



Pursuant to the foregoing notice the Annual Representative Town Meeting of the Town of Greenwich was held in the Moderator's Hall of Central Middle School and also via Zoom Webinar on Monday, June 13, 2022 at 8:00 P.M. (D.S.T.)

The meeting was called to order by the Moderator, Alexis Voulgaris.

The members pledged allegiance to the flag, led by one of the twelve District tabulators from District 4, Lucy vonBrachel.

The Moderator announced that as all members had received a copy of the Call for the meeting, the reading of the Call would be omitted.

Attendance cards were presented showing 211 present, 17 absent and 2 vacancies. District 2, 10 had perfect attendance.

Those absent in **District 1** – Katharine Ashworth, Marla M. Weston, Lihong Zhang; **District 3** – Louise T. Bavis, Joan F. Lowe; **District 4** – J. Robert Tuthill; **District 5** – Peter G. Van Duynes; **District 6** – David P. Snyder; **District 7** – Scott E. Kalb; **District 8** – Lisa Edmundson Becker, Jonathan M. Perloe; **District 9** – Carl Griffasi, Lauren B. O'Keefe, Ferdinando G. Schiro; **District 11** – Karen B. Giannuzzi, Adam L. Leader; **District 12** – Miriam Mennin.

Those members attending in person in **District 1** – Lynn B. Garelick, Jaysen Lee Medhurst; **District 2** – Katherine L. LoBalbo, Pragati Soni, Henry Scott Walter; **District 3** – Andrew R. Melillo, Steven P. Rubin; **District 4** – Robert J. McKnight, Jr., Lucy von Brachel; **District 5** – Joseph H. Benoit, Jr., Edward T. Broadhurst, III, Allison C. "Icy" Frantz, Paul E. Kramer, Lindy M. Lilien, Christopher "Skip" Parker, Jr., Martha Ozizmir Shoemaker, Andrew B. Taylor, Catherine L. Whitaker; **District 6** – Thomas J. Byrne, Robert W. Carter, Coline Jenkins, Alexis Voulgaris, Victoria Martin Young; **District 7** – Debbie L. Appelbaum, Kimberly Morgan Blank, Lucia D. Jansen; **District 8** – Hector . Arzeno, Hannah P. Doherty, Kathleen M. Myer, Mary M. "Molly" Saleeby; **District 9** – Brian J. Malin, Jonathan R. Shankman; **District 10** – P. Jude Collins, W. Brooks Harris, Kara L. Philbin; **District 11** – Nancy M. Better, Victoria C. Bostock, Susan Fahey, Tracy H. Freedman, Richard J. Neuman, David E. Oliver, Ralph E. Penny, Brad Radulovacki, Michael Spilo, Ronald G. Strackbein; **District 12** – Craig W. Amundson, David de Milhau, Barbara Galton Hindman, Robert T. May, James Waters.

All other members present attended via Zoom.

The Moderator announced that as all members had received a copy of the minutes of the April 11, 2022 meeting, the reading of the minutes would be omitted. She asked if there were any corrections or comments. There being none, minutes were adopted by unanimous consent.

Adam A. Rothman, Chairman of District 3 offered the following tribute to the late Thomas P. Conelias.

Thomas Conelias was born in 1954 he passed away April 29, 2022.

His was a life well lived it was full of family and friend's laughter and good cheer. After spending some time with Tom, you just knew you had become a friend for life.

His son told me every person had a special unique relationship with Tom. Every person was special in toms' eyes.

Tom was a son of Greenwich born and raised here with his brother and sister. He raised seven children with his loving wife and enjoyed his five grandchildren.

Tom Loved volunteering he spent 21 years on the RTM he was the prior chair of our district. he was always a strong and helping hand on many committees. As a new chair he helped me avoid bumps and pitfalls with his quiet words.

He was an avid golfer it might've been his happy place standing over a long putt.

He took over from his dad Conelius refuse and grew it into a large active business. His son is proud to continue the family tradition of service.

He loved Hamilton Avenue school you never wanted to get between Tom and an appropriation that included ham Avenue school.

As much as he loved Greenwich his true love was with his wife and family Tom lived to spend time with them. You could always see that twinkle in his eyes when he talked about them.

I was proud to call Tom a friend he will be sorely missed.

I ask for a moment of silence.

