



Town of Clinton  
54 East Main Street  
Clinton, Connecticut 06413

## **TOWN COUNCIL MEETING**

**Wednesday, January 8, 2020**

**8:00 am**

**Town Hall Rose Room**

**Minutes**

Present: Chris Aniskovich, Carol Walter, Dennis Donovan, Mark Richards, Tim Guerra, Eric Bergman and Christine Goupil

Also present: Karl Kilduff, Town Manager

The meeting was called to order at 8:00 AM. Everyone stood for the pledge of allegiance.

### **VISITORS**

No visitors wished to speak at this time.

### **APPROVAL OF MINUTES –DECEMBER 18, 2019**

Walter made a motion to approve the minutes from December 18, 2019. Bergman requested an amendment in the minutes to reflect that he abstained from voting on the Project Graduation and Morgan High School Yearbook funding. Walter made a motion, seconded by Richards to approve the minutes as amended. The motion was unanimously approved with one abstention from Goupil.

### **APPOINTMENTS**

Donovan made a motion, seconded by Guerra to appoint Superintendent of Schools Maryann O'Donnell, Director of Buildings and Grounds Gonzalo Carrion and Public Works Assistant Director William Watkins to the School Building Committee. The motion was unanimously approved with one abstention from Bergman.

### **Inland Wetlands Commission**

In December, the council appointed Tania Abbatello to a full seat on the Inland Wetlands Commission. Mike DiDonato resigned from the Inland Wetlands Commission effective at the end of the year but the resignation was entered effective immediately. When the council appointed Abbatello to a full seat there wasn't one available. A discussion followed on how to make the Blue Book more accessible. Goupil made a motion, seconded by Donovan to appoint Tania Abbatello (G) to an alternate seat on the Inland Wetlands Commission for a term until June 30, 2023. The motion was unanimously approved.



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### **PIERSON FUTURE USE COMMITTEE**

Goupil updated the council on the progress of the Pierson Future Use Committee.

- The Pierson Future Use Committee was formed last summer. Their charge was to look at the sale or reuse of the building.
- The Board of Education turned the building over to the town in November 2019.
- The Morgan Trust owns a portion of the land under the building.
- Goupil review the results from the Charrette. A copy of the results is attached to the minutes.
- Cy Pre action was filed with the Attorney General to lift the covenant on the use of the building. This is a standard procedure but a long process to complete.
- Discussion on keeping the building open on a short term basis.
- Create a request for proposal (RFP) to be used at a later date.
- No further meetings have been scheduled for the committee.
- Look into a wastewater grant from the state to help facilitate the project.

The Town Manager will review the project and the council will reconvene a new committee.

### **ACCEPT THE HISTORIC DOCUMENT PRESERVATION GRANT**

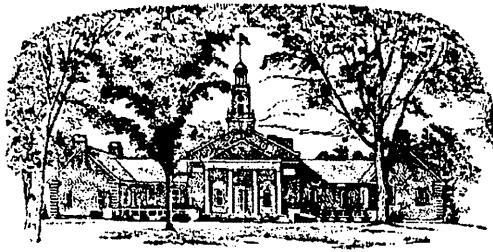
Walter made a motion, seconded by Donovan to accept the Historic Document Preservation Grant in the amount of \$5,500 with no matching funds required. The motion was unanimously approved.

### **STANTON HOUSE LEASE AGREEMENT**

The Stanton House Lease agreement is for 6 months commencing January 1, 2020 and ending June 30, 2020 with a monthly rental of \$2,500. Goupil made a motion, seconded by Walter to approve the Adam Stanton House Lease Agreement as presented and include the date of the agreement. The motion was unanimously approved.

### **RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF CLINTON AUTHORIZING THE TOWN MANAGER TO PREFORM CERTAIN DUTIES IN LIEU OF THE FIRST SELECTMAN**

Richards made a motion, seconded by Walter to approve the authorizing resolution of the Town Council of the Town of Clinton authorizing the Town Manager to perform certain duties in lieu of the First Selectman. The motion was unanimously approved.



