

SUMMARY - TOWN COUNCIL MEETING

AUGUST 7, 1986

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TOWN COUNCIL

Town of Wallingford, Connecticut

MUNICIPAL BUILDING WALLINGFORD, CONNECTICUT 06492

DAVID A. GESSERT, CHAIRMAN
 MARIE B. BERGAMINI, VICE CHAIRWOMAN
 EDWARD L. DIANA
 PETER GOUVEIA
 STEVEN B. HOLMES
 ALBERT E. KILLEN
 IRIS F. PAPALE
 EDWARD G. POLANSKI
 RAYMOND J. RYS, SR.
 TELEPHONE (203) 265-6021

SPECIAL TOWN COUNCIL MEETING

THURSDAY, AUGUST 7, 1986

7:30 p.m.

A special Meeting of the Wallingford Town Council will be held on Thursday, August 7, 1986 at 7:30 p.m. in Council Chambers for consideration of the following items:

- (1) A PUBLIC HEARING at 7:30 p.m. on the Local Bridge Program.
- (2) A PUBLIC HEARING at 7:45 p.m. on the Formation of an Insurance Commission.
- (3) Discussion of proposals for use and sale of Town Buildings.
- (4) Discussion and possible action on proposals for the Taber House.
- (5) Accept Town Council Meeting Minutes dated July 15, 1986. (Special Meeting).
- (6) Accept Town Council Meeting Minutes dated July 23, 1986. (Regular Meeting)

7/31/86
/lmb

ADDENDUM

SPECIAL TOWN COUNCIL MEETING

THURSDAY, AUGUST 7, 1986

7:30 P.M.

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DISCUSSION AND ACTION ON RENAMING NOD BROOK ROAD.

EDUCATION LIAISON
EDWARD L. DIANA
PETER A. GOUVEIA
EDWARD G. POLANSKI, CHAIRMAN
RAYMOND J. RYS, SR.

PERSONNEL MERIT REVIEW
DAVID A. GESSERT, CHAIRMAN
IRIS F. PAPALE
RAYMOND J. RYS, SR.

STANDING COMMITTEE

PUC LIAISON
MARIE B. BERGAMINI, CHAIRMAN
STEVEN B. HOLMES
ALBERT F. KILLEN
IRIS F. PAPALE

ORDINANCE
MARIE B. BERGAMINI
PETER A. GOUVEIA
ALBERT E. KILLEN, CHAIRMAN

Special Town Council Meeting

August 7, 1986

7:30 p.m.

A special meeting of the Wallingford Town Council was held on this date. The meeting was called to order at 7:35 p.m. by Chairman Gessert. Answering present to the roll called by Town Clerk Rascati were Council members Bergamini, Diana, Gessert, Killen Papale, Polanski and Rys. Councilman Gouveia did arrive just after the roll was called and Councilman Holmes was not present for the meeting. Also present were Mayor William W. Dickinson, Jr., Comptroller Thomas A. Myers, and Assistant Town Attorney Adam Mantzaris. The pledge of allegiance was given to the flag.

Item 1. PUBLIC HEARING on the Local Bridge Program. Mr. Costello then comes up to speak. He states that the Oak Street Bridge which is across the Quinnipiac River has been determined to be a structurally deficient bridge by the State of Connecticut. It is currently posted for a 4 ton load limit. The state has a program called the local bridge program whereby structurally deficient bridges are eligible for both grants and loans for either repair, replace or reconstructing the bridges. The Oak Street Bridge has one of the highest priorities for replacement and under the Local Bridge Program, the town would be eligible for a grant for about 31% of the cost, eligible for a loan of up to 50% of the cost, the loan is at 6% for 10 years and the engineering design, engineering inspection, utility relocation and construction of the bridge itself are all eligible project costs. We have an indication from the State that our application has been accepted and we are here to proceed.

Chairman Gessert asks what kind of time frame we are looking at if we proceed with this for engineering and construction and everything else to take place.

Mr. Costello says back in March we got permission to waive the bidding process and to solicit proposals from consulting engineering firms. We have gone through that process and we have selected a consultant to prepare the specifications. The consultant is right here in Wallingford and they estimated they could start right about now and have the plans and specifications ready the first of next year and that would permit a contractor to break ground in very early spring and complete the project by late fall of 1987.

Chairman Gessert then asks about the resolution to the Mayor and a filled in copy is given to read into the record.

Mr. Killen then asks if we are suppose to get a resolution having to do with the engineering aspect of this project. According to the letter from the Mayor it says that in addition to the adoption of this resolution there will be another resolution to authorize funds for engineering services to design the new bridge.

Mayor Dickinson states that that resolution is on the agenda for the meeting on August 12, 1986 because it comes out of the \$207,000 grant that we have coming from the State. The funds come out of the grant and then you have to appropriate the funds out of that grant and then select an engineering firm.

Mrs. Bergamini then moved the following resolution:

RESOLUTION

BE IT RESOLVED BY TOWN COUNCIL OF WALLINGFORD
(Legislative Body) (Public Entity)

THAT William W. Dickinson, Jr., Mayor
(Name of Incumbent) (Official Position)

is hereby authorized to execute for and in behalf of the Town of Wallingford, a public entity established under the laws of the State of Connecticut, this application and to file it with the Department of Transportation for the purpose of obtaining financial assistance under the provisions of Sections 13a-175, Connecticut General Statutes.

