

**Town of Plymouth**  
80 Main Street  
Terryville, CT 06786  
www.plymouthct.us

**Plymouth Town Council**  
Telephone: (860) 585-4001  
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Minutes

March 3, 2020

**Call to Order:** Mayor David V. Merchant called the scheduled March 3, 2020, Plymouth Public Hearing to order at 6:30 p.m., in the Community Room, Plymouth Town Hall.

**Roll Call:** Present were Town Councilman Daniel Gentile, Town Councilman Joe Green, Mayor David Merchant, Town Councilwoman Sue Murawski, Town Councilman John Pajeski and Town Councilman Tom Zagurski. Also in attendance was Town Attorney William Hamzy.

#### Fire Exits Notification

Mayor Merchant noted the Fire Exits for the record.

#### Pledge of Allegiance

Mayor Merchant led the Plymouth Town Council and the Public Audience in the Pledge of Allegiance.

**Reading of the Legal Notice:** TOWN OF PLYMOUTH LEGAL NOTICE – HUD CDBG SMALL CITIES GRANT – PUBLIC HEARING The Town of Plymouth, Town Council will hold a Public Hearing on March 3, 2020 at 6:00 p.m. in the Community Room, Plymouth Town Hall, 80 Main Street, Terryville, CT 06786 to review and discuss its proposed Application to the State of CT Department of Housing to the HUD Small Cities Community Development Block Grant Funds for the purpose of renovation of the Housing Authority of the Town of Plymouth, commonly called “Gosinski Park” apartments. Located at 43 Ronald Rd., Terryville, CT. Other state and federal funding sources will also be pursued. The renovations or site improvements are for upgrading 5 existing units to meet the American Disabilities Act (ADA) and for other general physical plant upgrades to the 65-year-old senior and disabilities housing apartments. No new apartments are being built just upgrades to existing apartments. Total estimated cost is \$3,000,000 for all renovations. The purpose of the Public Hearing is to obtain citizen views on the Town’s housing and community development needs and specifically to review and discuss the specific proposed CDBG Application for the Housing Authority’s Gosinski Park proposed “ADA Bump Out” and general upgrades and renovations to existing 65 year old apartments for moderate and low income citizens. All are encouraged to attend. The Public Hearing is accessible to persons with handicapping conditions. The Public Hearing will have a trained person who will sign the entire meeting.

Any Spanish speaking person please be advised a Spanish speaking translator shall be available at the meeting. Further information may be obtained concerning the proposed CDBG Application by contacting Vinnie Klimas, Chairperson, Housing Authority of the Town of Plymouth, at 860-965-8634; or one may contact the Mayor’s Office at 860-585- 4001 from 9:00 am to 4:30 pm Monday through Friday. Equal Opportunity Employer Affirmative Action.

*Sue Murawski*  
TOWN CLERK  
FEB 12 2020  
PLYMOUTH, CT  
TOWN CLERK'S OFFICE

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**To consider and take Public Comment regarding the following: To give citizens an opportunity to hear and/or make oral or written recommendations concerning the proposed Application to the State of CT Department of Housing to the HUD Small Cities Community Development Block Grant Funds for the purpose of renovation of the Housing Authority of the Town of Plymouth, commonly called "Gosinski Park" apartments. Located at 43 Ronald Rd., Terryville, CT Cont'd.**

Vincent Klimas, Chairman, Housing Authority of the Town of Plymouth, thanked the Mayor and the Town Council for holding tonight's Public Hearing, as required by the Department of Housing and Urban Development (HUD).

Vincent Klimas introduced the deaf interpreter Kim Dziezynski, who will be signing the Legal Notice and Janett Olivieri, Executive Director, Housing Authority of the Town of Plymouth, who will be reading the Legal Notice verbatim in Spanish for all Spanish Speaking citizens of the Town of Plymouth so they will know what the Public Hearing is about. Please see her attached and made a part hereof; which is a translation of the Public Advertisement into Spanish and made a part of these Minutes.

