

OFFICE OF THE
FIRST SELECTMAN

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

Email to: Lynne.Vanderslice@Wiltonct.org



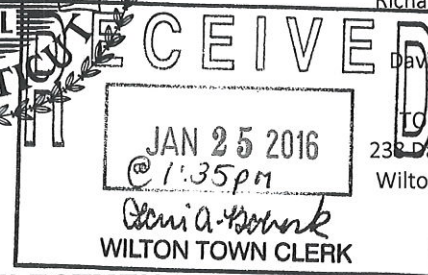
Lynne A. Vanderslice
First Selectman

Michael P. Kaelin
Second Selectman

Richard J. Dubow

David K. Clune

TOWN HALL
238 Danbury Road
Wilton, CT 06897



**BOARD OF SELECTMEN
MONDAY JANUARY 4, 2016
MEETING ROOM B, WILTON TOWN HALL**

PRESENT: BOARD OF SELECTMEN – First Selectman Lynne Vanderslice, Richard Dubow, Michael Kaelin, David Clune

GUESTS: Deborah Thompson-Van, Richard Creeth, Patrice Gillespie, Kevin O'Brien, Anne Kelly-Lenz, Robert Nerney, Jacqueline Rochester

OTHERS: 3 Members of the Press and Members of the Public

Ms. Vanderslice called the meeting to order at 7:32PM

A. Consent Agenda

Upon motion by Mr. Kaelin, seconded by Mr. Clune, the consent agenda was approved as follows.

Minutes

- Board of Selectmen Meeting – December 21, 2015

Gifts

- Mr. & Mrs. Zachary Sachs – Fire Dept Gift Fund - \$300.00
- Ms. Diane M. Stark- Fire Dept Gift Fund - \$25.00
- Mr. & Mrs. Theodore Williams – Fire Dept Gift Fund - \$15.00

Ms. Vanderslice acknowledged the passing of Sergeant Thomas Tunney, a 31 year veteran and well respected member of the Wilton Police Department and the community. Ms Vanderslice asked for a moment of silence to either say a prayer or reflect on Sgt Tunney.

B. Discussion and/or Action

1. Solarize Wilton Update

Ms. Vanderslice introduced Deborah Thompson-Van, Co-Chair of the Energy Commission who gave an update on the Solarize Wilton program

(information attached). The program is scheduled to launch on January 12, 2016 and run through May 18, 2016. Ms. Thompson Van noted that Ross

Solar Group was chosen as the preferred vendor. She stated that the primary benefit to choosing one vendor is to offer residences a pre-negotiated community based pricing. Mr. Dubow posed the question: Are multi-unit residential units included in the promotional pricing? Ms Thompson-Van stated she would check into that and get back with an answer and post on active websites. Update to Question: Ms Thompson states that Owner occupied units of 4 or less are eligible for the state solar incentive and the Solarize program.

To date, Ms. Thompson-Van noted that 22 residences have installed solar on their home and that Ross Solar believes that they could do between 50-80 installations under the Solarize Wilton Program.

2. Open Space Donation

Ms. Vanderslice introduced Kevin O'Brien who represents Jim Klieber of 3 Hubbard Rd. LLC. Mr. O'Brien reviewed the Open Space Donation of 2.5097 acres being proposed on a subdivision at 434 Hurlbutt Street that abuts an 8.44 acre parcel (predominately wetlands) that is currently owned by the Town (sketch of resubdivision map attached). Bob Nerney, Director of Planning and Zoning further reviewed the donation and approved the subdivision. Mr. Nerney stated that the donation would be a public benefit in protecting the area and keeping it contiguous to other open space. Motion made to accept the gift of the open space donation by Mr. Kaelin. Motion seconded by Mr. Dubow and unanimously carried.