THAT (1) the project listed below for which grant assistance is requested is an infrastructure project; (2) the project was authorized by the Town/~~CITY~~ of Wallingford on August 7, 1986. The project is:

<u>Oak Street Bridge</u>	<u>Local Bridge Program</u>
(Name of Infrastructure Project)	(State grant requested)
<u>Replacement of Oak Street Bridge</u>	
(Description of Project)	

THAT each grantee will be required to maintain detailed accounting record of the project listed above and ensure that clear and concise audit trails are maintained at all times. It is necessary that a separate bank account be maintained for each project and, if the grant is pooled with other funds for investment purposes, investment earnings, including pro rata distribution computations, be maintained as part of the accounting procedures.

Passed and approved this _____ day of _____, 19__.

CERTIFICATION

I, _____, duly appointed and Town/City Clerk of _____, do hereby certify that the above is a true and correct copy of a resolution passed and approved by the _____ of _____
(Legislative Body) (Public Entity)

(Signature of City/Town Clerk) (Date) SEAL OF MUNICIPALITY

Mr. Polanski seconded the motion on the resolution.

Chairman Gessert then said it was a public hearing and did anyone from the public have any questions on the Oak Street Bridge. Since there were no questions from the public he went back to the Council for comments.

Mrs. Papale commented that she is glad to see something is finally being done because for years she has traveled over that bridge and now with Prageman Park being so busy with all the ball players, there have been quite a few incidents where there have almost been accidents. She then also thanks Mr. Costello for all his help.

VOTE: Unanimous ayes with the exception of Mr. Holmes who was not present for the meeting; motion duly carried.

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Mayor Dickinson then states that there are three fundings for this. One is the grant program, one a loan program and one is the General Fund.

Item 2. PUBLIC HEARING on the formation of an Insurance Commission.

Mrs. Bergamini then moved the following Ordinance:

AN ORDINANCE ESTABLISHING AN INSURANCE COMMISSION
OF THE TOWN OF WALLINGFORD

BE IT ENACTED by the Town Council in Session:

I. SCOPE AND PURPOSE

A. Due to conditions of instability and dysfunction in the procuring and maintaining of insurance coverage for the Town of Wallingford, the Town Council has determined that a separate and dedicated advisory Commission in the area of insurance coverage is warranted and desirable.

B. To this end, this Ordinance establishes an advisory commission to be known as the Wallingford Insurance Commission, and defines general responsibilities, membership, and terms of office for said Commission.

II. GENERAL RESPONSIBILITIES

A. It shall be the duty and responsibility of the Wallingford Insurance Commission to:

1. maintain an updated catalog of all insurance coverages of the Town of Wallingford (including self-insurance policies) and premiums/costs associated with each category of coverage.
2. evaluate each category of coverage as to its appropriateness and/or sufficiency,
3. investigate alternative sources for insurance coverage and/or evaluate options of self-insurance versus purchased coverage, and
4. submit to the Mayor, the Town Council, and the Comptroller its findings and recommendations as well as its catalog of coverages by December 31 of each fiscal year.

B. The requirement of II.A.4 above shall be waived for calendar year 1986; said report shall instead be filed within 120 days of the appointment of said Commission.

III. MEMBERSHIP

A. The Wallingford Insurance Commission shall be comprised of five (5) members, appointed by the Mayor and confirmed by the Town Council.

B. Each Commissioner shall serve a term of five (5) years from the date on which the vacancy which he/she is appointed to fill occurred, except that the first appointments to said Commission shall expire as follows:

- 1 abbreviated term to expire on March 31, 1988
- 1 abbreviated term to expire on March 31, 1989
- 1 abbreviated term to expire on March 31, 1990
- 1 abbreviated term to expire on March 31, 1991
- 1 extended term to expire on March 31, 1992

IV. GENERAL PROVISIONS

A. The Wallingford Insurance Commission shall establish its own rules of procedure, and shall elect a Chairman and other such officers as it deems necessary from among its own membership.

B. Commissioners of the Wallingford Insurance Commission shall be disqualified from submitting bids or proposals for insurance coverage for the Town of Wallingford, in accordance with the provisions of the Town Charter and the Code of Ethics.

I HEREBY CERTIFY that the above Ordinance was enacted by the

Town Council of the Town of Wallingford, this _____

day of _____ 1986, in accordance with the provisions

of the Charter of the Town of Wallingford.

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Rosemary A. Rascati
Town Clerk

Approved: _____

Date: _____

This ordinance was seconded by Mr. Diana.

Chairman Gessert asks if there are any comments from the public and there are none so he then brings it back to the Council.

Mr. Rys says that under the General Responsibilities, No. 1, it says maintain an updated catalog of all insurance coverages of the Town of Wallingford etc. Will this coincide with the office up here right now. Will it be a duplication of the coverages.

Mr. Diana says they will be working together. The word catalog means nothing more than having it documented on what the coverages are. We should certainly be aware of what the different coverages are of the Town.

What he hopes is that the Commission, with spread sheets, bar graphs or whatever else is necessary, be able to provide this Council, at a glance, what are coverages are, where duplications of coverages are and where we should self-insure and where we shouldn't.

