

Town of Seymour

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 DATE: 7/19/12
 TIME: 5:25 AM
 TOWN CLERK'S OFFICE

Building Review Committee

Minutes

Place: Norma Drummer Room, Town Hall

Date: 7-5-12

Time: 6:30 p.m.

1. Meeting called to order by: Chairman Paul Wetowitz at 6:35 p.m.
2. Pledge of Allegiance
3. Roll Call:

Members of the Committee	Present	Absent	Late (time)
Scott Andrews		X	
Bruce Baker	X		
Tim Connors	X		
Nicole Klarides-Ditria	X		
Jennifer Magri	X		
Fred Messore	X		6:40
Wayne Natzel	X		
Dennis Rozum		X	
Paul Sponheimer	X		
John Stelma	X		6:37
John Uhelsky		X	
Paul Wetowitz	X		
Missy Orosz	X		
Total	10	3	

Chairman Wetowitz introduced Missy Orosz who has been appointed to the committee by the BOS to represent the interests of the Seymour Recreation Department. Missy was warmly welcomed to the committee by the current members.

Others Present: Don Smith, David Keyser

4. **MOTION:** to approve the prior Meeting Minutes of 6/21/12

Members of the Committee	Motion	Yes	No	Abstain
Scott Andrews				
Bruce Baker	1	X		
Tim Connors		X		
Nicole Klarides-Ditria				X
Jennifer Magri		X		
Fred Messore		X		
Wayne Natzel				X
Dennis Rozum				
Paul Sponheimer	2	X		
John Stelma		X		
John Uhelsky				
Paul Wetowitz		X		
Missy Orosz				X
Total		7	0	3

5. Public Comment – None

6. Chairman's Report

- a. **Discussion** – Chairman Wetowitz notified the Committee that after further review Antinozzi and Associates chose not to participate and he distributed a letter from them to the committee stating such.

7. Seymour Housing Authority's Presentation regarding their interest in 29 Maple Street - LoPresti School

- a. **Discussion** – Chairman Wetowicz introduced Dave Keyser the Chairman of the Seymour Housing Authority. Mr. Keyser expressed his interest in the building for congregate housing. In congregate housing a resident pays 30% of their income for rent and a package of service is provided to the residents like aid in bathing, etc. There currently is a push at the state level for development of this type of housing. There is \$30M/10 yrs for this type of housing from the government. The State OPM leadership and governor are behind this model. Smithfield Gardens is an example of this where the average age of a resident is 87 years old. They run about \$900/mo and the cost saves on nursing home costs for the state. He has not yet looked at the Maple Street building but is aware of other communities that have converted school properties into this type of housing.
- b. **Discussion** – Mr. Baker expressed concern over the loss of the gym for community use in that area of town. Mr. Keyser felt that would not be an issue. Mr. Sponheimer questioned the sense of urgency on behalf of the SHA. Mr. Keyser stated that another round of funding would be released in the fall. A question arose concerning whether priority would be given to Seymour residents. Per Mr. Keyser the law does not allow for that. Mr. Wetowitz asked what would the timeframe be? Mr. Keyser stated that the development of Smithfield Gardens took 3 years and many rounds of funding. The process can take 2-3 years and the governor is committed to shovel ready projects. It took about 3 months last time to gain initial approval. They started with a feasibility study. Ms. Magri questioned whether this was exclusively elderly housing or would it also be disabled housing. Disabled are included by law per Mr. Keyser. Mr. Sponheimer asked if other locations were considered by the SHA. Mr. Keyser stated that they had previously had an option on 20 Pine Street but due to the flood plain it cannot be used for elderly housing. Mr. Wetowitz asked if SHA would pay for the land and building. No. Mr. Baker expressed his concern over a 3 year timeline. Mr. Sponheimer asked if the property would generate tax revenue. According to Mr. Keyser yes it equates to 10% of shelter rent which is gross rental less utilities so it is not the same as a commercial tax assessment and payment.
- c. **Discussion** – Mr. Messoro asked if within the grant structure any portion would be reimbursable to the town. Could the building be leased to SHA instead? Could we run parallel processes? Per Mr. Keyser in order to apply the SHA would have to show control of the property. Mr. Messoro asked when SHA would start the P&Z process? Upon a commitment letter. Mr. Messoro expressed concern that so many agencies would need to be on the same page. Per Mr. Smith he expects that the current zoning is a R-15 or 18 zone already and that there is language already that states the SHA should be given consideration per zoning regs. Mr. Connors felt that the timing stated was tough to consider.

8. Members discussion of Space Needs and Feasibility study, review proposals received and take any action as necessary

- a. **Discussion** – Chairman Wetowitz passed out the proposals that had been received for consideration. Mr. Sponheimer stated that he would like to hear from the other members of the committee that had worked with the firms previously. Mr. Natzel stated he has had no problems with any of them. Mr. Baker stated that we have a prior relationship with all 3 since Fletcher Thompson worked on the middle school, Friar Associates on the high school and Silver Petrucelli on the current Chatfield-LoPresti project. Mr. Wetowitz has already spoken with SP the low bidder regarding availability of existing plans. Mr. Smith mentioned that within the building department there should be plans and that the middle floor at 20 Pine Street could be used as a model for the top floor. Mr. Baker expressed some concern over deciding now since there is ongoing discussion with SP regarding funds for the Chatfield-LoPresti project. Mr. Baker would like to hold off for moment – expect resolution on that issue soon. Mr. Connors expressed concern as to whether not having existing floor plans would change pricing. Ms. Klarides-Ditria suggested that be looked into now. Mr. Messore questioned whether Corp Counsel should be asked. Mr. Baker felt that we should defer any decision until we have had more time to review the documents. Mr. Natzel and other stated they were comfortable with that approach.

9. Individual Member’s Comments

- a. **Discussion** – Mr. Sponheimer asked if we needed to advise the skate park committee of anything additional in order for them to proceed. He further questioned the impact of that work on the proposal. Mr. Baker stated that he felt that the land use by the skate park would be discussed with the firm we choose. Mr. Wetowitz handed out a list of the departments that should be interviewed by the firm for review. Mr. Sponheimer asked which departments shared space and Mr. Wetowitz provided that information. Mr. Sponheimer also asked if there was any space at the police station and Mr. Wetowitz stated No and explained what was within the building. Mr. Messore offered information to the committee regarding the downtown action plan that was recently received by the EDC which includes the recommendation that government uses should remain in the downtown area.

10. Public Comment - None

MOTION: To adjourn the meeting at 7:28 p.m.

Members of the Committee	Motion	Yes	No	Abstain
Scott Andrews				
Bruce Baker		X		
Tim Connors		X		
Nicole Klarides-Ditria	1	X		
Jennifer Magri		X		
Fred Messore		X		
Wayne Natzel	2	X		
Dennis Rozum				
Paul Sponheimer		X		
John Stelma		X		
John Uhelsky				
Paul Wetowitz		X		
Missy Orosz		X		
Total		10	0	0