3. DOT Acquisition of Property located at Route 7 & Route 33

Ms. Vanderslice asked Bob Nerney to review the DOT Acquisition of Town owned property located at Route 7 & Route 33 (memo and information attached). Mr. Nerney noted that DOT is looking to purchase 435sq ft of land that encompasses the existing sidewalk at that location as well as an additional 149 sq ft. Compensation offered for the property is \$8,550. The acquisition has been reviewed by the Planning & Zoning Commission and has been approved. Motion made by Mr. Clune to approve the sale of the property and to allow the traffic easement. Motion seconded by Mr. Kaelin and unanimously carried.

4. Discussion of Town Counsel

Discussion ensued regarding the process of selecting Town Counsel for FY 2017. Analysis of legal expenses by type was distributed to the Board of Selectmen by Ms. Vanderslice. Mr. Kaelin proposed that bids be solicited for Town Counsel. Mr. Kaelin to do further research on the appropriate way to move forward and discussion to continue at the February 1, 2016 Board of Selectman meeting.

5. Budget Calendar

Ms. Vanderslice reviewed the proposed FY 2017 Budget Calendar and process.

6. Appointments/Reappointments

Ms. Vanderslice reviewed appointments to several boards and commissions. Motion made by Mr. Dubow to move the appointments (as attached). Motion seconded by Mr. Clune and unanimously carried.

7. Miscellaneous Other Business

None.

C. Public Comment

None.

D. Reports

First Selectman's Report

Ms. Vanderslice noted that she, along with representatives of the Police Department, Parks and Recreation and WVAC, met with two Norwalk Hospital paramedics from regarding the donation of public access AED's to the Town of Wilton (Wilton to receive 20 AED's). Ms Vanderslice noted that an individual had donated 100 AED's to be dispersed among the five Towns Norwalk Hospital serves.

Ms. Vanderslice stated notice was received stating that on December 30, 2015 the Governor's office announced another \$5.2 million cut in the mid-year municipal aid. To date no information has been received as to how this cut will impact the Town of Wilton.

Selectmen's Reports

Mr. Dubow

None

Mr. Kaelin

Mr. Kaelin complimented the Wilton Fire Department on their handling of two significant incidents that occurred between Christmas Eve and New Years Day. Also thanked the Fire Commission for their support of the Fire Department and the fact they provide meals for the firefighters over the holiday season.

Mr. Clune

None

- E. Adjournment – Having no further business, motion made by Ms. Vanderslice to adjourn meeting. Motion was seconded by Mr. Kaelin and unanimously carried. The meeting was adjourned at 8:30PM.



Jacqueline Rochester, Recording Secretary

Solarize Wilton 2016 program

Program Timeline

- October 28, 2015 The Solarize Wilton program was reviewed at the WEC meeting and was unanimously approved by the complete quorum of WEC members.
 - As input to WEC, the Solarize Wilton program was reviewed and agreed at the October 14, 2015 Wilton Go Green (WGG) meeting.
- November 2, 2015 Board of Selectman meeting- BOS unanimously approved signing a Solarize Wilton Memorandum of Understanding (MOU) with SmartPower (on behalf of State of CT Green Bank).
- December 1, 2015- Smart Power issued RFP to Solar Vendors, performs due diligence and makes Vendor recommendations to Town on December 1.
- December 15, 2015- Town of Wilton vendor selection team (Wilton Facility director, Wilton Energy Commission and Wilton Go Green) interview 3 vendors and makes vendor selection for Ross Solar Group (RSG)
- December 16, 2015- First Selectman is presented the results of the Selection process and resulting selection of Ross Solar Group.
- December 27, 2015- First Selectman, Wilton Energy Commission, and Wilton Go Green mail letter to residence introducing Solarize Wilton to all town residents.
- December 29, 2015- Education and promotion plan created between WEC, WGG, SmartPower and Ross Solar Group.
- Program launch scheduled for January 12, 2016
- Program end date scheduled for May 18, 2016

