

1. BoS_Agenda_2019

Documents:

[9.26.19 BOS AGENDA.DOC.PDF](#)

1.1. BoS_Aproved_Minutes_2019_9_26

Documents:

[9.26.19 BOS MINUTES APPROVED.PDF](#)



TOWN OF GREENWICH

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Peter J. Tesei
First Selectman

Board of Selectmen Meeting Thursday, September 26, 2019 10:00 a.m. Town Hall Meeting Room

AGENDA

- 1. Welcome and Pledge of Allegiance**
- 2. Approval of Minutes**
 - a. Board of Selectmen Regular Meeting on Aug. 22, 2019.
 - b. Board of Selectmen Regular Meeting on Sept. 11, 2019.
- 3. First Selectman's Updates – Peter J. Tesei**
- 4. Old Business**
 - a. Greenwich Housing Authority request for Municipal Improvement – Armstrong Court: to construct a new building with approximately 50 “elderly” (55 and older) units, consisting of market-rate units with up to 10 units being “affordable in a single building to be located to the rear of the property to be accessed from Booth Place.
 - b. Greenwich Housing Authority request for Municipal Improvement – Quarry Knoll I: The property is currently improved with 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.
- 5. New Business**
 - a. Age & Dementia Friendly Greenwich Action Plan – Commission on Aging Director Lori Contadino.
 - b. 158 Round Hill Road, LLC v. Town of Greenwich – Assistant Town Attorney Eugene McLaughlin.
 - c. Pickwick Properties LLC v. Town of Greenwich - Assistant Town Attorney Eugene McLaughlin.

- d. Stone Point Capital, LLC v. Town of Greenwich - Assistant Town Attorney Eugene McLaughlin.
- e. Steinberg v. Town of Greenwich – Assistant Town Attorney Eugene McLaughlin.
- f. Pearson v. Town of Greenwich – 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/or to interview candidates for boards or commissions.

8. Adjourn

Peter J. Tesei
First Selectman

Town of Greenwich
Board of Selectmen Meeting
September 26, 2019
10:00 a.m.

Town Hall Meeting Room

APPROVED MINUTES

1. Welcome and Pledge of Allegiance

The meeting was called to order at 10:14 A.M.

- 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. He also provided an overview of today's agenda, explaining the Municipal Improvement requests are typically heard over the course of several meetings before a decision is made.

2. Approval of Minutes

- a. Board of Selectmen Regular Meeting on August 22, 2019.

Upon a motion by Mr. Toner and a second by Mr. Litvack, the minutes were approved unanimously.

- b. Board of Selectmen Regular Meeting on September 11, 2019.

Upon a motion by Mr. Toner and a second by Mr. Litvack, the minutes were approved unanimously.

3. First Selectman's Updates

On Sept. 11, Mr. Tesei attended the two annual September 11th remembrance services held at the Cos Cob Park and at the Glenville Volunteer Fire Department.

On Sept. 12, presided over his last police promotional ceremony at GPD headquarters. Detectives Craig Zottola and James Ruskowski Jr. were promoted to the rank of sergeant after years of diligent service as detectives.

On Sept. 16, there was the annual raising of the Mexican flag in front of Town Hall to commemorate Mexican Independence Day.

On Sept. 17, he attended the graduation of ceremony for the Town's Leadership Institute. This program was instituted several years ago to provide additional training and guidance for dozens of the Town's employees who are supervisory roles or are on target to advance their careers as supervisors.

On Sept. 20, Mr. Tesei had an interview with a reporter for The Economist – a result of the Think Greenwich campaign. The reporter toured the Town which included stops at Greenwich Library and Greenwich Hospital. This follows a story in Forbes in late August.

On Sept. 25, there was the dedication of the monoliths at Montgomery Pinetum. The monoliths came from the O'Neill estate on Lia Fail and is another example of public-private partnerships to help preserve and enhance many of the historical elements in Town. This effort was led by Bea Crumbine.

Mr. Tesei also highlighted several upcoming events including the Domestic Violence Awareness Month campaign that begins Oct. 1 at Town Hall.

Mr. Tesei provided an update on the proposed Greenwich Plaza renovation project. He said that while the Town put its best effort forward, he decided not to place the project on the RTM October agenda and that with the upcoming municipal election, both he and the developer, The Ashforth Company, have decided to withdraw the project at this time.

