and then go out to bid if the expense to repair the system is over \$2,500.

Adjournment: L. Cooper made a motion, seconded by J. Firlik, to adjourn 6:22 p.m. All voted in favor of the motion.

Attest: _____
Joyce A. Gustavson, Recording Secretary