Mr. Rys comments that they will then have an identical portfolio to the Town but because there is five people involved, they have more time to be able to spread out more than the Council.

Mr. Diana agrees that the Council doesn't have the time to sit down and do this type of thing and the one that catches the short end of the stick is the public. By passing along this authority to the Commission it should get done.

Mr. Killen says he has a problem with the terms being what they are. The Charter says any advisory boards or commissions expire the same time as the terms of the Council people who appointed them.

Mayor Dickinson says that would be true for a resolution, but not for an ordinance. Mr. Killen says you are establishing an advisory board and the Charter says the Town Council under their duties may establish advisory boards and commissions but the terms shall expire the same time as the terms of the Council who appointed them.

Mayor Dickinson says that an ordinance outlasts the Council. Mr. Killen says the Charter gives you permission to establish a board under certain conditions and those conditions are you don't appoint anybody beyond the term of that particular Council.

Mr. Diana then questions other boards and Mr. Killen says they are covered under state statute and anything else that is covered under the Charter....

Attorney Mantzaris is then asked for his opinion and he states he really doesn't know.

Mr. Killen then states that they should get a legal opinion on this.

Mr. Diana says he has no problem with that. It is then decided they will put this ordinance into place and if necessary, the ordinance will be amended for the section on the terms of the people appointed. They will approve the ordinance the way it is, and if it has to be amended they will then amend it to two year terms if Attorney Mantzaris's opinion comes back that way.

Mr. Killen then comments that in Section 3B. it says the date on which the vacancy which he/she is appointed to fill occurred, and in reality we are just establishing one so why not make it from the date in which they are appointed. From the date of appointment because there really are no vacancies now.

Mr. Diana says it does says except for the first appointments and this is what we are establishing here and Mr. Killen then agrees with this.

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VOTE: Unanimous ayes with the exceptions of Mrs. Bergamini who voted no and Mr. Holmes was not present; motion duly carried.

Item 3. Discussion of proposals for use and Sale of Town Buildings.

Mayor Dickinson then brings it to the attention of the Council that one of the proposals, the one submitted by Caplan does not have a representative here. Mr. Caplan is out of state and he was going to have his consulting firm, Halcion, appear. However, the Mayor was informed yesterday that that they have an unavoidable conflict which suddenly arose and they would not be able to make it. He is unable to come next week (Dick Caplan). We do have the other representative here.

Mr. George Cooke then comes before the Council to discuss his proposal. Mr. Cooke then explains that the present Municipal Buildings, which are this building and the two buildings on North Main Street which are the old bank building and the old Danbury building are ones that we are bidding on. The building that now houses the Planning & Zoning office will be taken down and we will then do some type of renovation on these existing structures and update them. We are not going to take them down, other than that one building, only to accomodate for the amount of parking that is required for the square footage that is available in these three buildings. We will maintain this with an office type setup, take that building down giving us additional entry and exit for the parking that is in the back which is about 75 cars. We will change the face of the building, take off the paneling that is there and put a paneling similar to that of the Post office so that it blends in with the Central business district and the same with the buildings on North Main Street. The building next to the bank building we will make retail storage out of that and also the bank building. On the second and third levels of the Danbury building, we will make into residential apartments. There are two levels there which will accomodate about 4 apartments. He then tells them to look at the map at the back of his proposal which shows some plantings along the border of the property where they are taking the building down and making a green area along the building next to Wallace Avenue. Also, in front of the Town Hall and under the archway, which we are sitting over. That incorporates what we intend to do overall. Also updating the building, the utilities, the air conditioning and so forth. He does plan to leave the archway. To accomodate the parking that is available, they can't fill in the archway. The footage that is left in the buildings will use up most of the parking and we have also incorporated some of the parking spaces on the street considering they go with the building.

Mrs. Bergamini asks how high they are going. Will they add on? Mr. Cooke says that they are not ready to add on now and they don't have to parking to go higher. If they were to acquire additional parking at a later date and some additional property, then there could be a change in the building structure but that is not planned at the present time.

Mrs. Bergamini then asks Linda Bush how high they could go and Ms. Bush replies that 30 feet is the limit. Mr. Cooke says we are almost at that already. Ms. Bush says they probably could not add onto this building. Not with that limit. Mr. Cooke says that is not in the plan at all. This is to take these structures as they exist and renovate them and use the parking that exists there.

Mr. Cooke explained that the parking facilitates the footage that is available and without that, there are 75 parking spaces on site and he anticipated 11 around the corner.

Mr. Gouveia asked how many 2 bedroom apartments would be located at 21 North Main Street and Mr. Cooke said 2 apartments, not 4.

Mr. Killen asked what the Chairman proposed to do with this tonight and Mr. Gessert said that only Mr. Cooke's proposal could be discussed this evening without Mr. Caplan present and once both parties have been heard, an agreement can be reached. Mr. Killen felt that

the prices should be available and the Mayor explained that any time you waive the typical bidding process, you try to maintain a separation between the proposal and the dollar figures so that the concept isn't unduly influenced by the dollars and ultimately you will look at the whole thing. Mr. Killen reiterated that he wondered how many people might have bid on this if we weren't trying to look over their shoulder and telling them what they could do with it. 481

Mayor Dickinson said it is vital for everyone to keep in mind that there are two aspects: (1) is what money comes back into the town and that is important and there is also something that is equally as important (2) that is, how, whatever the proposal is, how that fits into plans and hopes for downtown Wallingford and hopefully the two will coincide and they are two very different things. The Mayor thought that we should not just forget about what the overall plan might be or should be in an effort to look at dollars alone. It might be that dollars will be the persuading argument ultimately but the Mayor thinks that the concept has to be given plenty of attention just by itself because we will all live with it for a good long time afterwards.

