

Board of Selectmen Minutes 02 28 2017

PRESENT: First Selectman Carl P. Fortuna Jr., Selectman Scott Giegerich, Selectman Carol Conklin, Zoning Enforcement Officer Chris Costa and members of the public.

I. CALL TO ORDER- First Selectman Fortuna called the meeting to order at 7:00 p.m.

II. PLEDGE OF ALLEGIANCE- Recited.

III. COMMENTS FROM THE PUBLIC- Tom Stevenson handed out a sheet that delineated lights at Fort Saybrook and at Saybrook Point that needed to be readjusted, replaced or have trees trimmed around them.

IV. COMMENTS FROM THE SELECTMAN: None at this time

V. APPROVAL OF MINUTES: Board of Selectmen Meeting February 14, 2017.

FORTUNA/GIEGERICH

Motion to approve the February 14, 2017 Board of Selectmen Meeting Minutes.

MOTION CARRIED UNANIMOUSLY

VI. BUSINESS BEFORE THE BOARD

A. Discussion and action on Call of Town Meeting.

The First Selectman reviewed the call with the Board.

FORTUNA/CONKLIN

Motion to approve Call for Special Town Meeting.

MOTION CARRIED UNANIMOUSLY

B. Discussion and action on updating the flood permit fee schedule to make adjustments to cover the Town's actual costs for technical review of Flood Hazard permits.

Zoning Enforcement Officer (ZEO) Chris Costa reviewed the reasons for the fee increase (reasons vary but two predominate: Unforeseen events during construction or builders who lack a solid understanding of the Flood I

FORTUNA/GIEGERICH

Motion to approve new fee schedule. See Exhibit A to these minutes.

MOTION CARRIED UNANIMOUSLY

FORTUNA/CONKLIN

Motion to add to the agenda: Amendment to Town Code, Chapter 128, Flood Plain Management.

MOTION CARRIED UNANIMOUSLY

C. Amendment to Town Code, Chapter 128, Flood Plain Management.

Discussion and possible action to recommend to Town Meeting. ZEO Chris Costa reviewed with the Board at least 7 important amendments to this Chapter. Several questions were asked. A summary of the changes can be few years with this Chapter. She feels the amendments reflect practical changes. The First Selectman complimented the ZEO on her expertise and on her presentation.

FORTUNA/CONKLIN

Motion to recommended to Town Meeting.

MOTION CARRIED UNANIMOUSLY

D. Appointments

1. Zoning Board of Appeals (ZBA)- Vacancy appointment alternate member. This is for the unexpired portion of a two year term due to expire November, 2017.

FORTUNA/GIEGERICH

Motion to approve Catherine Purcell, an unaffiliated voter, as an alternate member to the ZBA.

MOTION CARRIED UNANIMOUSLY

2. Zoning Board of Appeals- Vacancy appointment alternate member. This is for the unexpired portion of a two year term due to expire November, 2017.

FORTUNA/GIEGERICH

Motion to approve Kevin Danby, a republican voter, as an alternate member to the ZBA.

MOTION CARRIED UNANIMOUSLY

The Zoning Enforcement Officer thanked the Board for these appointments as it has been difficult lately for ZBA to get a quorum of members to do business.

FORTUNA/CONKLIN

Motion to add to the agenda: Discussion and possible referral to Town Meeting of the sale of 185 Bokum Road to Chris Reid and granting the First Selectman authorization to sign and all documents necessary to complete

MOTION CARRIED UNANIMOUSLY

E. Discussion and possible referral to Town Meeting of the sale of 185 Bokum Road to Chris Reid and granting the First Selectman authorization to sign and all documents necessary to complete the sale.

The First Selectman noted that the current resident placed a \$5,000 deposit on the home. Closing should be within 90 days.

FORTUNA/GIEGERICH

Motion to approval referral to Town Meeting the sale of 185 Bokum Road to Chris Reid and granting the First Selectman authorization to sign and all documents necessary to complete the sale.

MOTION CARRIED UNANIMOUSLY

VII. COMMENTS FROM THE SELECTMEN-North Main Street is out to bid. Selectman Giegerich thanked Selectman Conklin for her work organizing the Chili Fest for the Board of Selectmen.

VIII. ADJOURNMENT

FORTUNA/CONKLIN

Motion to adjourn at 8:00 p.m.

MOTION CARRIED UNANIMOUSLY

Respectfully submitted,

Carl P. Fortuna, Jr.

First Selectman

Exhibit A

**Proposed Flood Permit Application Fee Increases
for Consideration at the
February 28, 2017 Meeting of the Old Saybrook Board of Selectmen**

**FLOODPLAIN MANAGEMENT – TOWN CODE Chapter 128
fees effective 06/01/2014 by amended from time to time by the BOS per C.G.S. §25-68f**

	Effective Fee	Proposed Fee
<input type="checkbox"/> Flood Hazard Permit		
<input type="checkbox"/> Not a substantial improvement (A or V Zones)	\$300	\$400
<input type="checkbox"/> New Residential dwelling or detached structure, voluntary elevation of an existing residential structure or residential dwelling classified as a substantial improvement includes 2 inspections (A Zones)	\$1,100	\$1,500
<input type="checkbox"/> Residential dwelling in the Coastal High Hazard Area (New or Substantial) includes 2 inspections. (V Zones) or A Zones in LIMWA	\$1,750	\$2,000
<input type="checkbox"/> Residential additional inspection fee (3 rd inspection)	None	\$300
<input type="checkbox"/> Commercial, Industrial or Multi-family:	actual cost	actual cost

Exh

- Amend the definition of Finished Li Base Flood Elevation (BFE) + 1 foot than 25% of the floor area having to avoid the temptation to use the are
- Amend the Ordinance so that wher Codes and the Flood Plain Manager Safety Code will apply not the FPM the Flood Plain Management Ordin
- Amend the Ordinance so that an ex

will not be required to meet the on

- The Town requires flood permits for the existing process.
- Change oil tanks to fuel tanks through
- The definition of finished living area even if the heat source and mechanical higher standard than required by FE concern is that people use the area are tempted to use kerosene or other pose a safety hazard
- Amend the start time of the cumulative with the FPMO to the effective date render structure non-compliant. E rendered non-complaint by a FEMA substantial improvement rule. The 2012 compliance date for 50% substantial
- ZEO and Building Official currently at Amend text to allow current practice

- Require all breakaway walls have flood insurance premium even though the vents will help to reduce insurance for in the next International Residential round of State Building Code update
- Require all critical facilities in 100 year zone elevations. Critical facilities include similar structures. Many critical facilities are required to meet the 500 year elevation of this regulation can be granted by the
- Add language requiring that if a state most restrictive standard applies. of CT Flood Plain Management Code

- Add text to the warn that some cc allowed but may result in higher i of 300 s.f. or more in the coastal h insurance premiums.

