

Town of Montville Town Council
Public Hearing Meeting Minutes of Monday, June 13, 2011
Town Council Chambers – 6:30 p.m.

1. Call to Order

Chairperson Jacobson opened the public hearing at 6:30 p.m.

2. Pledge of Allegiance followed by a moment of silence in support of our troops.

3. Roll Call

Present were Councilors Beetham, Buebendorf, Caron, Hillman, McFee, and Jacobson. Absent was Councilor Murphy. Also present was Town Attorney Bruce Chudwick.

Chairperson Jacobson read the proposed ordinance into the record as follows;

TOWN OF MONTVILLE
NOTICE OF ORDINANCE HEARING

The following Ordinance, copies of which may be obtained at the office of the Town Clerk during office hours, was introduced at a regular meeting of the Town Council held May 9, 2011 and a public hearing thereon and for its consideration by the Town Council will be held at Town Hall Meeting Room, June 13, 2011 at 6:30 P.M.

**AN ORDINANCE REGARDING THE EXCHANGE (CONVEYANCE AND
ACQUISITION)
OF REAL PROPERTY LOCATED AT 75 PINK ROW**

THE TOWN OF MONTVILLE HEREBY ORDAINS:

Section 1.

The Mayor is hereby authorized to convey two (2) certain tracts of land located at 75 Pink Row, Montville, Connecticut to GL&C Construction, LLC more specifically illustrated and identified on a drawing entitled *Boundary and Topographic Survey Property of GL&C Construction, LLC 75 Pink Row Montville, Connecticut* dated April 21, 2009 Scale 1" = 80' prepared by James Bernardo Land Surveying, LLC, 102A Spithead Road, Waterford, Connecticut 06385 (860) 447 0236 more particularly identified as follows: (1) "Parcel to be conveyed to GL&C Construction, LLC Area = 54,000 SQ FT M/L 1.25 ACRES M/L" and (2) "Parcel to be conveyed to GL&C Construction, LLC Area = 28,841 SQ FT M/L.0.66 ACRES M/L".

Section 2

The Mayor is hereby authorized to execute and deliver a quit claim deed or deeds to the tracts of land described in Section 1, which deed or deeds shall be approved by the Town Attorney as to form, content and legality.

Section 3.

The Mayor is hereby authorized, simultaneous with the conveyance authorized by Section 1, to accept and acquire on behalf of the Town of Montville of a tract of land from GL&C Construction, LLC more specifically illustrated on a drawing entitled *Boundary and Topographic Survey Property of GL&C Construction, LLC 75 Pink Row Montville, Connecticut* dated April 21, 2009 Scale 1" = 80' prepared by James Bernardo Land Surveying, LLC, 102A Spithead Road, Waterford, Connecticut 06385 (860) 447 0236 and more specifically illustrated and identified as "Parcel to be Conveyed to the Town of Montville Area = 83,235.4 SQ FT M/L 1.91 ACRES M/L.

Section 4.

The Mayor is hereby authorized to execute and deliver and to accept any other documents required to complete the conveyance of the tracts of land authorized in Section 1 and the acquisition of the tracts of land authorized in Section 3

This ordinance shall become effective thirty (30) days from the date of its adoption.

Dated at Montville Connecticut this 10th day of May 2011.

Lisa Terry, Town Clerk

4. Remarks from the Public

Chairperson Jacobson asked if anyone from the public would like to speak regarding the proposed ordinance.

Attorney Ron Ochsner, representing the Water Pollution Control Authority was present to discuss the proposed swap of land between the Town of Montville and GL&C, the abutting property owner. He gave a history of the property and explained where the town stands with respect to the property ownership and the proximity of the wastewater treatment facility. Back in the late 1990's the town was in need of property to expand the Plant and in order to do that they had to take by way of eminent domain about two and one half acres of land from the then owners of the property, the Antonino brothers. During the course of that transaction, the town acquired slope easements and a right of way to the rear of the treatment plant off of Beit Street. The Town also acquired the last section of Beit Street in fee, although it has not yet been made a town road. Last fall it was identified that in addition to the SBR's the town presently had, it was also required that by 2029 the town must construct three more SBR's. There was inquiry from the current owners, GL&C Construction that they were interested in running a land swap that would offer property to the town to construct the SBR's in exchange for a parcel of equal value to GL&C. He discussed the parcels of land that the town is willing to swap to GL&C stating the properties are equal in value and he urged the Council to vote in favor of the proposal to allow the expansion of the SBR's as required.

Councilor Beetham inquired regarding the timeframe to install the three SBR's and Attorney Ochsner stated they must be installed by 2029. A discussion was held regarding the efficiency of the SBR's and the projection of the installation of the SBR's based on population growth. Attorney Ochsner stated the property the town is swapping would not be suitable for the SBR's and he stated the Public Works Department is interested in using the property for storage until the time the WPCA needs the property for the construction of the SBR's.

Chairperson Jacobson asked three times if there was anyone from the public who would like to speak. There being none, the Chairperson closed the public hearing at 6:39 p.m.

Public hearing closed.

Respectfully Submitted by:

Audrey Ulmer, Recording Secretary for the Town of Montville