Mr. Gessert thinks Mr. Cooke's proposal is very straight forward; no buy back, leaseback, etc--straight purchase. Mr. Gessert felt that the income could be taken from the sale of this property and put toward the renovation of Robert Earley and this makes a lot of sense.

Mrs. Papale felt that Mr. Cooke should be present when Mr. Caplan makes his proposal to the Council. Mayor Dickinson said Mr. Caplan could be present at the August 12, 1986 meeting.

Mr. Rys asked Mr. Cooke about the closing once a decision is made and Mr. Cooke said that he would close at 30 days and the town would have the opportunity to stay one year rent free but not more than \$50,000 would be paid at the closing and the balance would be paid at the end of the one year period and if it took longer than that to renovate Robert Earley, then some accommodation would have to be made.

Mr. Gouveia asked if anything in Mr. Cooke's proposal would require P & Z action and Mr. Cooke felt that possibly the apartments but basically, it's not a change of use at this point and he does not see a problem with that. Mayor Dickinson felt that the parking issue would require ZBA approval if nothing else. Miss Bush said the building is already deficient in parking and a new owner would not need a variance but if the intensity of the building were to be increased, then ZBA action would be required.

Attorney Lendler explained that a \$50,000 deposit would be made at the closing and the town would use the building rent free and when the town is ready to close, Mr. Cooke will pay the balance; if it is closed up front, the entire amount will be paid.

Mr. Stephen Slaker submitted a letter to the Town Council which Mr. Gessert read into the record as follows:

Aug. 5, 1986

Mr. David A. Gessert,
Chairman Town Council

Dear Mr. Gessert:

Subject: Proposals or Bids relating to the demolition or renovation of the present Town Hall

We, Stephen & Marjorie A. Slaker, are the owners of the building at 382 Center St., Wallingford.

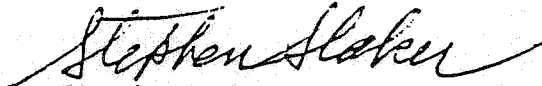
We earn a living from the income of this property.

We are opposed to any bid or proposal which requires the

Town of Wallingford to condemn our building & property.
If the town attempts to condemn our property, we will
engage an attorney & fight the Town to the highest court
in the country.

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Very truly yours,



Stephen Slaker
382 Center St.
Wallingford, Conn.

Mr. Gessert said he felt Mr. Slaker would prefer Mr. Cooke's proposal and Mr. Slaker wanted to make it clear that any future proposals condemning 382 Center Street would be fought. Mrs. Papale asked if Mr. Slaker would ever consider selling the building and he said maybe somewhere down the line but he said nobody has approached him about the sale of his building. Mr. Gessert said he is opposed to condemning property unless it is for a road where there are no other alternatives.

Mr. Musso, 56 Dibble Edge Road asked what this is all about and Mr. Gessert explained that Mr. Cooke presented his proposal and Mr. Caplan was not present and there was no decision made but a discussion was held and no prices were presented tonight.

Mr. Sal Falconieri, 281 Grieb Road assumed that the Council has waived the bidding process for the sale of this office and Mr. Gessert said proposals were sought and this is a different process than the bidding process and, as was pointed out earlier, when the proposals came back from the Purchasing Department, envelopes are attached with what is willing to be paid and the Council does not have a copy of that and when Mr. Caplan comes in, his proposal will be reviewed, along with the prices. Mr. Falconieri thinks that these buildings should be used according to the town's zoning rules and regulations and Mr. Gessert said the Council is asking the proposers how they are planning to use the building and they are not telling them how the building is to be used. Mr. Killen said you should have the dollars and use in front of you and he asked why they were not presented together.

Mayor Dickinson explained that out of courtesy to Mr. Caplan and his opportunity to present a proposal, it was felt that it would be unfair to start discussing his proposal and his price when he is not present--if you have the price on one, you should have the price on the other. Another time will be set to discuss Mr. Caplan's proposal and the price on the whole thing will be discussed. Mr. Gouveia said he wanted to be sure at the next meeting that the two envelopes will be here. Mayor Dickinson asked if that wasn't indicated and Mr. Gouveia said it was and the Mayor asked to let the matter rest. Mr. Cooke said the price already went to the Purchasing Department and it is already fixed by both parties who bid.

A five minute recess was held before proceeding to Taber House proposals.

