



MAYOR  
JEFFREY A. MACMILLEN

DEPUTY MAYOR

THOMAS ZAMPANO  
TOWN MANAGER  
MICHAEL P. DOWNES

COUNCIL MEMBERS  
BRUCE ABELSON  
ROSE MARIE ANGELONI  
MARIE E. DIAMOND  
WALTER GOAD  
VINCENT J. MASE, SR.  
NICHOLAS PALLADINO  
RONALD PELLICCIA, JR.

## TOWN OF NORTH BRANFORD

TOWN HALL, 909 FOXON ROAD, NORTH BRANFORD, CONNECTICUT 06471  
TOWN MANAGER (203) 484-6000 TOWN HALL FAX (203) 484-6025

### WATER POLLUTION CONTROL AUTHORITY & REGULAR TOWN COUNCIL MEETING OF NORTH BRANFORD, CONNECTICUT

Tuesday, June 6, 2023

Town Council Chambers  
7:00 pm

Mayor Macmillen called the meeting to order at 7:03 p.m.

#### Salute to the Flag

#### 1. Roll Call

**Present:** Mayor Macmillen, Deputy Mayor Zampano, Councilor Abelson, Councilor Angeloni, Councilor Diamond, Councilor Mase and Councilor Pelliccia.

**Also Present:** Town Manager Downes, Assistant Town Manager Burke, Purchasing Agent Fumiatti, Town Treasurer/ Finance Director Esposito, Public Works Assistant Director Celentano, Town Attorney Leclerc, Town Engineer Benni, Carson Collier and Erin Benkin from QA+M; Mr. Capelli with Totoket Land Holdings, and Mark Lewis, Katie Nee and Craig Bobrowiecki from DEEP, and Mr. Potter, Resident.

**Absent:** Councilor Abelson and Councilor Angeloni.

#### 2. Minutes of Previous Meeting:

##### a. May 16, 2023 – Regular Town Council

**Motion:** To approve the meeting minutes from the May 16, 2023 Regular Town Council meeting.

**Moved:** Councilor Diamond

**Second:** Deputy Mayor Zampano

**Discussion:** Councilor Mase requested a correction on pg 9 where it states the motion to accept the budget says Councilor Mase abstained, when it should read “Councilor Mase voted No.”

**With all in favor, motion is passed.**

**b. May 23, 2023 – Special Meeting WPCA**

**Motion:** To approve the special meeting minutes from May 23, 2023 for the WPCA.

**Moved:** Councilor Diamond

**Second:** Deputy Mayor Zampano

**Discussion:** None

**With all in favor, motion is passed.**

### **WATER POLLUTION CONTROL AUTHORITY AGENDA**

3. **Correspondence/Citizens' Statements:** None

4. **Unfinished Business:** None

5. **New Business:**

a. **Discussion and action: 224 Foxon Road (Map 22, Lot 1) – Request to Connect Mobile Homes & Recreational Vehicle Park Sites, and Laundry Facility to Sanitary Sewers on Totoket Road**

Town Engineer Benni has a request for permission for 224 Foxon Road of Totoket Land Holdings, LLC to connect 30 RV Park sites, 32 age-restricted mobile home units and a laundry building with a 462 square foot building area to the existing 3 inch force main on Totoket Road utilizing one common pumping station. These sites are all currently existing on the property. In September of 2020, the WPCA approved the connection of three RV park sites to municipal sanitary sewers on Totoket Road. A 3 inch parallel force main was installed to Town Standards with the intent of potentially connecting the entire Mobile Home/ RV Park to sanitary sewers in the future, utilizing one common pumping station which would discharge to the existing 3 inch force main.

Mr. Pretty from Criscuolo Engineering to share more information on this project on Totoket Road. The plan is to run sewer main through the middle of this property and leave stubs at each site so each unit can be connected. The pump station would be next to the existing laundry facility and force main will go up 340 ft to the existing stub that was left in 2020. Water will be running in the main road and there is already a 2" connection and will be on city water/ sewer connection. All the units have minimal septic systems and some tanks are under the units and not ideal. The other part of the issue is the health department doesn't want to fix some of these things and they need to be connected to the sewer.

Councilor Goad asked if everything needed is already there? Mr. Pretty and Mr. Benni confirmed that the infrastructure was added back in 2020 as part of the original 3 units that connected with overview to eventually be available. Also Mr. Benni notes that anything proposed for the infrastructure on private property, lift station, pump station are all under the responsibility of the Totoket Property Landholdings.

Councilor Goad asked if there would be any financial responsibility of the town? Mr. Pretty said all of the town portion had been previously completed.