Program Highlights

- Solar is a proven solution as a clean renewable energy source. Implementing Solarize Wilton is consistent with the Clean Energy Community commitment previously made in Wilton; and earns Wilton Clean Energy Community credits.
- Proven Solar Vendors vetted thoroughly by RFP process driven by State of CT and Smart Power.
- Discounted Flat Rate Solar pricing "Community Pricing" offered to all town residences during promotional period
- SmartPower will work with WEC and WGG on the following elements:
 - Recruiting Town Solar Ambassadors
 - Pre-Launch preparatory activities
 - Launch event
 - SmartPower and Vendor sponsored educational and tabling events
 - Posters and other promotional materials placed around Town Center for duration of program period

Program Description

The State of Connecticut Green Bank has been successfully running Solarize programs across the state since 2012, with 5 rounds of the campaign conducted to date in 58 different communities. The 6th round of this program, which Wilton has elected to participate in, will run from January 12, 2016 through May 18, 2016 in Wilton. SmartPower (non-for-

profit) is the program administrator for the State of CT and conducted the RFP and Vendor Selection process.

CT Green Bank and SmartPower conducted an RFP for Solar Installation for towns across CT for execution in 2016. Nine Vendors responded to the RFP. On December 1, 2015, SmartPower hosted a meeting at CT Green Bank office and reviewed each vendor's proposal based on the following:

- Pricing
- Experience in Connecticut
- Customer Satisfaction
- Capacity to handle heavy workload
- Equipment options
- Financing options
- Other feedback/insight

From those submissions, 3 Solar Vendor were selected to make onsite presentations to the Wilton evaluation team. In addition to the RFP categories above the vendors were asked to include representative pricing for 4K and 10K installations., for a range of name brand solar product offerings. This allowed standardization in the pricing approach enabling comparisons between vendors. Solar Vendor proposals were evaluated for:

- Equipment quality and warranty
- Installation and post installation service capability and experience
- Product range and quality for addressing a range of client needs
- Experiences and commitment on previous Town Solarize programs
- Promotional pricing and financing capabilities
- Educational capability and Presentation clarity

By participating in Solarize Wilton, the Town of Wilton, Wilton Energy Commission, and Wilton Go Green (non-for-profit), provide a service to the town for pre-negotiated (discounted) "community pricing" for Solar Vendor product and services installation with the selected vendor, Ross Solar Group (RSG).

During the 18-week program period, Ross Solar Group (RSG) will participate in several speaking and tabling events, and will make customized residential proposals as part of an individual resident engagement. RSG will offer all residents the pre-negotiated discount on solar products and installation services during the program period. Specifics on this pricing will be provided directly by Ross Solar Group.

Further, in order to encourage solar adoption, there are other financial benefits available to residents. These benefits are included as a component of Solarize Wilton, but are available regardless of Solarize CT program. They include Federal government incentives, State of Connecticut rebate, and financing options across leasing or owning options.

Please note, Solarize Wilton does not limit other Solar Vendors from marketing to Wilton Residences, and does not limit residents from selecting other Solar Vendors. Further, the Federal and CT State sponsored financial benefits apply regardless of which Solar Vendor selected.

OBRIEN PREMIER PROPERTIES, LLC



1ST SELECTMANS OFFICE

DEC 23 2015

300 DANBURY ROAD - SUITE 304
WILTON, CONNECTICUT
(203) 822-2524

December 22, 2015

Lynne Vanderslice
First Selectman
238 Danbury Road
Wilton, CT. 06897

Lynne

I represent 3 Hubbard Road, LLC on a Subdivision at 434 Hurlbutt Street. The approved resubdivision plans call for a 2.5097 acre Open Space parcel which abuts an 8.44 acre parcel owned by the Town of Wilton. My client would like to donate this parcel to the Town of Wilton which according to Bob Nerney (Town Planner) needs to be accepted by the selectman.