The membership observed a moment of silence in remembrance of Thomas P. Conelias.

The Moderator announced that Item No. 13 had been withdrawn.

13. RESOLVED, that the following named person, nominated by the Board of Selectmen, be appointed a Regular Member of the Central Middle School Building Committee.

VESSELIN BIJEV

Pursuant to the RTM Rules, the Moderator designated that the following items be placed on the consent calendar – 2 – 8, 10-12, 14-17.

The items on the Consent Calendar are as follows:

2. RESOLVED, that the following named person, nominated by the Board of Selectmen, be appointed a Regular Member of Board of Parks & Recreation (R5) for a term expiring June 30, 2025.

MATTHEW McCARTY

3. RESOLVED, that the following named person, nominated by the Board of Selectmen, be appointed a Regular Member of the Board of Health (R2) for a term beginning upon appointment and expiring June 30, 2026.

SARAH MADDEN

4. RESOLVED, that the following named person, nominated by the Board of Selectmen, be appointed a Regular Member of the Commission on Aging (R3) for a term expiring June 30, 2025.

HEIDI NOLTE

5. RESOLVED, that the following named person, nominated by the Board of Selectmen, be appointed a Regular Member of the Board of Human Services (R4) for a term expiring June 30, 2025.

DEBBIE APPELBAUM

6. RESOLVED, that the following named person, nominated by the Board of Selectmen, be appointed a Regular Member of the Board of Human Services (R9) for a term expiring June 30, 2025.

TARA SPIESS-RESTIERI

7. RESOLVED, that the following named person, nominated by the Board of Selectmen, be appointed a Regular Member of the Central Middle School Building Committee.

CHRISTINA POCCIA

8. RESOLVED, that the following named person, nominated by the Board of Selectmen, be appointed a Regular Member of the Central Middle School Building Committee.

CLARE LAWLER KILGALLEN

10. RESOLVED, that the following named person, nominated by the Board of Selectmen, be appointed a Regular Member of the Central Middle School Building Committee.

JOSHUA CASPI

11. RESOLVED, that the following named person, nominated by the Board of Selectmen, be appointed a Regular Member of the Central Middle School Building Committee.

TODD KLAIR

12. RESOLVED, that the following named person, nominated by the Board of Selectmen, be appointed a Regular Member of the Central Middle School Building Committee.

TONY TURNER

14. RESOLVED, pursuant to Conn. Gen. Stat. §12-630aa et. seq., the programs and complete applications filed in the Town Clerk's office are hereby approved for the purpose of encouraging business contributions to nonprofit organizations providing important services in Greenwich via the Connecticut Neighborhood Assistance Act Tax Credit Program.

15. APPROVED RESOLUTION BY THE REPRESENTATIVE TOWN MEETING FOR THE COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM YEAR 2022 ANNUAL ACTION PLAN (RTM JUNE 13, 2022 MEETING)

RESOLVED, that the Representative Town Meeting does hereby approve and adopt the Town of Greenwich, CT CDBG Entitlement Program Proposed Annual Action Plan, Program Year 2022 (July 1, 2022 – June 30, 2023) as on file in the Office of the Town Clerk, and as it may be modified by adoption of the Resolution of the Board of Estimate and Taxation; and that the Representative Town Meeting does hereby authorize the First Selectman to prepare the Town of Greenwich, CT CDBG Entitlement Program Proposed Annual Action Plan, Program Year 2022 (July 1, 2022 – June 30, 2023) and to apply for and accept funds for the purpose of

carrying out housing and community development programs, as approved for Town Fiscal Year 2023 (July 1, 2022 – June 30, 2023); and

RESOLVED, that in approving and adopting said Town of Greenwich, CT CDBG Entitlement Program Proposed Annual Action Plan, Program Year 2022 (July 1, 2022 – June 30, 2023) to become the final plan, the Representative Town Meeting finds and determines that by following the plan, the Community Development Block Grant Program will be conducted and administered in compliance with Title 8 of the Connecticut General Statutes, Chapter 130, Part VI, Community Development; Title I of the Housing and Community Development Act of 1974, Public Law 93-383, as amended (42 U.S.C 5301 et seq.); and the Department of Housing and Urban Development Act, as amended (42 U.S.C 3531 et seq.); and

FURTHER RESOLVED, that the First Selectman, under the provisions of Title 8 of the Connecticut General Statutes, Chapter 130 Part VI, Community Development; Title I of the Housing and Community Development Act of 1974, Public Law 93-383, as amended (42 U.S.C. §5301, et seq.); and the Department of Housing and Urban Development Act, as amended (42 U.S.C. §3531, et seq.), be hereby authorized to accept grants for the purpose of carrying out an approved Community Development Block Grant Program for the Town of Greenwich.