Councilor Pelliccia asked about the connection fee. Mr. Benni said \$201,000, for the RV units 1/3 of the existing rate, mobile units are age restricted and are charged a separate rate and the laundry unit is calculated using the commercial rate. One request from Mr. Cappelli wants to

connect a package of units at a time. If we could come up with a way for the connection fee structure to be made instead of it being a whole project being connected at once. Total is 62 units plus a laundry facility.

Council Diamond asked about the flow rate of the sewer connection on Totoket Road. Mr. Benni said the flow rates were analyzed and it would fall under the Greater New Haven WPCA. There is capacity there for us through Greater New Haven, but there are no approvals or reviews.

Deputy Mayor Zampano asked if there will be information forthcoming regarding the capacity. Mr. Benni said he could reach out to the Greater New Haven WPCA regarding the capacity of the sewer system. It is in the contract with them.

Deputy Mayor Zampano also asked about the different rates for the special connection fee. Mr. Benni states that the 30 RV spaces total \$123,000 per unit, \$4,100 each unit. The mobile park units are \$4,000 for the first 5 units, every unit after is \$2,000 per unit, laundry facility is \$4,000 based on commercial sq footage. Deputy Mayor Zampano asked if this was all permanent housing. Mr. Benni confirmed that they are all permanent units. There are 30 units non age restricted which is the RV Parks. The mobile home units are age restricted.

Deputy Mayor Zampano asked How does the septic system work now?

Mr. Cappelli from Totoket Landholdings shared that there are 27 septic tanks in the park currently, essentially 2 per mobile home and systems designed and installed 1955. They have minimal leaching fields. There is beautiful septic sand under the septic systems. There isn't much time left for those systems. Those systems are pumped annually and head it off. Mr. Cappelli has spoken with the State Health Department and they analyzed it and said we would not be eligible to replace. There won't be another 50 years left to these systems. There is an extensive leaching field and systems and the abundance of septic sand has helped to extend the systems..

Mayor Macmillen asked if any systems have failed yet? Mr. Cappelli stated not as of yet, When there are clogs, etc Sanitrol comes out to handle it. If a system were to fail it would eliminate 2 units. They are an HUD age restricted park. The RV side acts like mobile homes but year round occupancy. The RV Park are mostly travel workers that work at Yale. The mobile homes are permanent units and could be moved but not partially, the RV's are fully movable.

Councilor Mase said there are 27 systems, what happens to those systems once it gets hooked up? Mr. Cappelli said the tanks would be demolished as per the health department. The tanks would need to be removed before connection. This is more of a 5-10 year plan and not something to be completed all at one time. Councilor Mase asked about the traffic pattern and would it affect the traffic to have this work done. Mr. Cappelli said all entrances are only on Route 80..

Councilor Goad asked whether the Laundry mat is only meant for the residents there. Is there any restriction on the amount of people per site? Mr. Cappelli said 47 units have a 2 person restriction; RV section restriction of 2 person for 9 months of the year as children are only allowed in the park during the summer.

Councilor Pelliccia said breaking up the connection fees into 3-4 payments wouldn't be an issue. We don't want it to be cumbersome to the town. Mr. Benni said each unit will be issued a

connection permit. Mr. Benni said 8-10 units at a time for connection could be ideal. Mr. Cappelli said it is in total a \$600,000 project and in the age restricted mobile home park the rent is \$670 per month and to pay \$210,000 upfront would require them to borrow and then the rents would need to increase significantly. The idea is to complete the infrastructure first and then connect a little at a time.

Mayor Macmillan stated that if this was not approved, if the systems failed the park would need to close. Mr. Cappelli said if a system failed the 2 units connected would need to move. There is no option for repair per the State Health Department. Mayor Macmillan asked what else is in the ground over there? Mr. Cappelli said there are a few above ground fuel tanks that are in double containment and had approached the RWA to improve the quality of the Farm River. They were told that if the municipality was doing the work there could be funds available. But with it being done privately there are no funds available.

Deputy Mayor Zampano wants to consider that they didn't approve a multifamily home in that area for a reduction of rate.

Councilor Peliccia asked if there was a reduction of rate. Mr. Benni said the current regulations include all the rates. There have been no adjustments to the rate since 2016.

Deputy Mayor Zampano asked wasn't that presented as a transitory for 3 sites.

Mr. Cappelli said the thought behind the RV'S is they are low occupancy for instance there are 7 open units right now and also when the calculations were done for 2 people was minimal it was 25% of a normal household. Someone on the council said why not ask for 25% instead of the 1/3 rate. Mr. Cappelli said the RV Park is not at 100% occupancy.

