

# Town of Seymour

## Building Review Committee

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TOWN CLERK'S OFFICE

### Minutes

Place: Norma Drummer Room, Town Hall

Date: March 1, 2012

Time: 6:30 p.m.

1. Meeting called to order by: Christine Conroy, Administrative Assistant to First Selectman W.Kurt Miller
2. Pledge of Allegiance

#### 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		
Wayne Natzell	X		
Dennis Rozum	X		
Paul Sponheimer	X		
John Stelma	X		
John Uhelsky	X		
Paul Wetowitz	X		
<b>Total</b>	<b>8</b>	<b>3</b>	<b>0</b>

3. **Discussion:** Christine Conroy read and distributed the statement regarding the charge of this committee
  - a. The charge of the Building Review Committee is to analyze and determine the best usage for the four town owned buildings of 98 Bank Street, Town Hall, the Community Center, and LoPresti/Maple Street School. A report is requested to be presented to the Board of Selectman by the end of August 2012 or sooner.
4. **Discussion:** Christine Conroy called for nominations for Chairman

**MOTION:** That Paul Wetowitz be named Chairman of the Building Review Committee

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

5. **Discussion:** Mr. Wetowitz called for nominations for Vice Chairman

**MOTION:** That Paul Sponheimer be named Vice Chairman of the Building Review Committee

- a. Mr. Sponheimer appreciated the nomination but due to a prior commitment with the start of the Seymour Hall of Fame he felt that he would not have the availability to fulfill that role. Mr. Rozum then rescinded his motion.

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

**MOTION:** That Wayne Natzel be named Vice Chairman of the Building Review Committee

- b. Mr. Natzel accepted the nomination but wished to go on record that he was not a Seymour resident only a Seymour employee and that he has discussed this status with Mr. Miller prior to his appointment and it was determined not to be an issue.

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

6. **Discussion:** Mr. Wetowitz called for nominations for Secretary

**MOTION:** That Jennifer Magri be named Secretary of the Building Review Committee

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

7. **Discussion:** Establish Meeting Schedule

- a. Discussion took place around days and times that would not work for committee members due to other board commitments

**MOTION:** To meet every other Thursday @ 6:30 p.m. at a meeting room within one of the buildings that is to be evaluated starting with LoPresti/Maple Street School

- a. After further discussion motion was amended and seconded by same individuals and voted on as follows

**MOTION:** To meet the 1<sup>st</sup> and 3rd Thursday of each month @ 6:30 p.m. at a meeting room within one of the buildings that is to be evaluated starting with LoPresti/Maple Street School

Members of the Committee	Motion	Yes	No	Abstain
Scott Andrews				
Bruce Baker				
Tim Connors		X		
Nicole Klarides-Ditria				
Jennifer Magri		X		
Wayne Natzell		X		
Dennis Rozum	1	X		
Paul Sponheimer		X		
John Stelma		X		
John Uhelsky	2	X		
Paul Wetowitz		X		
<b>Total</b>		<b>8</b>	<b>0</b>	<b>0</b>

8. **Discussion:** of Building Review Committee Mission Statement

- a. Discussion took place around the charge of the committee and what the next steps should be in order to reach the goal. Members were asked by Mr. Wetowitz to consider a small group approach to evaluate each building as a team and report back findings to the larger group. The general consensus was that would be a sound approach. Initial building interest was as follows: LoPresti/Maple Street (Ms. Magri, Mr. Natzell), Community Center (Mr. Rozum, Mr. Connors and Mr. Sponheimer) and Town Hall (Mr. Stelma and Mr. Uhelsky) Ms. Magri offered suggestions on the type of information that should be gathered – current and future needs; recreation usage; building security; non-town usage and fees; hours of use, ADA accessibility, square footage, current operating costs, required maintenance/staffing, age of building and mechanicals. Mr. Sponheimer offered to bring the prior 98 Bank Street recommendation to the next meeting for review as that analysis has already been done and may be able to be used as a framework for this project. Mr. Sponheimer expressed concern over the lack of a realtor on the committee and that it would make sense to assess impact of surrounding activities on potential salability of properties with the example of the Skate Park being built next to the current Community Center being a possible deterrent to a buyer. Mr. Rozum who serves on the Skate Park Committee offered further detail to the group on those plans. Ms. Magri mentioned that according to the BOS meeting appointments Fred Messoro our EDC director who also is a realtor was to have been part of this committee. This will require some follow-up with Mr. Miller as to Mr. Messoro’s status. Mr. Uhelsky expressed concern over the condition of the Community Center given his observations of it when last there. Further group discussion took place regarding the general condition of the buildings, concern over asbestos, etc. if buildings required construction to be repurposed. Mr. Connors and some others offered some comment on how former school buildings had been repurposed in other towns and questioned whether there should be deed restrictions on the properties if eventually sold. Mr. Natzell agreed to provide access to and tour of LoPresti School during next meeting set for March 15<sup>th</sup>.

9. **Public Comment**

- a. After asking 3 times if anyone wished to speak, Mr. Wetowitz closed the public comment session

10. Adjournment

**MOTION:** To adjourn meeting at 7:15 p.m.

Members of the Committee	Motion	Yes	No	Abstain
Scott Andrews				
Bruce Baker				
Tim Connors		X		
Nicole Klarides-Ditria				
Jennifer Magri		X		
Wayne Natzell	2	X		
Dennis Rozum		X		
Paul Sponheimer		X		
John Stelma		X		
John Uhelsky	1	X		
Paul Wetowitz		X		
<b>Total</b>		<b>8</b>	<b>0</b>	<b>0</b>

Respectfully Submitted,

Jennifer Magri  
Secretary  
March 6, 2012