Mr. Gessert said he would like to allow 15 minutes for each of the three Taber House proposals and he introduced Mr. Thomas D. Solinsky and Mr. Solinsky presented the following proposal which Mr. Gessert read into the record:

NEWLAND CONSTRUCTION COMPANY

(203) 269-9373

Thomas D. Solinsky
211 Durham Road
Wallingford, CT 06492

TO:

TOWN OF WALLINGFORD

PROPOSAL

TABER HOUSE - NORTH MAIN STREET - WALLINGFORD, CT

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Proposal to purchase the Taber House from the Town of Wallingford to relocate and restore within the Town of Wallingford under the following terms:

1. Purchase price \$1.00
2. Cost of any necessary permits for the dismantling and moving of house will be waived.
3. Any existing harmful or hazardous material or condition will be properly disposed of by Town at Town's expense.
4. Town will reimburse up to \$500.00 for landfill fees.
5. Access for necessary equipment as required.
6. Any shrubbery that is considered of any value will be removed by Town before dismantling begins.
7. Iron fence fronting house will be removed and replaced when finished.
8. Foundation and any debris inside will be responsibility of Town to remove and/or fill.
9. Work will begin immediately and be completed within six months.
10. Adequate insurance will be carried.

This proposal expires in (3) days.

Thomas D. Solinsky

Mr. Gessert said the Council had a chance to ask most of their questions at the July 23, 1986 meeting and he asked if anyone had any further questions of Mr. Solinsky at the present time.

Mr. Killen asked about 9. and Mr. Solinsky said that meant getting everything off that site and he expected it to be up but not completed in the interior. Mrs. Papale asked where the house would be located and Mr. Solinsky said it would be on Scard Road, past the MacKenzie Reservoir. Mr. Solinsky presented the Council with pictures of the Taber House which is deteriorating.

Mr. Gouveia asked if Mr. Solinsky has talked to an engineer or architect about this project and Mr. Solinsky said he uses his cousin and Mr. Gouveia said this is an historic place, not just a building and he would imagine an architect would be needed. Mr. Gouveia asked if it was Mr. Solinsky's intention to keep the house listed on the National Register of Historic Places and Mr. Solinsky said yes, if at all possible, depending on the regulations.

Mr. Gouveia asked if Mr. Solinsky planned to restore the entire Taber House and Mr. Solinsky said he planned to restore it entirely.

Mr. Gouveia asked if Mr. Solinsky planned to put up a performance bond just in the event that dismantling began and could not be completed and Mr. Solinsky asked Mr. Gouveia how much he was talking about and Mr. Gouveia asked what the value of the house was to Mr. Solinsky and Mr. Solinsky said the value of the house as it sits right now is nothing until it's rebuilt. Mr. Gouveia said it is worth something and he felt at least a \$50,000 bond should be held.

Mr. Rys asked if the town received notification that the Taber House is on the National Register of Historic Places and Mayor Dickinson said a letter was received. 484

Mr. Diana asked Mr. Solinsky would be living in the Taber House and Mr. Solinsky said he planned to keep ownership of it and he expects he will be living in it. Mr. Diana said that a project of this size, in order to keep it on the Register, everything will have to be numbered to reassemble it and Mr. Solinsky said he has talked with someone in Middlefield who has done a lot of this work.

Janice L. Elliott of Connecticut Trust for Historic Preservation has brought a proposal as an alternative if the house has to be moved and she explained that if a building is moved that is listed on the Register, the building is automatically removed from the National Register unless prior approvals for the move have been obtained from the State Historic Preservation Office in the National Park Service and one of the things looked at is where it is moved to and how it is moved. Ms. Elliott said someone is interested and she would be glad to answer any questions.

Mrs. Bergamini asked if she saw Ms. Elliott in court last fall on this matter and Ms. Elliott said she was present and Mrs. Bergamini said Ms. Elliott is now requesting four more months and Ms. Elliott said the Connecticut Endangered Properties Fund was not in place at that time and if it had been, this proposal could have been made at the same time as Larry Northrup and this Fund was started with \$500,000 from the State of Connecticut and a matching sum from private corporations and individuals and they now have \$600,000. Mrs. Bergamini said that presumably, the entire \$600,000 would not be spent on the Taber House and Ms. Elliott said the house would be purchased and turned over to the rehabber. Mrs. Bergamini asked where in the center of town is their property available and Ms. Elliott said possible sites are being investigated and a 3 month option could be considered.

Ms. Elliott said they are willing to be flexible with the proposal from the Connecticut Trust for Historic Preservation and the proposal is as follows on pages 12 and 13.

Special Town Council Meeting -12-

August 7, 1986

Connecticut Trust
for Historic Preservation

152 Temple Street
New Haven CT 06510
(203) 562-6312



30 July 1986

Mr. Albert Killen
c/o Town Council Office
350 Center Street
Wallingford, CT. 06492

Dear Mr. Killen:

On behalf of the Connecticut Trust for Historic Preservation, I would like to submit for your consideration a proposal for the removal of the Taber House from its present site assuming the house cannot remain where it is. We are making this offer not as an alternative to the house's preservation on its current site - that has always been and still is our preference - but as a compromise solution to ensure that if the house is moved it will be done responsibly and well.

I understand you have another proposal before you to remove the house for reconstruction somewhere in East Wallingford. We are concerned about this proposal for two reasons: 1) the house will be moved out of the town center area to an unspecified location, and 2) we have not as yet seen evidence that the developer has experience in moving and reconstructing historic buildings nor the financial capability to do the work. As you may recall in the recent court case concerning the Taber House, the perceived ability of the developer to accomplish the removal and reconstruction of the building was a key factor in the judge's decision to allow its removal. Selling the house to someone without the expertise and resources to do the move correctly could present problems for the Town.