Deputy Mayor Zampano wants to go to the state to be sure there is capacity. Mr. Benni said he can communicate with the Greater New Haven WPCA, informing them that a larger portion of capacity will be used at once for one project and see if they want to review the proposal or any comments. The files were approved and the calculation was 1/6 of what a regular household would use.

Councilor Goad asked if there is a 3" line there now? Mr. Benni said that in the original project a 2" line was proposed to connect at 190 totoket and part of it planned to use 3 units to connect the line. In the process to lay the 2" line at Totoket Road/ Woodchase Ln, since it was dug up there was a future plan to connect the park to the sanitary plan. It was pressure tested and passed, and the 3" line was necessary as the 2" line would not be able to hold the capacity of the other units. The line has been waiting since 2016 to be approved for connection.

Councilor Mase said while looking at the map, there are 340 linear ft of 2" pipe on the property and run to totoket where that line will run to the 3" line. Mr. Benni shared that the 3 inch line comes down to the connections down Totoket Road.

**Motion:** To table a decision until more information regarding capacity is received from Town Engineer Benni.

**MOVED:** Councilor Diamond

**SECOND:** Councilor Palladino

**With all in favor, motion is passed.**

## 6. Citizens' Statements and Petitions: None

**REGULAR TOWN COUNCIL MEETING****7. Town Manager's Report**

-Town Manager Downes requested that the council amend the agenda to accommodate our guests from DEEP before the Town Manager Report.

**Motion:** To amend agenda and move up item 8a before item 7.

**MOVED:** Councilor Diamond

**SECOND:** Deputy Mayor Zampano

**Discussion:** none

**With all in favor, motion is passed.**

**a. General Updates**

The town's Memorial Day parade was held on Monday May 29, 2023 on the North Branford side of town. The event was a tremendous success, there were many spectators and volunteers. Special thanks to grand marshal Zac Canada who shared some wonderful remarks. Those from our local veteran community who marched, rode a golf cart, or drove a tractor courtesy of Cliff Potter. Thanks to our MC for the event, Mark Cabeli, members of this council who participated with their families, Public Works and Public Safety teams who made the planning and execution of the event come together. Special Thanks to Gina Cox and Kathy Poston for taking the lead in organizing this.

The State House of Representatives has adopted a \$51 Billion dollar state budget and was passed on a mostly bipartisan basis and provides a large middle class budget. He did speak with our state representative Vincent Candelora, as the council is aware that the Governor's proposed budget included the education cuts of \$200,000 to cost share funding. With this new state budget we are kept whole with \$7.3 million in ECS grants. We are still getting a full picture of the budget and what it will entail. There is still a process that will need to be acted out, it is a privilege to have a state representative and state minority leader to have a significant seat at the table with budget negotiations. As more information is received it will be shared.

Town Hall is proud to participate in the "Honor Our Military With a Flag" event with a flag on June 14th. The Northford/ North Branford Women's Club is sponsoring this event. The public is invited to participate by purchasing a U.S. Flag dedicated to a member of our U.S. Military. They will be displayed on the lawn of town hall from June 14th- July 4th. Each Flag is 12" x 18" with a white ribbon of the name and rank of the U.S. Soldier and are \$10 each.  
[NorthBranfordnbwomensclubgfwc.org](http://NorthBranfordnbwomensclubgfwc.org)

May 21-27 National Public works week, an opportunity to recognize and show appreciation to those who serve in public works. The same week was also National EMS week, the council also joining me in recognizing great personnel in the North Branford Fire Department and supporting communities.

NB Parks & Recreation is offering beginner Pickleball lessons for kids and adults this month with sign ups online, and also Co-ed Softball at Totoket Valley Park starting on June 13th. The Senior Picnic June 29 at STWCC. The event takes place at 5:30 pm-7:00p.m. Cosponsored by the NB Rotary.

We are 1 month and 28 days away from this year's POCO Festival. This year's POCO festival will be held on August 4, 5, 6th. This year's event promises to be better than ever. Park & Rec and POCO volunteers have been working hard to put together a first rate event.

Town Arborist Darren Peterson has successfully applied for and received a \$3,000 grant from the urban forest council for beautification of the outdoor space by the Edward Smith Library and the little red school house. The grant was matched by endowment funds from the Library. It represents a collaboration of the town, Historical society and the library.

Town of North Branford is eligible for a \$44,000 grant as part of the governor's recent announcement of \$10 million in state AARPA grant funds to update facilities for senior centers and improved programing and plan for submission to begin this month and need to be submitted by June of 2024 to the Department of Aging.

