

OFFICE OF THE  
FIRST SELECTMAN

Telephone (203) 563-0100  
Fax (203) 563-0299

Email to: [lynne.vanderslice@wiltonct.org](mailto:lynne.vanderslice@wiltonct.org)



Lynne A. Vanderslice  
*First Selectwoman*

Joshua S. Cole  
*Second Selectman*

Kimberley Healy  
*Selectwoman*

Basam Nabulsi  
*Selectman*

Ross H. Tartell  
*Selectman*

TOWN HALL  
238 Danbury Road  
Wilton, CT 06897

**BOARD OF SELECTMEN PUBLIC HEARING & REGULAR MEETING**  
**Monday June 6, 2022**  
**Held Electronically**

**PRESENT:** First Selectwoman Lynne Vanderslice, Joshua Cole, Kimberley Healy, Basam Nabulsi, Ross Tartell

**GUESTS:** Director Facilities & Energy Management-Chris Burney, Director Public Works/Town Engineer-Frank Smeriglio, Coordinator of Community Affairs-Sarah Gioffre, CFO Dawn Norton

**PUBLIC HEARING**

- A. Call to Order  
Meeting called to order at 7:02pm.
- B. Reading of Legal Notice  
Sarah Gioffre read the attached legal notice.
- C. Presentation of Program Applications  
Ms. Gioffre gave a brief description of how the program works and presented the 2022 submitted applications.
- D. Public Comment  
None
- E. Adjourn  
There being no further business, motion to adjourn moved, seconded and carried 5-0 at 7:08pm.

**REGULAR MEETING**

- A. Call to Order  
Ms. Vanderslice called the meeting to order at 7:08pm.
- B. Public Comment  
None.

C. Consent Agenda

Motion made by Mr. Tartell seconded by Ms. Healy and carried 5-0 to approve the Consent Agenda as follows:

- Minutes
  - Board of Selectmen Regular Meeting – May 17, 2022

D. Discussion and/or Action

1. 2022 CT Neighborhood Assistance Act Tax Credit Program Applications – Sarah Gioffre

Ms. Gioffre requested the Board of Selectmen approve the 2022 CT Neighborhood Assistance Act Tax Credit Program Applications as submitted in the Public Hearing. Ms. Vanderslice asked for a motion to approve moving forward with program applications as presented in the Public Hearing. After further review and discussion, motion moved by Mr. Tartell, seconded by Mr. Cole and carried 5-0.

2. Proposed Amendment to Tecton Contract for Construction Documents and Procurement Phases – Chris Burney

Mr. Burney reviewed the Proposed Amendment to Tecton Contract for Construction Documents and Procurement Phases. He noted Tecton completed previously contracted work for the new Police Headquarters. The next phase of the project required an amendment to the Tecton contract (document reviewed by Town Counsel) for \$785,000: \$442,900 for completion of construction documents and \$53,800 for assistance with bid documents and \$288,300 for construction administration. After review and discussion, motion made by Mr. Cole to allow the First Selectwoman to execute the Amendment to the Tecton Contract for Construction Documents and Procurement Phases. Motion seconded by Ms. Healy and carried 5-0.

3. Pedestrian Bridge – Frank Smeriglio

Mr. Smeriglio requested approval for the First Selectwoman to execute two contracts associated with the construction of the pedestrian bridge, subject to obtaining CT DOT approval to award the bid to Dayton Construction and Tighe & Bond. He also requested approval for the First Selectwoman to execute the Temporary License for Construction Access at 10-20 Center Street to allow for temporary access through their parking lot to work on the bridge. All contracts have been reviewed by Town Counsel. Discussion and review with the board.

- Dayton Construction Company Contract for Construction

Motion made by Mr. Tartell, seconded by Mr. Nabulsi to authorize the First Selectwoman to execute the contract with Dayton Construction Company subject to the authorization to award by CT DOT. Motion carried 5-0.

- Tighe & Bond Contract for CA Services

Motion made by Ms. Healy seconded by Mr. Tartell to authorize the First Selectwoman to execute the amendment to the contract with Tighe & Bond subject to the authorization to award by CT DOT. Motion carried 5-0.

- Temporary License for Construction Access at 10-20 Center Street

Motion made by Mr. Tartell to authorize the First Selectwoman to execute the Temporary License for Construction Access at 10-20 Center Street subject to the authorization to award by CT DOT. After further discussion, motion amended to eliminate the section awaiting authorization. Motion seconded by Mr. Cole and carried 5-0.