16. **RESOLVED**, that the sum of \$275,000 be and the same is hereby appropriated to account A205-51100 Payment for Overtime Services.

17. **RESOLVED**, that the Department of Public Works is authorized to accept a gift with a total value of \$250,000 from the Pemberwick Glenville Association, a 501(c)(3) corporation, to support neighborhood enhancements to be included in the construction of the Glenville Center Neighborhood Improvements project.

The vote was now on the Consent Calendar.

In Favor	-	198
Against	-	0
Abstentions	-	2

Items Carried

The Moderator announced that Item No. 1 on the Call was now before the meeting.

Lauren Rabin, Selectwoman, offered the following resolution, regarding Item No. 1 which was duly moved and seconded.

1. RESOLVED, that the following named person, nominated by the Board of Selectmen, be appointed a Regular Member of the Harbor Management Commission (R4) for a term expiring March 31, 2025.

WILLIAM (Bill) INGRAHAM

Robert J. McKnight, Jr., Chairman of the Appointments Committee, made a motion to postpone Item No. 1 to the September 2022 meeting.

The motion was adopted upon unanimous consent.

The Moderator announced that Item No. 9 on the Call was now before the meeting.

Janet Stone McGuigan, Selectperson, offered the following resolution, regarding Item No. 9 which was duly moved and seconded.

9. RESOLVED, that the following named person, nominated by the Board of Selectmen, be appointed a Regular Member of the Central Middle School Building Committee.

JOE ROSSETTI

Robert J. McKnight, Jr., Chairman of the Appointments Committee, made a motion to postpone Item No. 1 to the September 2022 meeting.

The motion was adopted upon unanimous consent.

The Moderator announced that Item No. 18 on the Call was now before the meeting.

Michael Mason, Labor Relations Negotiator, offered the following resolution, regarding Item No. 18 which was duly moved and seconded.

18. RESOLVED, that the Representative Town Meeting, in exercising its authority pursuant to Connecticut General Statutes, Section 7-474(b) and the FY 21-22 Budget Resolutions hereby r e j e c t s the use of the funds necessary to implement the terms of the Town Silver Shield Association, SSA collective bargaining agreement covering FY 2021-2024; said funds having previously been appropriated in the adopted F Y 2022 budgets.

In addition, thereto, the Representative Town Meeting rejects the funds necessary to implement the terms of the Town- Silver Shield Association bargaining agreement covering the period FY 2023, subject to the budgetary process as prescribed in the Town Charter.

BE IT FURTHER RESOLVED that the Representative Town Meeting rejects any terms of such agreement which may be in conflict with the Town Charter, special act, ordinance, rule or regulation adopted by the municipal employer or its agents of the Town.

Michael Spilo, Chairman of Labor Contracts Committee, made a motion to postpone Item No. 18 indefinitely.

The vote was now on the Labor Contracts Motion.

In Favor	-	113
Against	-	89
Abstentions	-	1

Motion Carried

The Moderator announced that Item No. 19 on the Call was now before the meeting.

Kathleen Stowe, Chairman of the Board of Education, offered the following resolution, regarding Item No. 19 which was duly moved and seconded.

19. RESOLVED, that the Town of Greenwich/Representative Town Meeting accept and approve \$7,633,779 of the ESSER III (ARP) Grant which is part of the American Rescue Plan Act. The total amount allocated to Greenwich is \$9,592,155 of which \$7,633,779 was approved by BET. \$1,958,377 was deferred pending BOE approval.

The vote was now on the Item No. 19.

In Favor	-	165
Against	-	30
Abstentions	-	12

Item Carried

The Moderator announced that Item No. 20 on the Call was now before the meeting.

Katie DeLuca, Director of Planning & Zoning, offered the following resolution, regarding Item No. 20 which was duly moved and seconded.