Dog licenses expire at the end of June. Dogs spayed/neutered are \$8; not spayed/neutered are \$19. Renewals are with the office of the Town Clerk and can be done by mail or in person as the office only accepts cash or checks.

You may have noticed the flower plantings in front of town hall. These are done by Lynn Walzyk and her husband, and provide the care of these flowers during the warmer months. Town Engineer Benni has been seen planting a number of rock gardens.

Town Manager Downes shares he will be away for the upcoming meeting on June 20 and Assistant Town Manager Burke will be attending in his place.

#### **b. Permanent Project Building Committee**

STWCC - The project remains 90% complete and the roof finished. We are still waiting on the fascia and caps. It is supposed to be fully completed by the end of June. During a significant rain event there was a leak due to a bad air ventilation unit. Silktown was responsive and had no significant damage.

North Branford Police Department & EOC- Site work continues for NBPD. The road work and the road work for the Public Works driveway are in process.

North Branford Intermediate School- It is recommended by the PPBC to award for Barrett Roofing the project which will be discussed later in the agenda. The Project is scheduled to being in July and completion slated for Summer 2024.

North Branford High School- Items on the punchlist continue to be worked through. Summer punch list items have been addressed. The abatement work continues at the remaining portion of the old highschool and Phase 2 demolition is in process.

### **8. Community Events and Presentations:**

#### **a. Presentation from CT DEEP on planned remediation activity: 209, 400 and 420 Totoket Road and Neubig's Way (rear)**

Mark Lewis Supervising Environmental Analyst along with colleagues Katie Nee and Craig Bobrowiecki to discuss the planned remediation activity for 209, 400 and 420 Totoket Road and

Newbig's Way (rear). Mr. Spezzano was owner of that area and illegal dumping was conducted over decades at the sites. There were complaints submitted to the DEEP and court actions were subsequent to those complaints. The ownership was changed from Spezzano to DiLungo and the remediation involvement began in 2015 with limited groundwater investigation. The removal plan was approved for Neubig's Way (rear) in 2022 and the work at Neubig's Way (rear) to begin in 2023.

-Mayor Macmillen asked if there was to be any financial responsibility to the town taxpayers for this. Mr. Bobrowiecki stated that Mr. Di Lungo is paying for the cleanup of these sites.

-For Neubig's Way (rear) the piles will be disassembled systematically. The solid waste includes municipal solid waste and construction debris to be set off-site disposal. Organic material (i.e. logs, stumps) to be addressed with a DEEP permit. For the soil remaining it is to be staged on polyethylene sheeting, managed for dust control, and analyzed for pollutants. Any Soil exceeding DEEP regulatory standards must be removed from the site. Any soil removed from the site may be reused in accordance with DEEP regulations.

- Regarding steps going forward- Neubig's Way (rear) work to commence Summer of 2023. Truck Traffic ingress/egress from Neubig's Way (rear) via Forest Road and not Marjorie Drive. Mailings are being worked on and sent out to abutters on Marjorie Drive. The next step for 209 Totoket the LEP that Mr. Di Lungo has hired and DEEP will be working with the and formulate a plan of that will be drafted. LEP will need to submit monthly progress reports. Diamond will communicate with the inland/ wetlands commission about this.

**9. Citizens' Statements and Petitions and Correspondence: None**

**10. Resignations and Appointments: None**

**11. Unfinished Business: Discussion and Action**

**a. Discussion: Creation of an 1831 Committee:** Tabled to a future meeting

**12. New Business: Discussion and Action**

**a. Update on 1831 Committee funding and account number**

Mr. Esposito stated that he will create a separate fund for this committee to include advertising, fundraising and donations with all of the revenue sources and expenses.

**b. Discussion and action on Delinquent Real Estate Tax Accounts**

**MOTION: BE IT HEREBY RESOLVED** that the North Branford Town Council directs the Tax Collector to provide updated information to the Town Attorney relating to the delinquent status on the following list numbers: 129, 1222, 2723, 3202/3203, 3283, 3287, 4464, 5152, and 215. Furthermore, the North Branford Town Council directs the Town Attorney to commence collection proceedings on the aforementioned numbers.

**MOVED:** Councilor Diamond

**SECOND:** Deputy Mayor Zampano

**VOTE:** All in favor, 6-0

**Absent:** Councilor Angeloni, Councilor Abelson, Councilor Palladino

### c. Approval of Additions to the Suspense List for the 2018 & 2019 Grand List

**MOTION: BE IT HEREBY RESOLVED** that the North Branford Town Council accepts the recommendation of the Tax Collector and agrees to put the following taxpayers (on the list provided) onto the Suspense List pursuant to CSG 12-165.

