

Regular Meeting

Present: Bruce Adams, Mike VanValkenburg & Jeff Parkin

Also Present: Donna Hayes, Jennifer Dubray, Leah Pullaro, Rick Osborne, John Grant, Lynn Worthington and Elyse Sadtler

Mr. Adams called the meeting to order at 4:30 p.m. and the Pledge of Allegiance was recited

Mr. Adams added 10b. Reval bids to New Business

Approval of Minutes- Mr. Adams moved to approve the August 1, 2017 minutes as submitted. Mr. VanValkenburg seconded and motion carried.

Public Communication

Oral-None

Written- Mr. Adams shared the following (attached)

- Staff report from Donna Hayes
- Staff report & P&R thank you letter from Lesly Ferris
- Report from Schooley Mitchell
- Notice of Household Hazardous Waste day in New Milford

First Selectman Report- Attached

Selectman Report- None

Treasurer Report- Vendor List- Attached

Tax Refunds- Mr. Adams moved and Mr. VanValkenburg seconded acceptance of all refunds submitted by the Tax Collector. Motion passed unanimously.

Employee reports on conferences- Jen Dubray reported on a very beneficial program entitled Real Estate Title Maintaining Assessment Records through CAAO.

New Business

- Request for Town Hall Credit Card- after some discussion and a negative opinion from the Treasurer, it was decided not to go forward with this request.
- Reval bid award- Mr. Adams read a letter from Assessor Patty Braislin recommending that the contract for the 2018 Reval be awarded to Vision Govt. Solutions. The letter pointed out substantial savings realized because so much work was done in house. (Almost \$80,000 less than the last full reval) The Assessor also praised the work of her assistants, Jim Hurlbut and Jen Dubray. Mr. Adams moved to award the contract for 2018 Reval to Vision and Mr. Van Valkenburg seconded. Motion passed unanimously.

Old Business- Mr. Adams reported on the following:

- Town Bridges- Rick Osborne requested that the town set Right Of Way boundaries around all Kent bridges to alleviate what he just went through with a bridge. Discussion ensued and the

RECEIVED FOR RECORD
KENT TOWN CLERK
2017 SEP -7 A 10:02
BY *D. Braislin*
TOWN CLERK

BOS felt this was a form of Eminent Domain. It was requested that the First Selectman seek additional legal opinion on the topic.

- Social Services Resident Policy- Leah Pullaro had previously requested (8/1/17) a policy clarifying providing town social services to residents of facilities for which paid services are provided. Mr. Adams moved that residents of any facility in town which provide services be excluded from the responsibilities of Kent Social Services. Mr VanValkenburg seconded and motion passed.
- Emergency services-Generator update- Mr. Adams explained that he is trying to obtain FEMA ok to shift a soon to expire grant to Town Hall.
- Welcome Center- Mr. Adams reported all good news. Cleaner Buddy Paine is doing a great job.
- Car Charging Station- Nothing new
- Health Insurance – Nothing new
- Policy & Procedure Manual- nothing to report.

Mr. Adams moved to adjourn at 5:24 p.m.

Bruce Adams

First Selectman-Acting Secretary



TOWN OF KENT LAND USE OFFICE

STAFF REPORT

DATE: August 30, 2017

FROM: Donna Hayes, CZEO

Building Department:

- Permits Issued: 42 (August)
- Total Construction value: \$2,280,315

Planning & Zoning:

- Permits Issued: 7 (August)
- Certificates of Compliance Issued: 1 (August)
- Applications before the Commission: (August)
 - Filling operation on Upper Kent Hollow Road (ongoing)
 - Change of use from office to retail at 11 Bridge Street (approved)
- Applications before the Commission: (September)
 - Operation of a drug and alcohol rehab facility at 46 Maple Street (3rd public hearing 9/14)
 - Accessory dwelling unit at 34 Macedonia Brook Road
 - Temporary work trailer at 62 Carter Road
 - Accessory dwelling unit at 530 Skiff Mountain Road

Inland Wetlands:

- Approved: August
 - Installation of a drainage pipe in a drainage swale, Upper Kent Hollow Road
- Pending: August
 - Forestry operation at Preston Mountain Club
 - Installation of septic in a regulated area at Bulls Bridge Road
 - Notice of Violation for the weekly, illegal removal of a beaver dam.
 - Notice of Violation for excavation within a wetlands.

Zoning Board of Appeals:

- Pending: August
 - None
- Approved:
 - None

Architectural Review Board:

- Pending:
 - None

UPDATE ON CONTINUING PROJECTS:

- Rewrite of the Regulations:
 - The Commission met at a special meeting to discuss the changes needed to the maps. I will work with Mr. Chalder on the next steps.