4. Old Business

- a. Greenwich Housing Authority request for Municipal Improvement – Armstrong Court:** to construct a new building with approximately 50 “elderly” (55 and older) units, consisting of market-rate units with up to 10 units being “affordable in a single building to be located to the rear of the property to be accessed from Booth Place.
- b. Greenwich Housing Authority request for Municipal Improvement – Quarry Knoll I:** The property is currently improved with 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.

Mr. Tesei said that the Housing Authority did provide answers to questions the Board posed at its Sept. 11 meeting on the evening of Sept. 25. He said additional questions were submitted by Town Planner Katie DeLuca. He explained that the Board is not in a position to vote on the requests today until they have a more comprehensive sense of where the Town stands with affordable housing including the number of units and residents' income requirements.

The Housing Authority's attorney Chris Bristol explained that both plans are in

the conceptual stage and upon approval of the MI request, a study would be conducted by consultants hired by the Authority. He said the Authority was looking to leverage its assets.

Mr. Tesei stated the Housing Authority is the Town's designated affordable housing developer.

Housing Authority Executive Director Tony Johnson stated that 5% of the Town's housing stock is considered affordable and the Town's goal is to have 10% of housing affordable. Mr. Johnson explained the housing development process as proscribed by state regulations. He also provided updates that McKinney Terrace MI will be submitted to Planning & Zoning soon and that bids for Armstrong Court work are now at \$12 million instead of the original estimate of \$10 million.

There was discussion on the MI process by the Selectmen and Mr. Johnson, who said he would provide answers to the questions as soon as possible.

Residents speaking on the MI requests included:

- Dawn Fortunato
- Nancy Ramer

5. New Business

- a. Age & Dementia Friendly Greenwich Action Plan – Commission on Aging Director Lori Contadino.

Ms. Contadino and Commission on Aging member Steve Katz presented the action plan to the Board. They said that Greenwich is the 1st Connecticut community to receive both the Age and Dementia Friendly designations, and only one of a handful in the United States.

Mr. Katz explained how the questionnaire was developed and how the more than 1,800 responses were used to formulate the action plan. Once approved by the Selectmen, the plan would be forwarded to the AARP for its review and approval.

Upon a motion by Mr. Litvack that was seconded by Mr. Toner, the action plan was approved unanimously.

A recess was called at 12:17 p.m. The meeting resumed at 12:21 p.m.

- b. 158 Round Hill Road, LLC v. Town of Greenwich – Assistant Town Attorney Eugene McLaughlin.
- c. Pickwick Properties LLC v. Town of Greenwich - Assistant Town Attorney Eugene McLaughlin.
- d. Stone Point Capital, LLC v. Town of Greenwich - Assistant Town Attorney Eugene McLaughlin.
- e. Steinberg v. Town of Greenwich – Assistant Town Attorney Eugene McLaughlin.

- f. Pearson v. Town of Greenwich – Assistant Town Attorney Eugene McLaughlin.

6. Appointments and Nominations

There were none.

7. Executive Session

Upon a motion by Mr. Litvack that was seconded by Mr. Toner, the Board unanimously voted to move into Executive Session at 12:22 p.m.

Also attending were Town Attorney J. Wayne Fox and Board Secretary Barbara Heins.

Upon a motion by Mr. Litvack that was seconded by Mr. Toner, the Board unanimously voted to exit the Executive Session at 12:37 p.m.

Upon a motion by Mr. Litvack that was seconded by Mr. Toner, the Board unanimously voted to approve the settlement of Steinberg v. Town of Greenwich for a tax credit of \$2,669 against future tax payments.

The remaining pending tax appeal settlements will be reviewed at the Oct. 10 Board of Selectmen meeting.

8. Adjournment

At 12:38 p.m., Mr. Litvack made a motion to adjourn. Upon a second by Mr. Toner, the motion was approved unanimously.

The next regular Meeting of the Board of Selectmen is scheduled for Thursday, October 10, 2019 at 10:00 A.M. in the Town Hall Meeting Room.

Peter J. Tesei, First Selectman

Prepared by Barbara A. Heins,
Recording Secretary