**MOVED :** Councilor Diamond

**SECOND:** Deputy Mayor Zampano

**Discussion:** Finance Director Esposito shared more information about this, The Suspense list takes it off the true receivables and puts it on a different list. If someone who has unpaid taxes goes to register a vehicle it will flag them. This is another step in tax collections: the suspense list takes it off the true receivable list. Each person has 18% interest that is added when they try to skirt the system. Anyone who has not paid their bill since 2018.

Deputy Mayor Zampano asks how it is moved. Mr. Esposito states that it is moved to another tracker for 15 years.

Tax Collector Winnick states that it will stay on the record for 15 years. If you move out of state and come back before those 15 years have passed you will still owe that money.

**With all in favor motion is passed Vote 7-0**

**Absent:** Councilor Angeloni, Councilor Abelson

### d. Discussion and Approval of bid specifications for RFP#932002 Ambulance

Fire Chief Esposito shared more information for replacement of a new Ambulance. In the past they have used remounted ambulances. The ambulances they have now have already been remounted. There is a company that was found that shows you can buy a remounted ambulance for a bigger cost savings. The motion is pursuant in accordance to town policies. There is a cab and chassis but there is an opportunity to try this other company that has the consortium bid. The idea is to test the waters and see if they can save some money.

Councilor Mase asked Fire Chief Esposito how they are going to test the waters? Chief Esposito stated that there will be an RFP put out and companies can bid. The response to the bid will be their price. The price they have is significantly lower than going forward. The remount process has always been done. The current ones can only be remounted once. Test the waters price wise and how it compares from the current vendor. This is an opportunity to save some money.

Deputy Mayor Zampano asked if the current ambulance is brand new. Fire Chief Esposito said when the bids come in they can be for a remounted ambulance or a brand new.

**MOTION** To approve the bid specifications for RFP# 932002 Ambulance

**MOVED:** Councilor Diamond

**SECOND:** Councilor Pelliccia

**Discussion: None**

**With all in favor, motion is passed.**

### e. Award of bid #23103 – North Branford Intermediate School Façade Update and Roof Replacement

Town Manager Downes said it was added last minute to the agenda as the PPBC needed to recommend the approval for this bid award.

Deputy Mayor Zampano wanted to verify that the cost of the project is around \$7,800,000. Town Manager Downes confirmed.



**Motion:** Award bid #23103 – North Branford Intermediate School Façade Update and Roof Replacement

**MOVED: Councilor Diamond**

**SECOND: Councilor Palladino**

**Discussion: Deputy Mayor Zampano verified that QA+M is the architect on this**  
**With all in favor, motion is passed.**

### **13. Citizens' Statements and Petitions:**

Cliff Potter of Northford, CT is concerned and discouraged about what the state government has passed. They are opening voting for a 2 week period once every 4 years. It's interesting that people can go out for lottery tickets and get a new Iphone but they can't bother to vote.

Mayor Macmillen is under the understanding that it is under Unfunded mandates. Town Manager states that municipalities feel they are not being appropriately funded for the early voting of 14 days.

Mr. Potter continues that our office staff and town personnel do a great job, but wasn't sure if there was a way to change this. He doesn't feel it is fair to our administration and has no funds to cover it.

Mayor Macmillen called a meeting recess at 8:48p.m.

Mayor Macmillen reconvened the Council from recess at 9:30 p.m

### **14. Executive Session: Pending litigation CGS 1-200 (6)(B)**

**Motion:** The Council to enter Executive Session for the stated purpose with the following individuals: Town Manager Michael Downes, Town Attorney Bryan LeClerc, Finance Director Anthony Esposito, and Tax Collector Gerri Winnick.

**Moved:** Deputy Mayor Zampano

**Second:** Councilor Diamond

**With all in favor, motion is passed. Vote 7-0**

**Absent:** Councilor Angeloni, Councilor Abelson

**Council entered Executive Session at 9:31 p.m.**

**Motion:** To come out of executive session at 9:50p.m.

**Moved:** Councilor Pelliccia

**Second:** Deputy Mayor Zampano

**With all in favor, motion is passed. Vote 6-0**

**Absent:** Councilor Angeloni, Councilor Abelson, Councilor Palladino

### **15. Adjournment:**

**Motion:** Councilor Pelliccia motioned to adjourn; seconded by Deputy Mayor Zampano

**Vote:** All in favor, 6-0

**Absent:** Councilor Angeloni, Councilor Abelson, Councilor Palladino

**The Council adjourned at 9:51 p.m.**

Respectfully Submitted by: Kathleen Daly, Clerk