4. Wilton High School Field – Stantec Consulting Contract for Design Services – Frank Smeriglio  
Mr. Smeriglio reviewed the Wilton High School Field – Stantec Contract for Design Services and requested authorization for the first selectwoman to execute the related contract. After further discussion and review, motion moved by Mr. Nabulsi, seconded by Mr. Tartell to authorize the First Selectwoman to execute the Stantec Consulting Contract for Design Services for the Wilton High School Field Complex. Motion carried 5-0.
5. Proposed Assignment of Isaias FEMA Reimbursement for Real Estate (Infrastructure Fund) – Dawn Norton  
CFO Dawn Norton requested approval to assign \$389,837.40 of FEMA reimbursements from Tropical Storm Isaias into the Real Estate Fund (aka Infrastructure fund). After discussion and review, motion moved by Ms. Healy, seconded by Mr. Cole to assign the Isaias FEMA Reimbursement to the Real Estate Fund (Infrastructure Fund). After further discussion, motion carried 5-0.
6. Bond Sale and Reaffirmation of Bonding Rating – Dawn Norton  
Ms. Norton noted the sale of bonds for 5 projects approved at the 2021 Annual Town Meeting in the amount of \$4,435,000 (Road Improvements, Bridge Replacement Program, Aerial Fire Truck Replacement, Middlebrook Tennis Court Replacement and School District Roof Replacement program). Moody's assigned a Aaa rating. Discussion with Ms. Norton and the board. Following competitive bidding, the sale was awarded to Roosevelt and Cross with a bid of 2.6589%
7. Possible Approval of Projects for ARPA and Infrastructure Funds  
Ms. Vanderslice noted remaining requests totaled \$4.2 million, but currently available funds totaled only \$1.4 million. She noted up to \$1.4 million of additional funds may become available depending on if a grant award is received and contingencies for approved projects aren't required. Ms. Vanderslice suggested bonding the one item eligible for bonding, a new turf field. She then reviewed the 10-year history of the efforts to obtain approval and funding for a new, third, lighted turf field (see attached), including the finding of the Parks & Recreation Study Committee that there was a need for an additional one to two turf fields. Noted, two issues have delayed a third turf field- location and funding.

Discussion among the members as to the importance of sports to student mental health, especially following the pandemic. Consensus among the members that a third turf field is needed. Discussion of a letter from JR Sherman, President of Wilton Athletic and Recreation Foundation, which announced the inclusion of all Wilton Youth Sports groups, except basketball, in WARF and WARF's commitment to fundraise for improvements to sports facilities. Consensus a new turf field should be funded through bonding and donated monies.

Discussion of funding requests. Consensus to fund \$175,000 for the Amenities Masterplan with ARPA funds with the requirement that the plan identify a location for the third turf field. Consensus to fund \$170,000 for Schenck's parking lot, \$50,000 for Town Hall heating, \$20,000 for P&G barn, \$60,000 for Town Hall windows, \$57,000 for Quarry Head paving, \$6,000 for tree removal Town Forest and \$44,000 trails.

8. Consideration of Changes to the Charges for the Economic Development and Housing Committees  
Item tabled.

E. Selectmen's Reports

1. First Selectman

2. Selectmen

Ms. Healy

Recognized the Gun Violence Awareness Day event. Posed questions asked at event regarding security at town schools and buildings to which Ms. Vanderslice responded.

Mr. Cole

Mr. Cole thanked and recognized the Memorial Day Parade Committee and CERT for the Memorial Day ceremony at Hillside Cemetery. He also thanked the Rotary Club for the reconstruction renovation of the Gazebo on Town Green.

Mr. Nabulsi

Mr. Nabulsi thanked Mike Conklin (Director-Environmental) and Conservation for a coordinated and well-run Town wide clean-up day. He also recognized a book written by Wilton resident Gini Fischer "Inside the Heart of a Community Theatre" which was dedicated to the Wilton Playshop.

Mr. Tartell

Mr. Tartell recognized the Zero Waste Faire and its nice turnout.

F. Public Comment

Scott Lawrence of Hemmelskamp Rd expressed appreciation for the Board addressing the Parks and Recreation requests, particularly those supported by WARF. He shared his perspective as the chair of the POCD committee as it related to turf fields. He encouraged the turf fields and a dome be at the forefront on the amenities master plan and be accelerated.

Sara Curtis of Canon Road noted she had suggestions for the EDC commission, but wouldn't share them as the topic was tabled. Ms. Vanderslice encouraged her to email her suggestions.

G. Adjournment

Having no further business, Ms. Vanderslice asked for a motion to adjourn at 9:32pm. Motion moved by Mr. Tartell, seconded by Mr. Cole and carried 5-0.

Jacqueline Rochester

Recording Secretary

Taken from Video

**NOTICE OF PUBLIC HEARING FOR  
2022 CT NEIGHBORHOOD ASSISTANCE ACT TAX CREDIT PROGRAM**

A public hearing will be held at the Town of Wilton Board of Selectmen's meeting on June 6, 2022 at 7:00 pm via Zoom:

<https://us02web.zoom.us/j/84432638840>

to hear proposals for inclusion in the 2022 CT Neighborhood Assistance Act Tax Credit Program. Public comment can be made via Zoom by using the raise hand function when appropriate.