VIOLATIONS:

- Legal Issues:
 - Mauri v Town of Kent ZBA – The \$1,000 fee was paid by Mr. Mauri on June 30, 2017. There was a wedding scheduled for September 30th which Mr. Mauri had forgotten about. I told him that if he goes ahead and has the wedding he will be in violation of the Consent Agreement and could face fines up to \$2,500. Total charges as of the end of July are now: \$47,810.30.
- Notice of Violations:
 - South Kent Road: No response from the property owner was received. I will need to issue a cease and desist order unless the property owner can show me that he has started the clean up.
 - With regard to the land filling operation on Upper Kent Hollow Road, a work schedule was created that is acceptable to the property owner and the neighbors. I continue to receive calls from the contractor with regard to the number of trucks moving in and out of the property and have been communicating the information to the neighbor.
 - With regard to the signage violation at Kent Coffee and Chocolate, I am still waiting for the operator of Kent Coffee and Chocolate to come in with her application for the approved sign.
 - With regard to the Inland Wetlands Violation #01: Beaver Solutions will be contacting the caretaker on 8/24.
 - With regard to the Inland Wetlands Violation #02: I spoke with the homeowner. Restoration was ordered and a special hearing will be held within the next 10 days.
- Other:
 - A petition was created on Change.org regarding the Birch Hill Recovery Center's application before the P&Z Commission. The author of the petition fraudulently used the top part of my staff report to the P&Z Commission. This use was reported to John Johnson, Attorney Mike Zizka, Attorney Robert Fisher, Attorney Randy DiBella and Trooper Fisher. Three violation reports and two copyright infringement reports were filed with Change.org. On August 24, I was notified by Change.org that the top part of the staff report was removed from the petition. I will be asking that Trooper Fisher continue with his investigation.
 - I attended the 5th Thursdays Forum for Land Use Commissions on August 31st.
 - I was out of the office on September 1, 2017.

Kent Park and Recreation

Lesly Ferris, Director

P.O. Box 678

41 Kent Green Boulevard

Kent, CT 06757-0678

Telephone 860-927-1003

Fax 860-927-1313

parkandrec@townofkentct.org

www.kentctparkandrecreation.com

To: Board of Selectmen

From: Lesly Ferris



Date: Aug. 30, 2017

Re: Senior center activities

The following special activities took place at the Kent Senior Center during July and August, 2017:

July 10 – Adult Coloring Class

August 14 – Adult Coloring Class

August 30 – visit from Mark and Kitty Visconti and their miniature pony and donkey

Thank you.

Kent Park and Recreation

Lesly Ferris, Director
P.O. Box 678
41 Kent Green Boulevard
Kent, CT 06757-0678

Telephone 860-927-1003
Fax 860-927-1313
parkandrec@townofkentct.org
www.kentctparkandrecreation.com

Sept. 5, 2017

Kent Board of Selectmen
P.O. Box 678
Kent, CT 06757

Dear Board of Selectmen:

The Kent Park and Recreation Commission and I extend our appreciation to the board for its support of Park and Recreation's 2017 summer concert series. We are grateful for the use of the Town Hall lawn for the series and are especially thankful for the use of the Kent Community House for three of our four concerts due to the inclement weather.

The commission and I wish to thank Joyce Kearns, Bruce Adams, Rick Osborne and John Lindsay for their invaluable assistance in coordinating use of the Community House. The concert series was a success despite the weather!

We look forward to working with the selectmen on the concert series again next summer.

Sincerely,



Lesly Ferris
Director



Bruce Adams <firstselectman@townofkentct.org>

Schooley Mitchell Value Report: Town of Kent

1 message

Paul Nelson <paul.nelson@schooleymitchell.com>
To: Bruce Adams <firstselectman@townofkentct.org>
Cc: Paul Nelson <paul.nelson@schooleymitchell.com>

Wed, Aug 9, 2017 at 8:50 AM

Hello Bruce Adams,

I hope you are enjoying the summer. First of all, I want to apologize for my delay in getting back to you. The report was completed in late July. I have been traveling throughout the month of June and July. Hence, my delay in communicating with you. I wanted to deliver this to you in person versus email. I have attached our Schooley Mitchell Value Report, a very detailed compilation of suppliers and associated costs for your review. Before you open this document, please continue with my summary comments listed below.

I have Good News for you and that is most encouraging for the Town of Kent especially in our current economic climate of the state. You are correct in your assumption that Schooley Mitchell did not uncover any substantial savings with either of your Telecom providers. All of your current providers are not under contract, but these suppliers continue providing substantially competitive rates. I must say your Frontier charges are the lowest I have seen throughout the state of CT.

Whoever performed the town's negotiations with Frontier did a commendable job. Schooley Mitchell normally recommends that the Voting phone lines be placed on vacation mode when not in use. This vacation mode can typically reduce charges for these type of temporary required connections, but with your current phone line rates the efforts would not justify the actions and or savings.

At the very beginning of my presentation to you, I stated that the outcome of Schooley Mitchell Value Report will provide beneficial information for my clients; the results will show where costs can be optimized and or validate the cost are currently optimized. The Town of Kent telecom costs are currently fully optimized.