20. WHEREAS, Chapter 126a, Section 8-30j of the Connecticut General Statutes stipulates that:

At least once every five years, each municipality shall prepare or amend and adopt an affordable housing plan for the municipality. Such plan shall specify how the municipality intends to increase the number of affordable housing developments in the municipality.

WHEREAS, the Town of Greenwich 2022 Affordable Housing Plan has been approved by the Planning & Zoning Commission and the Board of Selectmen;

WHEREAS, the Town of Greenwich 2022 Affordable Housing Plan has now been submitted to and reviewed by the Representative Town Meeting;

NOW, THEREFORE, BE IT RESOLVED, that the Town of Greenwich 2022 Affordable Housing Plan is hereby approved in accordance with Section 8-30j of Chapter 126a of the Connecticut General Statutes;

BE IT FURTHER RESOLVED, the Director of the Greenwich Planning and Zoning Department is hereby authorized to submit the Town of Greenwich 2022 Affordable Housing Plan to the Connecticut Office of Policy and Management (OPM). The transmittal shall include the date the Plan was adopted by the Greenwich Representative Town Meeting. The executed Plan shall also be filed in the office of the Town Clerk and posted on the Town of Greenwich web site.

Lucia Jansen, Chairman of the Budget Overview Committee, made a motion to postpone Item No. 20 to the September 2022 meeting.

On a vote by Raised Hands, the motion failed

W. Brooks Harris, Chairman of the Finance Committee, made a motion for the following fifteen (15) amendments to the Affordable Housing Plan for Item No. 20 as follows – additions underlined:

- 1. Page 36 – Add after the table: In addition, although difficult to quantify, Greenwich also has a large volume of housing for lower and moderate income persons that does not meet the exact definition of ‘affordable’ under the State statute. Greenwich institutions have found their own ways to provide subsidized housing, which allows people to live in Greenwich. This is true of many**

Greenwich employers and institutions. These, however, do not meet the state's definition of affordable housing because the income levels of those residents are unknown, they are only available for employees of the institution and are not deed restricted.

2. **Page 45** First Core Goal: ~~Greenwich recognizes that it needs more affordable rental housing and is committed to increasing this affordable housing stock. Greenwich is also committed to doing so~~ increasing its affordable housing stock while preserving the features of Greenwich that its residents prize.

3. **Page 45** Fourth Core Goal: It is virtually impossible to build housing that rents for less than prevailing market levels for comparable quality housing – which is ~~fundamentally the definition of~~ generally true for affordable housing as defined under 8-30g -- without some form of government subsidy to encourage that development.

Because external sources of funding affordable housing development may be limited and because those who fund development have a greater role in directing development, Greenwich will also evaluate alternatives to ~~provide direct~~ support for such development.

Evaluation of alternatives is only the first step in potential implementation. No alternative will be selected without public hearings and debate, and no tax dollars will be spent nor tax abatements awarded on programs without approval of the Greenwich First Selectman's Office, the Greenwich Board of Estimate and Taxation and the Greenwich Representative Town Meeting.

~~Greenwich should pursue a diverse mix of strategies to best achieve the objectives.~~

4. **Page 46** Following are the key action steps of this Plan:
 1. Encourage the conversion of existing housing units into affordable units.
 - ~~2. Encourage the construction of new affordable housing units.~~
 - 3~~2~~. Encourage more affordable units and deeper affordability in proposed new buildings, especially encouraging larger units suitable for families to be set aside as affordable.
 - 4~~3~~. Mitigate the size and scope of proposed mixed-income buildings that include affordable housing units.
 - 5~~4~~. Deepen affordability and preserve for extended terms the affordability of existing affordable units.
 - 6~~5~~. Encourage workforce housing at a broader number of income categories

6. Encourage the construction of new affordable housing units.

5. **Page 47** Section 2 A central goal of our Affordable Housing Plan is to continue that effort, exploring new and expanding existing ways in which the town can provide financial support for the creation of new units of affordable housing. No alternative will be selected without public hearings and debate, and no tax dollars will be spent nor tax abatements awarded on programs without approval of the Greenwich First Selectman's Office, the Greenwich Board of Estimate and Taxation and the Greenwich Representative Town Meeting.