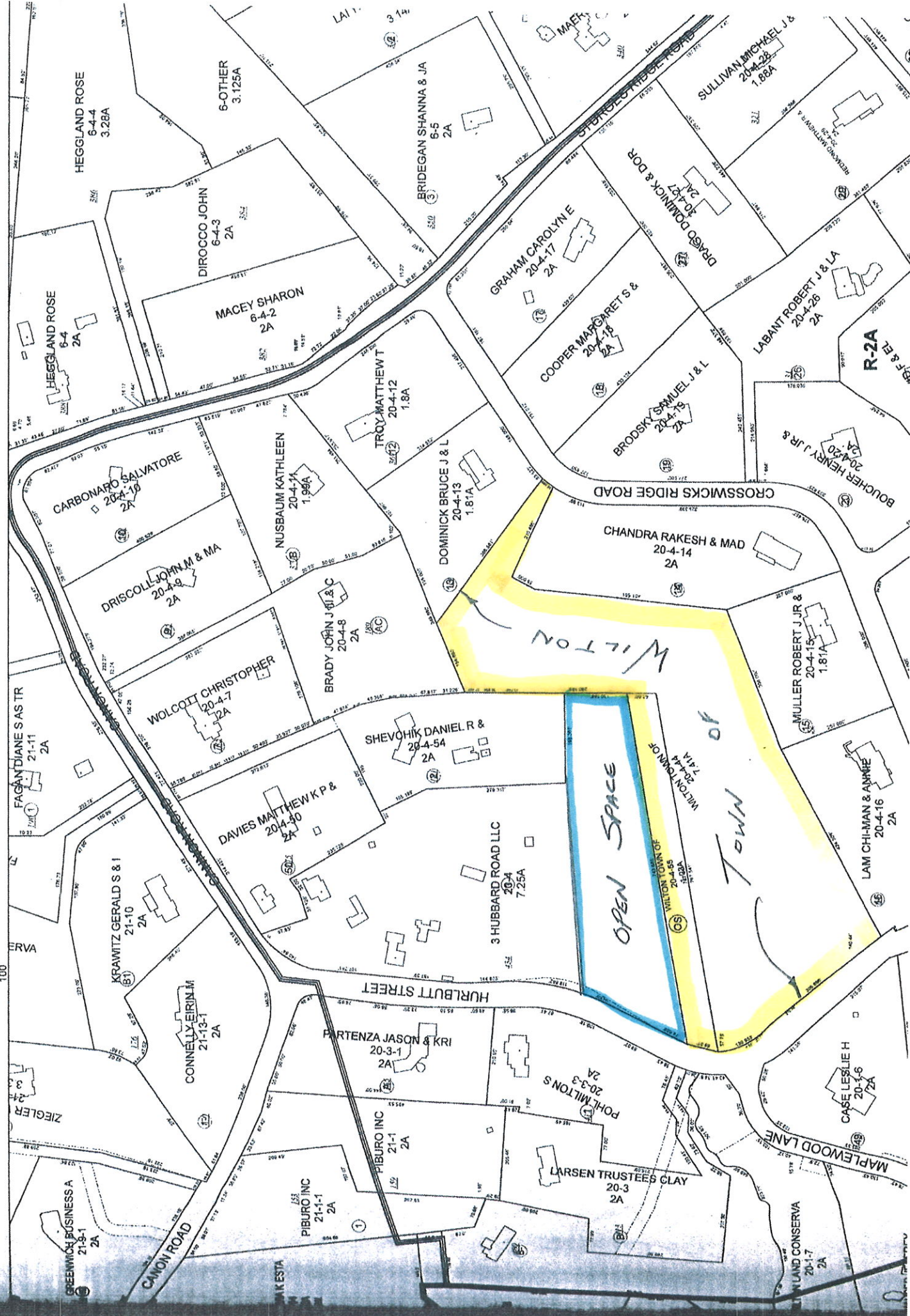
I have included the Resubdivision Map and a vicinity sketch of the parcels in question. I would not have a problem coming to a Selectman's meeting to go over this proposal if needed.

Thanks for your consideration.