Again, thank you for the opportunity to allow Schooley Mitchell to perform the telecom analysis. I would like to pursue the same audit opportunity with the Town of Kent, Electronic Payment Processing costs used for Tax payments and other credit card acceptance for fee payments. May I request from you referrals for other businesses and Schools in the Town of Kent would benefit from Schooley Mitchell Telecom & Electronic Payment Process auditing process.

I look forward to your response. Have a great week!

Household Hazardous Waste Day
September 23, 2017 **9 a.m. – 3 p.m.**
For more info call 860-355-6035

BRING

- Antifreeze or brake fluid
- Arts and craft supplies
- BBQ Propane cylinders
- Cell Phones
- Chips from removed lead based paint (In plastic bag)
- Compact fluorescent light bulbs
- Dioxin seven or 2, 4, 5-T
- Drain or oven cleaner
- Dry cleaning fluids
- Engine and radiator cleaners
- Floor cleaners
- Fluorescent light bulbs
- Fluorescent lights
- Insect spray and rodent killers
- Kerosene
- Latex paint
- Metal polish
- Muriatic acid
- No-pest strips
- Oil based paints
- Old chemistry sets
- Paint thinner
- PCB contaminated items
- Pesticides and herbicides in 5 gallon or small containers
- Photo chemicals
- Pool chemicals
- Rechargeable batteries
- Rust preventatives
- Sealant
- Septic system cleaners
- Solvents or degreasers
- Transmission fluid
- Wood preservatives and strippers

DO NOT BRING

- ⊗ Alkaline batteries
- ⊗ Ammunition, fireworks
- ⊗ Asbestos
- ⊗ Car Batteries
- ⊗ Controlled substance / drugs
- ⊗ Electronics
- ⊗ Explosives and highly reactive materials
- ⊗ Freon or unknown gases
- ⊗ Garbage
- ⊗ Infectious medical waste
- ⊗ Motor oil
- ⊗ Radioactive materials
- ⊗ Smoke detectors
- ⊗ Tires
- ⊗ Small gas propane cylinders

John Pettibone School – 2 Pickett District Road

First Selectman Report

7/1/17-7/31/17

Here are some things I did in the month of September

Met with HVA to discuss possible grants

Met HRRRA rep at Transfer Station

Was on WTIC radio touting Kent

Met with HHW rep

Ewaste pick up

Met to discuss noise/gun issue

In Seattle- August 11-21

HRRRA meeting

Welcome Center official opening

Meetings covered by the BOS- Group or individual

BOS- 8/1- Bruce & Mike

P+Z - 7/13- Full BOS in attendance

Things to discuss- not on agenda

Resignation of EMD- Ideas?

Police Report- Phone at Town Hall is 860-927-3134.

Email is : residenttrooper@townofkentct.org

Trooper Fisher continues to do an exemplary job. He is proactive and has really gotten to know the town.

He has spent a lot of time dealing with the crowds that come to use Kent recreational facilities. He works weekly with the Bulls Bridge Task Force

He is working well so far with the organizers of the Gilmore Girls Fan Fest planning parking, pedestrian safety and for large numbers of visitors

Though not on duty last weekend(Labor Day) he was in regular contact with various people in Town.

September 4, 2017

To: Mr. Bruce Adams, First Selectman and Board members

From: Patty Braislin, Assessor

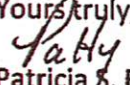
Dear Mr. Bruce Adams, First Selectman and Board Members, Mr. Michael Van Valkenburg and Mr. Jeff Parkin

I recommend that Vision Government Solutions be awarded the contract for the 2018 Grand List Revaluation in the amount of \$49,800.

Jim, Jen and I have worked together for many years to meet the statutory ten year inspection requirement for the 2018 revaluation. The result reflected in the bids received is a substantial cost savings for the Town. The 2013 revaluation was \$48,600 which was an update only no inspections. The 2008 revaluation with inspections done by the Revaluation Company was \$130,000. The 2018 Revaluation bid of \$49,800 is an \$80,000 cost difference from 2008.

Some of the same procedures we implemented are also being used in other area towns as cost saving measures. The taxpayers' follow-through returning the data mailers and positive comments regarding the procedure made the effort worthwhile. Onsite inspections and questions that resulted from data mailer questionnaires were coordinated with property owners. This was a great deal of extra work and would not have been accomplished without the total commitment to implementing the inspection process from beginning to end from Jim and Jen. The required inspections should continue to be done in-house and would eliminate future inspection costs by outside companies.

Current Vision software will continue to be supported to 2020.

Yours truly,

Patricia P. Braislin, Assessor

COMPANY	2018 REVAL	SOFTWARE
VISION	49800	10000
E QUALITY	52000	2000
MUNI	58000	?
TYLER	61465	3235
	FY 17-18 CAPITOL	25,000
	FY 18-19 CAPITOL	40,000
	TOTAL IN CAPITOL	\$65,000

RECEIVED FOR RECORD
KENT TOWN CLERK

2017 SEP -7 A 10:02

BY  TOWN CLERK