Dated at Town of Wilton this 20th day of May, 2022

# 10-Year History of Turf Fields

June 6, 2022

## 10-year History of Turf Field Efforts 2012 to 2022

- **2012: Zoning Board of Appeals Application to Allow Field Lighting Above 70-Ft.**
  - ZBA Approved.
  - ZBA Decision Appealed by Neighbors.
  - Neighbors Won the Appeal in Court.
- **2013: P&Z Application to Allow 80-Ft. Athletic Field Lighting in All Residential Districts subject to a Special Permit**
  - First step in a plan to build a privately funded turf field at Middlebrook School.
  - Filed by Wilton Youth Football, Lacrosse and Field Hockey.
  - Application denied by P&Z Commission.
- **2014: BOS Authorized Wilton Youth Football, Lacrosse and Field Hockey to Apply for A Permit with Inland Wetlands Commission for A Turf Field at Middlebrook**
  - BOS expectation field would be fully funded by donations with a mechanism to fund future turf replacements.
  - Inland Wetlands approval obtained.

## 10-year History of Turf Field Efforts 2012 to 2022

- **2015: P&Z application by Same Youth Sports Groups to Install a Crumb Rubber Infill Turf Field with Lights at the Middlebrook School**
  - Contentious application with neighbor and environmental opposition.
  - P&Z approved a crumb rubber infill turf field. Denied lights.
  - Sports groups didn't continue to pursue without lights.
  - Neighbor appealed the P&Z approval to the CT Supreme Court in 2017.
  - Neighbor withdrew the appeal in 2019.
  - Two existing 30-ft. lights on the side of the Middlebrook field facing the neighbors were found to be illegally installed due to the lack of proper permitting. Lights were made inoperable and eventually removed for safety reasons.
- **2016: ATM Approved Replacement of WHS Stadium Crumb Rubber Infill Turf with Coconut Infill Turf**
- **2016: Board of Selectmen Authorized an Application to Planning & Zoning Commission for Temporary Lighting Regulation, with restrictions.**
  - Addressed inadequate lighting or lack of lighting at fields.
  - Regulation Approved.



## 10-year History of Turf Field Efforts 2012 to 2022

- **2016/2017: BOS Appointed Two Parks and Recreation Subcommittees. One to Study the Need for Additional Turf Fields. One to Recommend Locations for Any Future Turf Fields**
  - *June 2017 Committee Findings:*
    - Need for two new turf fields
    - Priority locations: North Field and Allens 5 & 6
  - June 2017 BOS & P&Z Discussions:
    - Funded through donations.
    - Wilton Youth Sports Council to be formed. Future replacement costs funded through an annual fee charged to participants.
    - Discussion to be held with Inland Wetlands Commission as to feasibility. Commission wouldn't discuss without an application.
  - *Results:* Sports groups resistant to co-fund a study without a level of certainty.
- **2017: BOS Authorized WARF to sell signs at WHS Stadium to Raise Funds for Future Turf Replacements and Repairs**
  - Pilot program began in October 2017.
  - Approval for ongoing Stadium and Lilly followed.

## 10-year History of Turf Field Efforts 2012 to 2022

- **2018: ATM Approved Replacement of Lilly Crumb Rubber Turf with Coconut Infill Turf**
- **2021/2022: BOS Authorized Study of a Domed Turf Facility at Comstock**
  - *Unpublished Results:*
    - Due to the nature of the property, site development costs for a facility at Comstock would substantially increase the cost versus construction on flatter property, meaning Comstock is not a preferred or viable location.
    - Same issues for a non-domed turf field.
  - *Pursuing state-owned property at Allens as a possible location.*
    - Phase 1 study.
    - Inquires as to a longer-term lease from the State.
- **2022: Parks and Recreation Commission Requested Design Fee and Partial Funding for a New Turf Field:**
  - Did not identify a location.
  - Currently, there isn't consensus as to a location.
    - Stantec studies ruled out Comstock and Guy Whitten as viable location.
    - Increase in storm intensity ruled out North Field as a location.
    - Middlebrook isn't a viable location.
    - Allens remains a possible location. WPS would not have first priority. Proximity to wetlands-possible issue
    - WHS Varsity baseball and softball have recently been suggested as a site for a multi-field turf. WHS would have first priority. Question as to access and lack of parking during school hours.

## 10-year History of Turf Field Efforts 2012 to 2022

- **2022: Planning & Zoning Commission Chair and Director of Land Use Management/Town Planner Requested Funds for Amenities Master Plan**
  - *A Master Plan should/would address turf fields and possible location(s).*
  - *A Master Plan should/work include Allens.*

## 10-year History of Turf Field Efforts 2012 to 2022

- **POCD: Additional Recreational Facilities, Including Fields and Turf Fields Weren't Identified as Priorities During the POCD Process:**
  - Residents who use the facilities may not have engaged.
  - Residents may have been turned off by the Middlebrook result.
- **Included In One PODC Strategy**
  - Page 122, **Objective 4.1-2 Continue prudent community control and cost-effective investment in school facilities and programming to maintain and enhance Wilton Public Schools' attractiveness to current and prospective residents and businesses.**
- **Survey Results:**
  - Telephone Survey: [https://wilton2029.files.wordpress.com/2019/01/telephone\\_survey\\_results.pdf](https://wilton2029.files.wordpress.com/2019/01/telephone_survey_results.pdf)
  - Mini Survey: [https://wilton2029.files.wordpress.com/2018/05/comm\\_facilities\\_survey\\_results1.pdf](https://wilton2029.files.wordpress.com/2018/05/comm_facilities_survey_results1.pdf)