

**TOWN OF GRANBY
BOARD OF SELECTMEN
MINUTES
AUGUST 6, 2012**

The regular meeting of the Board of Selectmen was called to order by First Selectman John Adams at 7:31 p.m.

PRESENT: John Adams, Ronald Desrosiers, B. Scott Kuhnly, Sally King, Mark Neumann, and William F. Smith, Jr., Town Manager

I. PUBLIC SESSION

No public addressed the Board.

II. MINUTES OF PRECEDING MEETING

ON A MOTION by Selectman Desrosiers, seconded by Selectman Kuhnly, the Board voted (4-0-1) (abstention Selectman King) to approve the minutes of the regular meeting of July 2, 2012 with correction noted to item IV. B. 2nd paragraph: Selectman Desrosiers expressed his disagreement with the consumption of alcohol in the park in support of the current ordinance. Alcohol consumption with children in the park and games going on at the same time, he feels, increases the risk of an accident.

ON A MOTION by Selectman Desrosiers, seconded by Selectman Kuhnly, the Board voted (4-0-1) (abstention Selectman Desrosiers) to approve the minutes of the Special Meeting of July 20, 2012 as presented.

III. UNFINISHED OR TABLED BUSINESS

No unfinished or tabled business was before the board.

IV. BUSINESS

A. Resignations and Appointments to be Considered

There were no resignations or appointments before the Board. First Selectman Adams indicated there is one vacancy on the Development Commission. Contact the Town Committee Chairmen B. Scott Kuhnly (R) or Margaret Chapple (D), or the Town Manager's office for further information.

B. Consideration of Charter Revision Commission Final Report

Commission Chairman Francis Brady recognized the Board and present members of the Commission. He indicated every member of the Commission has made substantial contributions to the final report that he is presenting to the Board for their consideration.

Brady indicated two suggested changes. One suggestion was the addition of creating two alternate positions to the Planning and Zoning Commission. The other suggestion was to increase to \$100,000 the threshold real estate cost that would require a town meeting so as to update this provision to be consistent with current real estate values.

The final report reflects the consideration and adoption of the three recommendations by the Board of Selectmen stated at the July 2, 2012 meeting; namely:

1. Chapter 10, Finance and Taxation, Section 10-2 (1st paragraph, 1st sentence): On or before the 3rd Monday in March the Town Manager shall present to the Board of Selectmen a budget consisting....
2. Chapter 11, The Town Meeting, Section 11-2 (1st paragraph, 3rd sentence): the Town Clerk shall serve as clerk of all town meetings; but in the Town Clerk's absence, an appointed town staff person would take the place of the Town Clerk.
3. Chapter 11, The Town Meeting, Section 11-3(c) (3rd sentence): The voting ballot labels shall be approved by the Town Clerk.

The principal proposed modification from the present Charter is the provision for an automatic machine vote on the annual town budget. It was clear from the response of town voters who signed a petition that they would like to change the annual budget voting process to an automatic machine vote. Because of the significance of this modification, the Commission members believe that residents should be given the opportunity to adopt a modification for an automatic machine vote or retain the present town meeting protocol. It is recommended that the Board of Selectmen present the Charter Revision to the Granby voters in the form of two separate questions. One question should address the process for adopting the annual town budget as outlined in the proposed Charter Sections 10 and 11 and the other should address the balance of the proposed Charter revisions.

ON A MOTION by Selectman Desrosiers, seconded by Selectman Kuhnly, the Board voted unanimously (5-0-0) to accept the final report of the Charter Revision Commission for consideration as presented.

ON A MOTION by Selectman Kuhnly, seconded by Selectman King, the board voted unanimously (5-0-0) to approve the idea of two questions on the ballot in regard to approval of a referendum vote on the annual budget and approval of all other changes as recommended by the Charter Revision Commission.

As necessary, Town Manager Smith indicated he will work with the Town Attorney or Chairman Brady to discuss and define the two questions to appear on the ballot.

C. Consideration of Agricultural Commission Land Use Proposal

Commission Chairman Michelle Niedermeyer presented to the Board a drafted proposal for the Agricultural Commission to consider land use of available town-owned agricultural land. The proposal consisted of regulations for agricultural land use and agricultural leases of farmland owned by the town, as well as an application for use of farmland owned by the town. Ms. Niedermeyer indicated that agricultural farmland needs to be farmed to continue to be useful or it will be overgrown and no longer usable for farming.

Town Manager Smith has reviewed this draft, along with Town Attorney Holtman, and it was suggested that the land use proposals be referenced as 'guidelines' and not

regulations, since the Agricultural Commission does not have regulatory powers. Town Manager Smith is willing to work with the Agricultural Commission to re-draft their proposal. Some of his concerns with regard to leasing town-owned lands include approval of Planning and Zoning, statutory regulations, term waivers, liability, deposits, and land restoration upon lease end. These need further review.

Selectman Kuhnly inquired about available land for lease and Ms. Niedermeyer reviewed many of the available parcels. Selectman King applauded Ms. Niedermeyer for her interest in this forgotten project, which has not been addressed in many years.

Selectman Desrosiers indicated it is his understanding that the Board will accept this information as presented and they will review it further.