Our proposal, therefore, is as follows:

The Connecticut Trust for Historic Preservation requests a four-month option to purchase the Taber House. During the option period, the Trust would work to secure a new site for the building, secure cost estimates for moving the building and for site work and rehabilitation, secure a buyer for the building who would rehabilitate it on its new site, and assess the overall feasibility of the project. 485

In selecting a new site for the Taber House, the Trust would work to keep the house within the Wallingford town center area and to retain its historic setting and orientation to the street. The Trust would also work to secure all necessary approvals for the move from state and federal officials in order that the house could retain its place on the National Register of Historic Places.

Once the Trust decided to go forward with the move, it would exercise its option by executing a sales contract with the Town for a purchase price of \$1. The Trust would then relocate the house on its new site and resell it subject to protective covenants. These covenants would provide: 1) that the house must be rehabilitated in accordance with preservation standards (the Secretary of the Interior's Standards for Rehabilitation), and 2) that the Trust has oversight over any future changes or additions to the exterior of the building.

Architects Dan Lyon and Steve Lasarus, along with Betsy Loughlin, have expressed interest in purchasing the house on its new site and rehabilitating it for architectural offices and an apartment.

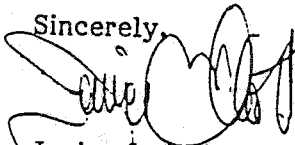
Funding for relocation of the house and acquisition of the new site would be provided through the Trust's Connecticut Endangered Properties Fund. The Fund is a statewide revolving fund initiated in January and established with funds from the State of Connecticut and corporations, foundations and individuals throughout the state. It is designed to protect historic properties endangered by demolition, deterioration, or other adverse condition.

If for any reason the Trust decided not to exercise its option, it would be willing to use its contacts to assist the Town in locating a buyer to remove the house from the site for reconstruction elsewhere.

The Connecticut Trust for Historic Preservation is a private nonprofit organization chartered in 1975 by a special act of the Connecticut legislature. One of the first statewide preservation organizations in the country, the Trust promotes the preservation of historic buildings, structures and sites throughout the state.

We hope you will consider this proposal for discussion at the Town Council meeting on August 7 (I will be in attendance). In the meantime, we would be happy to discuss the proposal with you and answer any questions. We are also open to negotiation on specific aspects of our proposal.

Sincerely,



Janice L. Elliott
Director of Real Estate Programs

JLE:ws

Mr. Michael Cassello came forth to make an on-site proposal for the Taber House and distributed a document of the National Register of Historic Places on which the Taber House is listed, officially listed over a month ago and he said that moving it will almost definitely take it off. Mr. Cassello's proposal follows:

August 1, 1986

Members, Wallingford Town Council
Town Hall
Wallingford, CT 06492

Dear Members:

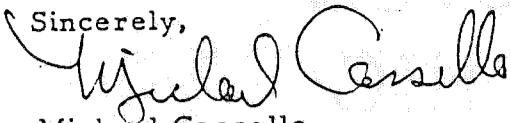
I propose to purchase the Taber House on North Main Street for the price of \$1 and renovate it on-site to provide modern, efficient office space within the central business district of Wallingford.

Of equal importance is to retain the quality and dignity of a past generation. Because of this, it is my intent to perform this renovation in conformance with guidelines established by the U.S. Department of Interior for houses listed on the National Register of Historic Places.

All work performed will be done in a professional manner, with the utmost consideration for the neighbors to either side. The job site will be kept clean-throughout the renovation process.

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Sincerely,



Michael Cassello
135 Church Street
Wallingford, CT 06492

Taber House Renovation

SCOPE OF WORK:

Exterior:

Remove overgrowth of trees, bushes & vines
Remove roof shingles & defective sheathing & rafters, cornices, etc.
Replace framing & re-shingle roof
Remove chimneys
Remove garden porch & blend siding
Repair front & side porches
Replace steps
Remove 12' of fence on North side of property for dumpster to be located and later driveway.
Scrape & paint exterior
Replace sidewalk to side entrance with new concrete walks

Interior:

Basement

remove any and all unnecessary partitions
Repair windows and doors
Insulate ceiling joists
Sheetrock ceiling with 1/2" firecode sheetrock
Pour minimum 3-1/2" concrete floor

Main two floors

Remove all trim, plaster, lath, wiring & plumbing
Install new insulated sash in existing frames
Re-wire with several sub-panels for separate areas
New plumbing of several half-baths, possibly one shower, several convenience sinks
Insulate exterior walls with 3-1/2" insulation
Insulate ceiling with 6" insulation
Sheetrock walls & ceilings with 5/8" fire code sheetrock
Tape ceilings & walls
Re-trim with wood casings & doors similar to existing
Floors to be refinished or covered as is applicable
Trim to be stained & varnished
Walls & ceilings to be painted
Mantels and ornate wood trimmings will be refinished and relocated wherever possible

Town of Wallingford responsibilities:

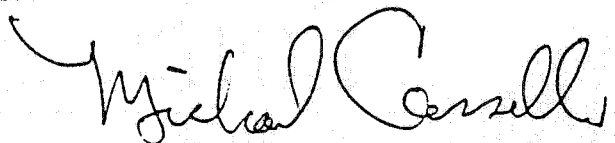
Deliver Deed for a purchase price of One (\$1.00) Dollar by October 1, 1986.