The following Spanish Legal Notice was spoken by and provided by Janett Olivieri: **"Aviso Legal De La Ciudad De Plymouth- HUD CDBG Ciudades Pequeñas Grant- Audencia Publica** La Ciudad De Plymouth, Town Council sostendra una Audencia Publica en Marzo 3, 2020 a las 6pm en el Cuarto de Asambleas, Town Hall en el 80 Main St. Terryville, CT 06786 para revisar y discutir su propuesta Solicitud al Estado de Ct. Departamento de Vivienda para HUD Ciudades Pequeñas Community Development Block Grant Funds para el proposito de renovaciones al Housing Authority of the town of Plymouth, llamado los apartamentos de Gosinski Park ubicado en el 43 Ronald Rd., Terryville, Ct. Otros fondos del estado y fondos federales seran perseguidos. Las renovaciones son para actualizar 5 apartamentos existentes para cumplir con American Disabilities Act (ADA) y tambien para otras renovaciones a la planta fisica que es para el programa de vivienda publica para ancianos de la edad de 62 anos y personas desabilitadas. No se estan construyendo nuevos apartamentos solo actualizaciones a los apartamentos existentes. El costo total estimado es \$3,000,000.00 para completar las renovaciones. El proposito de esta audencia publica es para obtener el punto de vista de los ciudadanos de la Ciudad y necesidades de vivienda y desarrollo comunitario especificamente para revisar y discutir el accesorio especifico para la solicitud CDBG para el Housing Authority, Gosinski Park propuesta "ADA Bump Out" y atualizaciones generales y renovaciones para existentes de 62 anos de edad apartamentos de ingresos moderados y bajos.

Todos son animados a asistir. La audencia esta en un lugar accessible para personas con condiciones de discapacidad. La audencia tendra personas capacitadas quien hara lenguaje de senas durante la reunion. Si alguna persona habla Espanol por favor tenga en cuenta que una traductora de habla hispana estara disponible en la reunion. Se puede obtener mas informacion sobre el propuesto CDBG solicitud contactando a Vinnie Klimas, Presidente, Housing Authority of the Town of Plymouth, al 860.965.8634 o se puede contactar con la oficina de Alcaldesa al 860.585.4000 de 9am-4:30pm, Lunes-Viernes."

Vincent Klimas asked for a moment of silence for Heidi Caron, Vice Chairperson, of the Housing Authority of the Town of Plymouth, who passed away this week.

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He further stated Heidi Caron had given many hours weeks years of dedicated devoted service to the HAP, noting her kind and professionalism suggestions would be greatly missed.

Vincent Klimas introduced other members of the Housing Authority of the Town of Plymouth who had given endless hours of work Cathy Mackiewicz and Joe Longo making it a Housing team. He further stated Michael Agey, Gosinski Park Resident Member, planned on attending the meeting later this evening. Vincent Klimas thanked them for their dedication on the Board of Directors. Harold Sturgeon and Mike Drozdick past members thank them too.

Vincent Klimas provided a brief history of the Housing Authority and the renovations.

Vincent Klimas stated both Tom Arcari, Architect from Quisenberry Arcari Architects, Farmington, CT, and David Berto, Housing Consultant, Housing Enterprises, Inc., Enfield, CT, we both were in attendance this evening.

Vincent Klimas briefly reviewed the required forms for the complaint process for the CT DOH, Mayor's Office, and the Housing Authority open to any citizen of Gosinski Park or the Town of Plymouth. Mr. Klimas discussed the following elements for the legally required Resident Participation: a public hearing at Gosinski Park, Planning and Zoning Public Hearings, four years of public meetings by the Board of Directors at Gosinski Park, and numerous public communications between the Mayor and Town Council. He also mentioned the ADA Bump Outs and related general renovations will include temporary relocation of the residents by transferring them onsite to another unit on site or off site to a hotel or related apartment.

Vincent Klimas introduced David Berto, President of Housing Enterprises, Inc., Enfield, CT and Housing Consultant for the Housing Authority of the Town of Plymouth.