Sincerely

Kevin E. O'Brien

Cc; James L. Kleiber



HEGGLAND ROSE
6-4-4
3.28A

6-OTHER
3.125A

DIROCCO JOHN
6-4-3
2A

MACEY SHARON
6-4-2
2A

HEGGLAND ROSE
6-4
2A

CARBONARO SALVATORE
20-4-10
2A

DRISCOLL JOHN M & MA
20-4-8
2A

WOLCOTT CHRISTOPHER
20-4-7
2A

FAGAN DIANE S TR
21-11
2A

KRAWITZ GERALD S & I
21-10
2A

CONNELLY ERIN M
21-13-1
2A

GREENWICH BUSINESS A
21-3-1
2A

PIBURO INC
21-1-1
2A

PARTENZA JASON & KRI
20-3-1
2A

PIBURO INC
21-1
2A

POHL MILTON S
20-3-3
2A

LARSEN TRUSTEES CLAY
20-3
2A

LAND CONSERVA
20-1-7
2A

CASE LESLIE H
20-5-6
2A

LAM CHI-MAN & ANNE
20-4-16
2A

MULLER ROBERT J JR &
20-4-15
1.81A

CHANDRA RAKESH & MAD
20-4-14
2A

DOMINICK BRUCE J & L
20-4-13
1.81A

TROV MATTHEW T
20-4-12
1.8A

NUSBAUM KATHLEEN
20-4-11
1.98A

BRADY JOHN J & C
20-4-8
2A

GRAHAM CAROLYN E
20-4-17
2A

COOPER MARGARET S &
20-4-18
2A

BRODSKY SAMUEL J & L
20-4-19
2A

LABANT ROBERT J & LA
20-4-26
2A

BOUCHER HENRY J JR &
20-4-20
2A

SULLIVAN MICHAEL J &
20-4-28
1.88A

R-2A



STATE OF CONNECTICUT
DEPARTMENT OF TRANSPORTATION

2800 BERLIN TURNPIKE, P.O. BOX 317546
NEWINGTON, CONNECTICUT 06131-7546
Phone: (860) 594-2397

November 16, 2015



*Bob
Pls discuss
Sept
DOT already had
work on property!
\$1.1M*

ST SELECTMANS OFFICE

NOV 20 2015

CERTIFIED MAIL

The Honorable William F. Brennan
First Selectman
Town of Wilton
238 Danbury Road
Wilton, Connecticut 06897

Dear Selectman Brennan:

Subject: File No.: 173-420-012
Owner(s): Town of Wilton
Town: Wilton

The State of Connecticut Department of Transportation (Department) is now acquiring property for the project known as U.S Route 7 (Danbury Road) at Connecticut Route 33 (Ridgefield Road). In connection therewith, we enclose our map, dated October 2015, detailing the acquisition of land and defined traffic easement.

The Department's offer, as evidenced by the enclosed offer letter, is \$8,550.00. This offer is based upon an estimate of compensation as prepared by the Division of Rights of Way.

As is standard of real estate acquisitions of this type, the conveyance of "good and sufficient title" is required from the owners of record. Should the Department's title examination of your property reflect encumbrances that prohibit the transfer of adequate title, your assistance will be required. In this regard, a copy of our title report's cover page is enclosed for your review and comment.

Oral representations or promises made during the negotiation process are not binding on the Department.

I am available to meet with you to review the offer, the construction plans and answer any questions you may have. Please contact me at the telephone number or address noted above or via email at Stephen.Fortenbach@ct.gov no later than December 11, 2015.

