1. Agenda_BOS_2019_9_11
   Documents:
   AGENDA 9.11.19 BOS MEETING.PDF

2. BOS_Meeting_Approved_Minutes_2019_9_11
   Documents:
   9.11.19 BOS MINUTES APPROVED.PDF
Board of Selectmen Meeting  
Wednesday, September 1, 2019  
10:00 a.m.  
Town Hall Meeting Room

AGENDA

1. Welcome and Pledge of Allegiance

2. Approval of Minutes
   a. Amend Board of Selectmen Regular Meeting on Aug. 8, 2019.

3. First Selectman's Updates – Peter J. Tesei

4. Old Business

5. New Business
   a. Greenwich Housing Authority, request for:
      I. Municipal Improvement – Armstrong Court: To construct a new building with approximately fifty (50) "elderly" (55 and older) units, consisting of market-rate units with up to ten (10) units being "affordable" in a single building to be located to the rear of the property to be accessed from Booth Place.
      II. Municipal Improvement – Quarry Knoll I: The property is currently improved with fifty (50) units on about 7 acres of land. These will be replaced with between 175 and 225 units consisting of a mixture of elderly, affordable and market-rate units.
   d. Davidson v. Town of Greenwich (155 Byram Shore Road) and Davidson v. Town of Greenwich (0 Byram Shore Road) - Assistant Town Attorney Eugene McLaughlin.

6. Appointments and Nominations

7. Executive Session
   a. Executive Session to discuss pending litigation and/or settlement of claims and to interview candidates for boards or commissions.

8. Adjourn

[Signature]
Peter J. Tesei
First Selectman
TOWN OF GREENWICH
Board of Selectmen Meeting
September 11, 2019
10 a.m.
Town Hall Meeting Room

APPROVED MINUTES

1. The meeting opened at 10:06 a.m. with the Pledge of Allegiance.

   a. Attendance:
      a. First Selectman Peter J. Tesei – Present
      b. Selectman John Toner – Present
      c. Selectman Sandy Litvack- Present

Mr. Tesei stated that this was a public meeting, not a public hearing, and that the Chair reserves the right to call upon residents to comment. Mr. Tesei wanted all to know about September 11th Remembrance ceremonies at Cos Cob Park at 5 p.m. and Glenville Fire Station at 7 p.m.

2. Approval of Minutes

   a. Amended Board of Selectmen minutes of August 8, 2019. Upon a motion by Mr. Toner and seconded by Mr. Litvack, the minutes were approved.
   b. Board of Selectmen minutes from August 22, 2019. Still in draft form and will be approved at next Board of Selectmen meeting on September 26, 2019.

3. First Selectman’s Updates

   On September 7th Mr. Tesei attended Pemberwick/Glenville Jam Day at noon at Pemberwick Park and was recognized for his many years of service to the Town, and especially the Pemberwick/Glenville community.
On September 8th Mr. Tesei attended the Bruce Museum’s ConsTRUCKS public celebration of the Campaign for the new Bruce Museum.

Mr. Tesei addressed the Age & Dementia Friendly Greenwich event at Commission on Aging at the Senior Center.

Mr. Tesei mentioned an article in the August 28th issue of Forbes Magazine “Historic Preservation? Economic Development? In Greenwich, Connecticut, They Have It Both Ways”

Mr. Tesei will attend two September 11th Ceremonies at Cos Cob Park and Glenville Fire Station.

Mr. Tesei mentioned Mexican Flag Raising Day on Monday, September 16th at 10 a.m. at Greenwich Town Hall.

On September 9th, Mr. Tesei’s Committee for People with Disabilities met and discussed beach mat and beach wheelchairs and Eversource poles in sidewalks along with other pertinent issues that would best work for People with Disabilities

On September 10th, Mr. Tesei’s Diversity Advisory Committee met and discussed numerous agenda items one being Alma Rutgers Diversity Writing Contest.

4. No Old Business

5. New Business

a. Greenwich Housing Authority requests for Municipal Improvement at Armstrong Court and Quarry Knoll I. Present were Anthony Johnson, Executive Director of Housing Authority, Sam Romeo, Commissioner, Housing Authority Board and Christopher D. Bristol, Attorney for Housing Authority.
Sam Romeo presented how the Housing Authority would like approval to construct 50 elderly apartments Housing Authority land at the intersection of Booth Place and Booth Court. Mr. Romeo explained how rents collected would subside some of the costs. Mr. Romeo stated that coming to the Board of Selectmen for MI approval is the first step and then will need Planning and Zoning, Architectural Review, Zoning, Public Works approvals.

Anthony Johnson stated that units would be 10% low income and 90% at market value and that the Housing Authority would pursue Federal Government funding, State of CT funding and Tax Credits.

Attorney Christopher Bristol brought forward plans for Quarry Knoll I which property is located on 7 acres of land. The existing 50 units will be replaced with between 175 and 225 units consisting of a mixture of elderly, affordable and market-rate units.

Five residents voiced opposition to the plans for both sites...

- Lucy von Brachel, Dist. 4 – environmental concerns and Rental Assistance Demonstration Program, will trees be saved.
- Dawn Fortunato – concerns over flooding an environmental issues, traffic, sewer trunk lines and Transfer Station issues.
- Michael Finkbeiner – worked for Godfrey Rockefeller who said that deeds were signed that Housing Authority could not build on property.
- Francia Alvarez – where does Housing get funding, Federal or State? Environmental issues.
- Otto Lauersdorf – How much will each unit cost? He feels Chickahominy will not be the same if these units are built.

The Board of Selectmen had questions for the Housing Authority and Mr. Tesei asked Attorney Bristol to prepare a list of questions/concerns that residents have with the answers that are easy to comprehend.
6. **Appointments and Nominations**

Upon a motion by Mr. Tesei that was seconded by Mr. Litvack, the Board of Selectmen voted unanimously to nominate Philip Dodson as a regular member of the Alarms Appeals Board for a term to expire June 30, 2021 replacing Peter Yeskey who has moved from the Town.

7. **Executive Session**

Mr. Tesei motioned to enter into Executive Session at 12:06 p.m. seconded by Mr. Litvack, the Board voted 3-0 in favor.

Present in Executive Session were Assistant Town Attorney Gene McLaughlin and Town Attorney J. Wayne Fox.

Mr. Tesei made a motion to settle Docket No. FST CV-16-6028937S-Parcel No. 04-1543/S and Docket No. FST CV-16-6028940S – Parcel No. 04-2414/S for a tax credit of $240,430. against future tax payments. Following a second by Mr. Litvack, it was unanimously approved.

Mr. Tesei made a motion to settle Docket No. HHB CV-18-6045510S-Parcel No. 10-1392 for a tax credit of $10,916. against future tax payments. Following a second by Mr. Litvack, it was unanimously approved.

Mr. Tesei made a motion to settle Docket No. HHB CV-17-6038589S Parcel No. 10-1820 for a tax credit of $21,121. Against future tax payments. Following a second by Mr. Litvack, it was unanimously approved.

8. **Adjournment**

At 12:17 p.m. Mr. Tesei made a motion to adjourn. Upon a second of Mr. Litvack, the motion was approved unanimously.
The next regular meeting of the Board of Selectmen is scheduled for Thursday, September 26, 2019 at 10 a.m. in the Town Hall Meeting Room.

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Peter J. Tesei, First Selectman

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Prepared by Paula Belmont, Acting Recording Secretary