Mr. Berto stated the Gosinski Park ADA project meets the following required HUD CDBG National Objectives: addressees low and moderate income persons, population it serves are seniors and the disabled, proposed ADA renovations meet HUD eligible activities of removal of architectural barriers for the disabled. Furthermore, he stated the total fiscal needs for all the renovations are approximately \$3,000,000; but the fiscal 2020 limit per DOH CDBG Small City guidelines will be up to \$1.3 to \$1.5 depending upon the final ceiling set by DOH. David Berto stated he was happy to be present this evening and to be a part of the continued improvements for the residents of Gosinski Park and the Town of Plymouth.

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Vincent Klimas introduced Tom Arcari, Architect from Quisenberry Arcari Malik Architects, Farmington, CT, noting he would be discussing the blueprints, the ADA Bump Outs, and specifications for the CBDG Program.

Tom Arcari stated as part of the rehabilitation projects, the larger one would be the \$3.2 million rehabilitation of all of the residential units, noting that as a part of that they are applying to the CBDG to cover a chunk of that work, which would include accessibility upgrades and meeting compliance with the ADA Act. Tom Arcari displayed a site plan of Gosinski Park and briefly elaborated on the expansions and unit/infrastructure renovations of the units and community Room.

When questioned by Town Councilman Dan Gentile, Tom Arcari stated all of the units will have a stand-alone efficient heat and air conditioning sources.

Town Councilman Tom Zagurski requested a copy of the Application. Vincent Klimas stated the Application will take a month to complete. He mentioned it was similar to the Lions Club two-inch Application that was done for a USDA \$9,500 grant.

Vincent Klimas briefly discussed the extensiveness of the HUG CDBG grant application and briefly elaborated. The DOH CDBG regulations are 278 pages plus an additional 100-page addendum and we will do our absolute best to meet them in the Application. Vincent Klimas stated the CDBG Application covers many mandatory ISSUES of but not limited to: Two (2) Public Hearings; language requirements, low and moderate income limits, program income plan per regulations, environmental studies, national priorities, etc. Vincent Klimas did state he will provide Town Councilman Zagurski with a complete final copy of the Application after it was completed. The deadline is April 17, 2020 for submission of the Application.

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Joe Longo, Housing Authority of the Town of Plymouth Board Member stated he was 100% behind these renovations and they were well needed for the facility. He further stated he hoped the Town Council would approve this project to keep it moving forward.

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Kathy Mackiewicz, Housing Authority of the Town of Plymouth Board Member stated these renovations are very important to the residents who live at Gosinski Park; especially for accessibility with their wheelchairs. She further stated she was 100% in support of the renovations and will back the project all the way.

Vincent Klimas stated Gosinski Park was built in 1965 and 1968, prior to the 1974 Vocational Rehabilitation Act, the 1999 ADA Law and noted Gosinski Park also meets the Veterans Administration Disability Standards.

Sally Bain Picard, Chairman, Human Services Commission, stated she was 100% in favor of making Gosinski Park ADA Complaint. She further stated that in the future she would like the same renovations to be considered for the Plymouth Town Hall's doors and bathrooms, as well as the installation of an elevator.

When questioned by Mayor Merchant, Vincent Klimas stated the Plymouth Town Hall was an eligible activity and could be incorporated into the grant applications. He further stated he would start to work out details and numbers to identify the possibility of including the Town Hall ADA renovations.

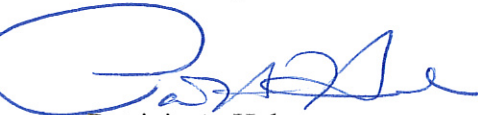
Michael Drozdick, former member of the Housing Authority of the Town of Plymouth, stated he was in support of the renovations, noting Vincent Klimas was doing a great job and he was proud of Vinnie's work with the Housing Authority. He further stated Gosinski Park was not ADA compliant and needed these renovations drastically.

When questioned about the chances of getting the grant, Vincent Klimas stated he was unsure, however the entire Housing Authority of the Town of Plymouth Team had given 1000 percent to this project and felt positive about it; a brief discussion followed.

**Adjournment**

There being no further business at the Town of Plymouth Public Hearing meeting, Town Councilman Joe Green made a motion, seconded by Town Councilman Tom Zagurski, to adjourn at 6:45 p.m. This motion was approved unanimously.

Respectfully Submitted,



Patricia A. Hale  
Recording Secretary