Waive minimum parking area requirement

Install cut-out in curb for a minimum parking for two cars.

Give a 25% property tax reduction for a period of five years.

Negotiate a Ninety-Nine (99) Year Lease on land house is located on.



MICHAEL CASSELLO

Mr. Cassello said that the architect who built the library called for the Taber House to remain in its present location and the lease that the Library Board has violated by not maintaining the house is only in effect because there is no default clause. There was just a case tried by the State Attorney General in Bridgeport which appeared in the July 24, 1986 Journal-Courier which stopped removal of a house in a Bridgeport location because of the loss of another National Historic site. 487

Mrs. Papale asked what Mr. Cassello intended to do if he purchased the Taber House and Mr. Cassello said he would make it into office building since it is in an office district. Mrs. Papale mentioned parking and Mr. Cassello said there is a problem with parking and if the northern portion of fence were removed, they could probably get 6 cars on site but it is not enough and negotiations are being held with some of the neighbors to lease some properties off site for off street parking, a couple of houses away. Mr. Cassello said the library and Taber House belong together.

Mr. Gouveia has a problem with the 25% property tax reduction for five years and Mr. Cassello said the tax break is given to big business and there is no reason it shouldn't be given to small business but if he gets the house with the lease, he would waive the other terms.

Mr. Cassello presented pictures of the trim he would use. Mr. Gessert asked about the cost of on-site renovation and Mr. Cassello said the figures are very vague at this point but somewhere between \$200,000 and \$250,000 and there is damage in the rear of the house because of the roof leaks which has destroyed ceilings, etc. Mr. Cassello presented some pictures of two buildings he has renovated.

Mr. Gessert questioned removal of the fence and Mr. Cassello said it was in the sales agreement to remove 12 feet of the fence in order to put in a driveway and if no on-site parking is given, he would be happy to leave the fence.

Mr. Gessert asked if Mr. Cassello's proposal would require P & Z approval for the use of the building and Mr. Cassello said it would require none but parking would have to go to the ZBA.

Mrs. Bergamini said the Council has turned down many on-site proposals and asked why Mr. Cassello did not come forward 5 years ago and Mr. Cassello said he got involved with Jeanne Holmes and her committee and he went into the Taber House and did not like what he saw and he was very angry that the library was allowed to do that. Mrs. Bergamini pointed out that for years, there was a sum of \$7,500 in the budget for the demolition of the Taber House and she never heard one person come at a budget session to ask about this. Mr. Cassello said it is an honor to have it on the National Registry and it belongs where it is. Mrs. Papale said the motion was made to demolish that house and she wanted him aware of this and she was happy to have someone move it out of town and not demolish it and she was even happier when someone wanted to move it in town and not demolish it but from day one sitting on the Council it was in Mrs. Papale's head that the house should not be left in its present location and Mayor Vumbaco put funds in the budget to demolish the Taber House and it just didn't happen.

Mr. Cassello said he had read minutes and there was never any mention of demolition once the library was erected and the man who designed the library said he built the library so that the house could be seen. Mrs. Papale said she has talked to people who have told her differently and it was not the intention to have the Taber House remain there.

Mr. Diana feels that the fact that the house is on the National Register is quite an honor and he wants to be sure that the renovations Mr. Cassello would do will not compromise that at all and Mr. Cassello said they would not and he understands that the front and south exposure will remain as is and removal of the garden porch on the side and a rear addition to the back of the house would not compromise it at all. Once he has the house, the preservation people will be brought in and they will discuss what stays in the interior and what does not--there are portions of the trim that will stay intact and not to be lost.

Mr. Diana would like to believe that the Taber House if renovated property would be a perfect cornerstone to our Historic District and the fact is that anything that was said and done before tonight is history and the Council has a chance at this point to change it and now that it is on the National Register, there is a whole new light on it.

Mr. Cassello pointed out to Iris just the fact that it is on the National Registry makes it very nice. If you like old houses and want to see them looking as stately as they did, then you do renovations, not because it's on the National Registry commented Mr. Cassello and he happens to like old houses.

Mr. Killen wanted it on the record that Mike Cassello has represented him in the past in real estate but the question is being raised of why others didn't come forward but after reading the history and pitfalls, you wonder why anyone comes forward now. Mr. Killen said that Mike's big pitfall to face is whether or not he can get the okay from the Library Board and it's up to this Council to decide whether or not they should be leaning a little on the Library Board to see if Mike can go forward because you have proof that someone is interested and this falls within Mr. Killen's dream and he is very much in favor it.

Mr. Polanski said it has been proposed to make this office space and he asked if that would not mean a zoning change and Miss Bush said the zone allows residences and offices; a change of use would need P & Z approval and ZBA approval is needed for parking.

Mr. Rys asked what criteria was used to put the house on the National Registry and Mr. Cassello said the house was built on that particular site by a particular architect, Mr. Austin, who designed it for Mr. Simpson and it just fits where it is. Mr. Rys asked what changes that house if it is moved from the property within the town? Mr. Cassello said it's a combination--the site that it is on, the man that it was done for, by the man who did it and whoever takes it and moves it and is able to get it back on the Registry is quite involved.

