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# Town of Seymour

## Building Review Committee

### Minutes

Place: Community Center Meeting Room 20 Pine Street Date: 5-17-12

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		6:43 p.m.
Wayne Natzel		X	
Dennis Rozum		X	
Paul Sponheimer	X		
John Stelma	X		
John Uhelsky	X		
Paul Wetowitz	X		
<b>Total</b>	<b>7</b>	<b>5</b>	<b>1</b>

Others Present: Don Smith (leaves at 7:23 pm)

4. **MOTION:** to approve the prior Meeting Minutes of 5-3-12

Members of the Committee	Motion	Yes	No	Abstain
Scott Andrews				X
Bruce Baker				
Tim Connors				
Nicole Klarides-Ditria				
Jennifer Magri		X		
Fred Messore				
Wayne Natzel				
Dennis Rozum				
Paul Sponheimer		X		
John Stelma	2	X		
John Uhelsky	1	X		
Paul Wetowitz		X		
<b>Total</b>		<b>5</b>		<b>1</b>

5. Public Comment – Don Smith provided information on the parking situation at 98 Bank Street including the number of spaces available with that property. If 98 Bank were to be sold it comes with 11 parking spaces and 24 shared Public spaces.

6. Chairman's Report

- a. **Discussion** – Chairman Wetowitz hands out a map of the 98 Bank Street property from the assessor’s office that shows the access and easements. Mr. Smith provides additional clarity on the map’s content to the committee at Mr. Wetowitz’s request. Mr. Sponheimer questions the ownership of the back parking lot. Likely 100 Bank Street per Mr. Smith. Mr. Messore asks if decision to sell was made could the parking be changed? Further review of the lease will be needed to understand the maintenance of the driveways and lots. Mr. Messore feels that the town attorney will need to look at the documents to get further clarity on the property easements. It was just last year that this parking agreement was developed. Mr. Sponheimer questioned where the insurance crosses over. Mr. Wetowitz felt that we should be able to investigate that at the town clerk’s office.
  - b. **Discussion** – Chairman Wetowitz distributes the Town Counsel’s opinion on the NVHD loan and the committee members are afforded the opportunity to read the document. He reports that the Seymour Housing Authority is still interested in doing a presentation but the director currently has some family obligations he must address. Mr. Wetowitz also passes out copies of the LoPresti cost analysis from Rick Belden and states that he has also provided this to the town Finance Director for review. Ms. Magri questioned whether or not proper notification had been given to the Recreation Department regarding LoPresti closure as it is used for Biddy Basketball. Mr. Wetowitz said he would mention it to Jack Ahearn.
7. Discussion of our Board of Selectmen’s Presentation, any action they took and take action as necessary
  - a. **Discussion** – Chairman Wetowitz reports that he presented our proposal for funds for the architectural study to the BOS and by a 5-1-1 vote they approved and moved it forward to the BOF. The BOF meeting where it will be discussed is on 5/22 at 7 pm in the Town Hall Norma Drummer Room. Per Mr. Stelma our BOF representative to the committee, if there is funding available in the current budget he doesn’t believe the request will be a problem. Mr. Andrews commented that it was good to see they were focusing on the future savings it would bring.
8. Members discussion regarding the committee’s mission, take action as necessary
  - a. **Discussion** – Chairman Wetowitz mentions that Mr. Horbal would like to speak with our committee at some point. He serves on the Skate Park committee. Mr. Messore feels that we should reach out to 100 Bank Street to gauge interest in 98 Bank. Mr. Sponheimer feels we need to get that building on the tax rolls. Per Mr. Wetowitz a few months back he had inquired with the owner and at that time there was no interest. Mr. Messore states that he would like to approach the owner. Mr. Uhlesky questioned if the building were purchased what would the BOE need to do to stay? Pay rent to new owner. Mr. Wetowitz states due to contract sale would be best after 2015. Mr. Sponheimer argues that the economics of an additional 3 years amounts to approximately \$150K in costs and \$66K in potential tax revenue. The BOE occupying that building currently is a complication. Mr. Messore believes that with the future development across the street it could be compelling to a buyer. Mr. Sponheimer asks if we need a motion to have Mr. Messore speak with 100 Bank owner. He further states that he does not believe that the town is obligated to provide the BOE office space. Mr. Andrews asks if the BOE could use LoPresti temporarily. Mr. Messore says they could also remain and simply pay rent to new owner. Mr. Wetowitz feels that a discussion would be good with just the owner of the building – Fishill Properties. Mr. Smith offers comment that he is concerned that those discussions could

be construed as contract negotiations. Mr. Sponheimer reminds the committee that a prior committee had already recommended that 98 Bank Street be sold. Mr. Wetowitz feels that we don't have the authority to cause that type of engagement. Mr. Messore believes that he can discuss within his capacity as the ED director. There is a general feeling within the committee that we need to let the assessment process continue. Mr. Smith provides some additional information regarding the process of selling a public building. We are at the very beginning here. Mr. Messore believes that we have options and that there is value that can be assessed for the 98 Bank Street property. Mr. Wetowitz states that everything is dependent upon the outcome of the BOF meeting. Mr. Andrews feels if the BOF doesn't approve we need to invite First Selectman Miller to the next meeting for guidance. Mr. Messore adds that this type of assessment is good and needs to be done on a regular basis by towns. Ms. Magri offers some clarity on the differences between architectural and mechanical reviews.

9. Public Comment - None

**MOTION:** To adjourn the meeting at 7:40 p.m.

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