Very truly yours,

Stephen Fortenbach
Acquisition/Relocation Section
Division of Rights of Way

Enclosures



STATE OF CONNECTICUT
DEPARTMENT OF TRANSPORTATION

2800 BERLIN TURNPIKE, P.O. BOX 317546
NEWINGTON, CONNECTICUT 06131-7546

Phone: (860) 594-2397



November 16, 2015

OWNER: Town of Wilton

PROPERTY FILE NO.: 173-420-012

ADDRESS: Danbury Rd (Rt. 7) @ Ridgefield Rd (Rt.33)

TOWN: Wilton

Pursuant to Connecticut General Statute(s) and as required for U.S. Route 7 (Danbury Road) at Connecticut Route 33 (Ridgefield Road) the Commissioner of Transportation finds it necessary to acquire from you the following land and defined traffic easement as described on the attached map dated October 2015.

Compensation payable to you for the proposed acquisition and all legal damages to any remainder is as follows:

Value of Land	\$6,525.00
Defined Traffic Easements	\$2,025.00
Total Compensation	\$8,550.00

Building, structure and other improvements: N/A

Tenant owned improvements not covered in offer: N/A

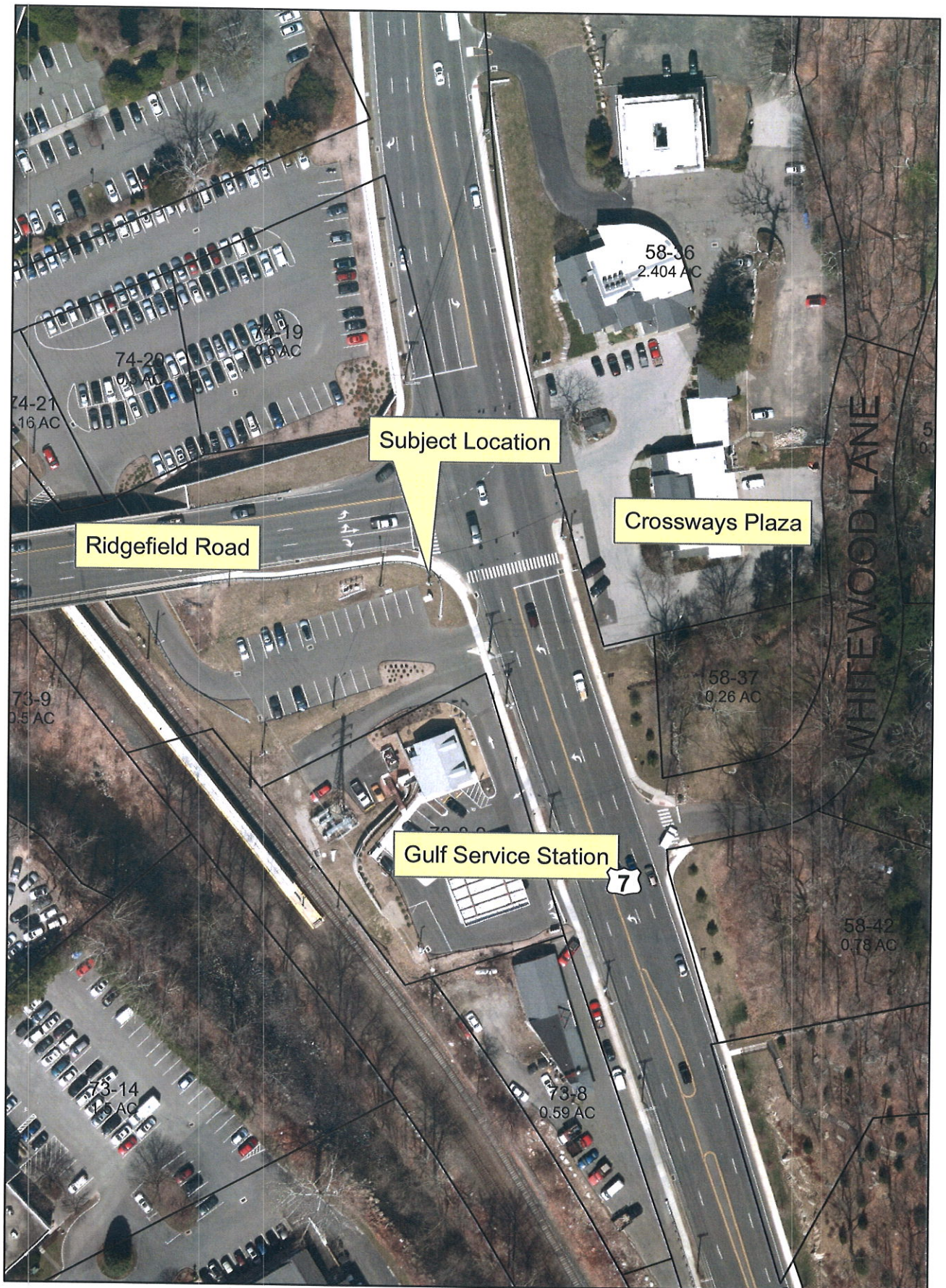
The above represents an offer of just compensation for acquired property rights as developed by the Division of Rights of Way. Should you wish to accept this offer, please review and execute the highlighted portions of page two of this offer letter together with the highlighted portions of the enclosed W-9 and Agency Vendor form. Return the three (3) completed acceptance documents (Acceptance Agreement, W-9 and Agency Vendor form) and any required authorization documentation, to the attention of Stephen Fortenbach, using the mailing address noted above. Please retain the DUPLICATE COPY of the Acceptance Agreement for your records.