Ms. Niedermeyer addressed the possibility of a town-owned land user report that could give the town an idea what they farm on town land, chemicals used, soil tests, and improvements to the land, etc. Ms. Niedermeyer thought this should be repeated again in another two years. First Selectman Adams commented that land abutters should have some input where farming is near residential property.

In conclusion, Ms. Niedermeyer announced 'Open Farm Day' on September 8, 2012 from 10 a.m. to 4 p.m. There is free admission to anyone interested in touring the 12 participating farms in Granby. The day will end with the annual Grange Fair and chicken dinner.

Selectman Kuhnly asked where residents could get more information. The website, for more information, is: www.granbyag.org

D. Consideration of Objection Regarding Keeping of Chickens

It seems there are more and more residents wanting to raise chickens on their property. This can be problematic in residential areas. Some problems that have come about are roaming chickens, chickens scratching gardens, and roosters crowing.

Current regulations in Granby are a model to other communities. The problem arises in the interpretation of the regulations. After some discussion among the Selectmen, it was determined this issue should be further reviewed by the Planning and Zoning Commission.

ON A MOTION by Selectman King, seconded by Selectman Desrosiers, the Board voted unanimously (5-0-0) to refer this issue of keeping chickens to the Planning and Zoning Commission for further review.

E. Consideration of Signal Light at Salmon Brook Street and Floydville Road

The town has requested the Connecticut Department of Transportation (CT DOT) to consider a signal light at the intersection of Salmon Brook Street and Floydville Road. It appears that the traffic has increased since the last study and it now warrants further study. However, the state requires the town to be prepared to contribute

\$10,000 should the engineering report call for a full traffic signal at that location. There will be no cost to the town should the final report not warrant a traffic signal.

Francis Armentano, Director of Community Development, and the Development Commission have reviewed this and strongly endorse the town approving the necessary amount. The funds are available within the Economic Development Fund.

ON A MOTION by Selectman King, seconded by Selectman Kuhnly, the Board voted unanimously (5-0-0) to authorize an appropriation in the amount of \$10,000 for the purpose of payment to CT DOT in the event a traffic signal is installed at the intersection of Salmon Brook Street and Floydville Road, and forward this request to the Board of Finance for their consideration.

Selectman Desrosiers indicated he is not in agreement with the town having to pay \$10,000 to the state for the traffic signal if it is installed, just because we have initiated the study. He thinks state legislators should be contacted about this.

F. Consideration of Holcomb Farm, Inc. Application for US Department of Agriculture Grant

Last year Holcomb Farm, Inc. applied for a grant from the US Department of Agriculture Natural Resources Conservation Service (NRCS) to improve a farm road to make it more permanent. This road leads up to cropland along the eastern portion of the farm. The grant amount is expected to be \$22,722 and a 10% match is required, which would be paid by Holcomb Farm, Inc. Since the grant involves activity on town-owned property, Board of Selectmen approval is necessary.

ON A MOTION by Selectman King, seconded by Selectman Kuhnly, the Board voted unanimously (5-0-0) to approve the grant application made by Holcomb Farm, Inc. to the US Department of Agriculture's NRCS to create an access road.

Selectman Desrosiers asked if there were any drawbacks to this. Town Manager Smith responded it would not be usable for anything else for 5 years, and the town would maintain it.

G. Consideration of Quit Claim Deed for the Lee Cemetery

The town has certain maintenance responsibilities for eight old cemeteries, one being the Lee Cemetery located off Harvey Drive in North Granby. Mr. and Mrs. Foster, owning property contiguous to the cemetery, were some years ago given a Quit Claim Deed to the cemetery. They have assisted in its maintenance over the years and are no longer able to continue so they have offered to Quit Claim any interest in the cemetery to the town. Town Attorney Donald Holtman has reviewed the deed and suggested it be accepted.

ON A MOTION by Selectman Desrosiers, seconded by Selectman Kuhnly, the Board voted unanimously (5-0-0) to accept the Quit Claim Deed of the Lee Cemetery from Mr. and Mrs. Foster to the Town of Granby.

H. Consideration of Real Estate and Personnel Matter

ON A MOTION by Selectman Desrosiers, seconded by Selectman Kuhnly, the Board voted unanimously (5-0-0) to reorder the agenda, placing item IV. H. to be discussed during closed session following Selectmen Reports.

V. TOWN MANAGER REPORTS

No reports.

VI. FIRST SELECTMAN REPORTS (John Adams)

No reports.

VII. SELECTMAN REPORTS (Sally King, Vice Chairman, Ronald Desrosiers, B. Scott Kuhnly, and Mark Neumann)

No reports.

VIII. ADJOURNMENT

The meeting recessed to closed session at 8:25 p.m.

CLOSED SESSION

First Selectman Adams called the executive session of the Board of Selectmen to order at 8:30 p.m.

PRESENT: John Adams, Ronald Desrosiers, B. Scott Kuhnly, Sally King, Mark Neumann, and William F. Smith, Jr., Town Manager

The purpose of the meeting was to discuss a real estate matter and a personnel matter.

The executive session adjourned at 8:40 p.m.

The regular meeting of the Board of Selectmen was reconvened at 8:40 p.m.

There being no further business to come before the Board, the meeting was adjourned at 8:41 p.m.

Respectfully submitted,

William F. Smith, Jr.
Town Manager