Mr. Rys agreed that he probably voted to move the house to Rocky Hill and he has said that he would like to see the possibility for future expansion of the library and if there is future expansion for the library, the house is in the way and he feels that for the first time, the Council is in line with the people who have signed the petition and he is happy to see the proposals before the Council. Mr. Cassello said that none of the expansions to the library would be to the front since property has been purchased to the rear.

Mr. Gessert asked if there were any other proposals to be presented on the Taber House. Mr. Hale said there was one other proposal the Council received today or will receive tomorrow and you have two proposals to move it away and two proposals to leave it there and the knife is in the Council's hands and election is not far away!

Mrs. Bergamini said she has read the National Registry document and she has never believed that Henry Austin designed the entire house.

Mrs. Bergamini moved to accept Tom Solinsky's proposal to move the Taber House out to Scard Road, seconded by Mr. Rys.

VOTE: Council Members Bergamini, Gessert, Papale, Polanski and Rys voted aye; Council Members Diana, Gouveia and Killen voted no; Councilman Holmes was not present for the meeting; motion duly carried.

A member of the audience asked the Chairman if he was going to ask for a performance bond and Mr. Gessert said the motion did not contain that and a contract would be drawn similar to the one signed by Mr. Northrup and the Mayor's Office it is hoped will sit down with the Town Attorney, etc.

Mrs. Bergamini added to the above motion that the Mayor negotiate an agreement to include a performance bond that is a realistic one and Mr. John Costello can determine what is a realistic bond. Mr. Rys seconded the motion.

Mr. Killen said that part of the problem is what the performance bond is going to be and what's going to happen if it isn't done. It has true value and the point is that if somewhere along the line the gentleman is not able to do it, the money is collected but the building has deteriorated even further and again, the town has lost an asset and at that point, it's going to be worthless to try to save it one way or the other. Mr. Killen doesn't understand why when you had a realistic proposal to keep it on site, the Council decided it should be moved--it doesn't make any sense at all and to say that he is deeply disappointed would be putting it very, very mildly--it makes no rhyme or reason and he is waiting for a logical reason why it has to be moved other than the Library Board does not want it there. 489

Mr. Killen asked for one logical reason and the biggest reason Mrs. Bergamini has raised is parking. Mrs. Bergamini said that she was on the Library Board when the library was built and it was not the intent to leave the Taber House in its present location and this was verified by Mrs. Papale and Sally Coleman. Also, Mrs. Bergamini pointed out that the whole house is not a Henry Austin design. Mr. Killen said that whether or not Mrs. Taber said certain things is not binding on the Council but there was nothing in the record about demolition and he doesn't know if Henry Austin designed the entire house but it was put on the National Registry and it has some value.

Mr. Musso, 56 Dibble Edge Road said Mrs. Bergamini is pro library and you can't change her mind and if the library wants to expand, they have land to the south and to the west.

Mrs. Betsy Loughlin said Connecticut Trust has come up with a good alternative and she is troubled about moving the house out of the center of town and she is troubled that Mr. Solinsky doesn't know anything about the Historic Registry and she asked that the Council not send the house out into the country.

VOTE: Council Members Bergamini, Gessert, Papale, Polanski and Rys voted aye; Councilmen Diana, Gouveia and Killen voted no; Councilman Holmes was not present for the meeting; motion duly carried.

Mrs. Bergamini moved acceptance of Town Council Meeting Minutes of July 15, 1986, seconded by Mr. Rys.

VOTE: Unanimous ayes with the exception of Councilmen Gessert and Killen who passed and Mr. Holmes who was not present for the meeting; motion duly carried.

Mrs. Bergamini moved acceptance of the Town Council Meeting Minutes of July 23, 1986, seconded by Mrs. Papale.

Mr. Gouveia pointed out that page 21 of the July 23, 1986 minutes, second paragraph, second line should read "lack" of logic rather than "lot" of logic and one page 22 of the July 23, 1986 minutes, fourth paragraph, line 4, prefer to see it "relocated somewhere else as he mentioned before" is not correct and it should read, "restored on site."

Mrs. Bergamini moved acceptance of the Town Council Meeting Minutes of July 23, 1986, as amended. Mr. Rys seconded the motion.

VOTE: Unanimous ayes with the exception of Councilmen Killen and Polanski who passed and Mr. Holmes who was not present for the meeting; motion duly carried.

Mrs. Papale explained the problem of emergency vehicles reaching a certain numbered house on Nod Brook Road since the road runs in several directions. Mayor Dickinson explained that he had a conversation with the Postmaster and if the name of Nod Brook Road is going to be changed, all the residents should be notified by letter advising them that their address will be changed since anything but first class mail will not be delivered unless it has the correct address on it. Mayor Dickinson said something will definitely be done but he prefers to notify the residents on Nod Brook Road first.

A motion to adjourn was duly made, seconded and carried and the meeting adjourned at 10:00 p.m.

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Meeting recorded by:
Lisa M. Bousquet, Council Secretary

Meeting transcribed by:
Lisa M. Bousquet and Delores B. Fetta

Approved *David A. Gessert*
David A. Gessert, Council Chairman

9 - 9 - 86
Date

Rosemary A. Rascati
Rosemary A. Rascati, Town Clerk

9 - 9 - 86
Date