If you have any questions regarding this matter, please contact Stephen Fortenbach at the telephone number or address shown above or via email at Stephen.Fortenbach@ct.gov.

Very truly yours,

John P. Randazzo
Rights of Way Assistant Director
Connecticut Department of Transportation

Attachment: Taking Map



Subject Location

Ridgefield Road

Crossways Plaza

Gulf Service Station

7

74-20
2.40 AC

74-21
1.16 AC

58-36
2.404 AC

58-37
0.26 AC

58-42
0.78 AC

73-9
0.5 AC

73-14
1.15 AC

73-8
0.59 AC

WHITEWOOD LANE

Source general ledger

LEGAL EXPENSES BY TYPE BY YEAR

		<u>Fiscal Year 2016</u>		<u>FY 2015</u>	<u>FY2014</u>	<u>FY2013</u>
	<u>Billed thru</u>	<u>Actual</u>	<u>Budget</u>			
<u>Cohen & Wolfe</u>						
Retainer-General	Oct	\$ 32,423	\$ 96,834	\$ 90,070	\$ 135,946	\$ 152,898
						FY14 and 13 included other law firms
Litigation	Oct	\$ 108,156	\$ 87,666	\$ 174,472	\$ 36,899	\$ 7,378
Land Use	Oct	\$ 6,950	\$ 42,000	\$ 31,549	\$ 26,678	\$ 38,885
Envir Affairs	Oct	\$ 667	\$ 5,000	\$ 8,225	\$ 14,286	\$ 837
Subtotal		\$ 148,196	\$ 231,500	\$ 304,316	\$ 213,809	\$ 199,998
<u>Labor Related</u>						
Houston-General	Sept	\$ 13,848				
Reid & Reige-Pension	Aug	\$ 3,267				
Williams Moran-WC	Oct	\$ 3,737				
Subtotal		\$ 20,852	\$ 95,000	\$ 58,061	\$ 73,965	\$ 127,104
<u>Bond Counsel</u>						
Robinson and Cole-bond offering		\$ -	\$ 70,000	\$ 32,000	\$ 32,500	\$ 37,500
Robinson and Cole-other				\$ 16,826		
						primarily related to SEC's Municipal Continuing Disclosure Cooperation
Subtotal		\$ -	\$ 70,000	\$ 48,826	\$ 32,500	\$ 37,500
Total Legal Expenses		\$ 169,048	\$ 396,500	\$ 411,203	\$ 320,274	\$ 364,602

Appointments

Jennifer Kendra – Parks and Recreation Commission

Sarah Tiffin Gioffre – Parks and Recreation Commission

Steve DiNapoli – Miller Driscoll Building Committee