6. **Page 48** Section 2, subsection b Financial support is by far the most effective tool the Town could use to stimulate additional affordable housing development in our community. ~~But ARPA funds are finite. Donations may be limited. Fee in lieu, even if approved, only generates funds when new market units are built under our new inclusionary zoning rules, something that is by no means assured.~~ There are of course a great many policy considerations involved in a decision to afford public financial support to housing. This plan does not purport to commit the Town to spend any money on affordable housing rather than on any of the myriad other public purposes which our governing bodies may determine to have a higher priority.

7. **Page 50** Section 3 ~~Urge our elected officials to complete the ongoing evaluation of proposals for the development of the Town's Island Beach parking lot, one possible site for the development of more affordable units.~~ Encourage public hearings and debate to determine if any publicly owned sites so identified have community support for development of affordable housing.

8. **Page 51** Section 5 Encourage 8-30g Set-Aside applicants either to make more than 30% of their units affordable or to build smaller Assisted Housing projects, ~~offering Town financial support in both cases.~~

9. **Page 52** ~~Greenwich needs the affordable housing that these projects would provide. However, a~~ All of these out-of-scale proposals seek to become 'set-aside' developments by offering only the bare minimum of affordable units needed to qualify as such under the statute- just 30% of their total units.

10. **Page 52** This may include approving project applications ~~only at affordability levels greater than the developers contemplated in their proposals.~~ for which more

than 30% of the units are ‘Affordable’ under state law or which would be smaller than the original proposal.

11. **Page 52** For developers who still wish to build big ‘set-aside’ projects, ~~providing~~ obtaining financial assistance ~~from either the Trust Fund (in the form of low or no interest subordinate loans) or from the Town (potentially in the form of a partial real estate tax abatement)~~ would more easily enable developers to increase our affordable housing stock by more than just the bare minimum 30% of their oversized buildings.

~~12. **Page 53** Section 6 Accessory dwelling units (ADUs), such as in-law suites, guest cottages, garage apartments and so forth, were approved in the last CT legislative session to be permitted “as of right.” It is of notable importance that CT municipalities have the right to opt out of this mandate following votes by their Board of Selectmen, P&Z and their RTM.~~

13. **Page 53** Adding ADUs thus is by far the most efficient single tactic we can employ to achieve that level. Greenwich will attempt to encourage the conversion of existing ADUs to qualify as affordable housing units under state law, and will seek to approve additional ADUs that qualify as affordable.

14. **Page 53** Section 7 Greenwich will work with state leaders to develop legislation that will expand the definition of “Affordable” under 8-30g to include units that provide assistance to these vital contributors of modest financial means as part of its initiative to increase affordable housing.

Greenwich will develop a list, to the extent possible, of all naturally occurring affordable housing stock, even if such housing is not considered affordable under the definition in 8-30g.

15. **Page 53** Section 8 Investigate all forms of state and federal assistance which could be used to encourage economic development of affordable housing in Greenwich. Seek to identify all housing which serves lower and moderate income residents but does not meet the State’s definition of Affordable Housing.

The Moderator called for a record vote on the Finance amendments.

The vote was now on the Finance Amendments.

In Favor	-	174
Against	-	18

Abstentions - 3

Motion Carried

Lucia D. Jansen, Chairman of Budget Overview Committee, made a motion to amend Item No. 20 as follows:

- Add a paragraph on page 13 of the AHP below the header, "Future Development Infrastructure Considerations" and before the header, "Wastewater Treatment and Public Water Service":

" Section 8-30g set-aside and assisted housing, together with Public Law 21-29 accessory units, will have a material impact upon both the operating budget and the capital budget of the town in order to provide town services to the additional housing units. As discussed below, the existing sewage system is already constrained, and the cost of accommodating the additional flow may be cost prohibitive. Potable water service is already limited and faces cutbacks in dry periods. Roads and parking are already overwhelmed periodically by current usage. The town's school system is not equipped to address the influx of additional students from the potential material increase in housing units."

The vote was now on the Budget Overview amendment.

In Favor - 78
Against - 111
Abstentions - 2

Motion Failed

The vote was now on Item No. 20 as amended.

In Favor - 168
Against - 19
Abstentions - 2

Item Carried

There being no further business, the Moderator adjourned the meeting, upon unanimous consent, at 11:00 P.M.

ATTEST:
JACQUELINE A. BUDKINS
TOWN CLERK