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**RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF CLINTON AUTHORIZING THE TOWN  
MANAGER TO PREFORM CERTAIN DUTIES IN LIEU OF THE FIRST SELECTMAN**

**WHEREAS**, the Town of Clinton (the "Town") has approved numerous resolutions authorizing appropriations and bond authorizations for various capital projects over the years (the "Resolutions"); and

**WHEREAS**, the Resolutions included provisions authorizing the First Selectman, or a majority of the Board of Selectman, and the Treasurer to take various actions including, but not limited to: i) to issue and sell temporary notes in anticipation of the receipt of the proceeds from the sale of such bonds and to determine the amount, date, date of maturity, interest rate, form and other details of such notes or bonds, pursuant to Chapter 109 of the Connecticut General Statutes, as amended, the Charter or any other provision of law thereto enabling, provided that the proceeds from the sale of such notes shall be used for said purposes; ii) to sign bonds or notes by either manual or facsimile signatures; iii) to designate a bank or trust company to be the certifying bank, registrar, transfer agent and paying agent of the bonds or notes; sell the bonds or notes at public or private sale; deliver the bonds or notes; and to perform all other acts which are necessary or appropriate to issue the bonds or notes; and iv) when the bonds or notes authorized by the resolution are to be issued on a tax-exempt basis, bind the Town pursuant to such representations and covenants as deemed necessary or advisable in order to maintain the continued exemption from federal income taxation of interest on the bonds or notes, including covenants to pay rebates of investment earnings to the United States in future years (collectively, the "First Selectman Duties"); and

**WHEREAS**, the Town approved a revised Charter, effective as of November 19, 2019, which provides for a Town Manager, Town Council form of government and eliminates the position of First Selectman and the Board of Selectmen; and

**WHEREAS**, the Town now desires to have the Town Manager replace the First Selectman in the performance of the First Selectman Duties.

**NOW THEREFORE**, be it resolved that the Town Council hereby authorizes the Town Manager to perform the First Selectman Duties in lieu of the First Selectman as set forth in the Resolutions.

**CHAIRMAN'S REPORT**

Aniskovich updated the council on the Old Morgan School project and the former Unilever site.

**TOWN MANAGER'S REPORT**

Kilduff updated the council on the budget process going forward. Kilduff is working with M. Schettino on a budget schedule.



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The town received notification from the Governor's office that the Town of Clinton's Open Space and Watershed Land Acquisition Grant Application for an amount not to exceed \$7,000 was approved for funding.

CCM's 2020 Legislative Program is available to Town Council members.

Kilduff thanked Interim Town Manager Peter Neff for all of his hard work and experience that he was able to provide to insure a smooth transition.

Donovan updated the council on the School Roofing Committee. Committee reports will be added to the next agenda.

**ADJOURN**

Walter made a motion, seconded by Richards and unanimously adjourned the meeting at 8:30 am.

Respectfully submitted,

Mary Schettino  
Executive Assistant  
Town Manager

## Pierson School charrette notes – community center use

- Multi-generational (22)
- Senior center component (14)
- Community center use (8)
- Arts center (8)
- Mixed-use (8)
- Multi-purpose (8)
- Activities and events held here (7)
- Educational opportunities offered (5)
- Meeting rooms (5)
- Teen center (3)
- Farmer's market (2)
- Library (2)
- Coffee shop (1)
- Films (1)
- Co-ops (1)
- Maintain it as "school-worthy"
- Senior housing
- Daycare
- Meals on Wheels
- Pickleball courts
- Physical education
- Public health
- Music rehearsals
- Expanded summer programs
- Performance space
- Convenience store

## Pierson School charrette notes – library use

- Community library use (13)
- Building large enough for library and other uses (7)
- Historical library in center of town (4)
  - Library visitors will come to town center
  - Supports economic growth
- Kids can do historical walks with local groups (2)
- Could easily transition back to a school use if needed (2)
- Gym available for park & rec (1)
- Natural transition because of public education use
- Lots of space – current library is limited
- What is the cost to make this move?
- Is current library interested in moving?
- More accessible
- Is there state funding available to help with this?
- No tax money for this
- Rooms for rental space for birthday parties, etc.
- Fairly easy transition compared to other uses
- Is in historical district
- Could we get some type of support from Yale?
- Could we get some support from other state historic interests?
- High school/middle school buses could easily transport students here
- Available for other community events
- Compliments gazebo
- How much of the space would the library need?
- Structural? Can building/floors hold weight of books, equipment, etc.?
- With elevator, can get to other floors for activities
- Would things need to be done to bring up to code?
- Town would need core activities to make visitors stay for eating and spending money here
- Parking lot is a bit small
- Can use field for park & rec
- Current library could bring tax dollars
- What is the cost to convert?
- Is the library considered educational use?

## Pierson School charrette notes – town strengths and assets

- Building is big enough to accommodate multiple ventures (15)
- Multi-generational use (12)
- Would like the library here and increase tax base through sale of old library (11)
- Middlesex Community College adult education opportunities (8)
- Dementia Friends Connecticut community engagement with a strong senior center program with lots of other age groups involved and walkable from senior facilities and soup kitchen/food pantry access (6)
- Future opportunities for arts council mixed with other educational opportunities (5)
- Bring more people downtown (4)
- No library and no commercial (4)
- Like to increase tax base (3)
- Preserve the viability of this building (3)
- Senior housing opportunities (affordable?) (3)
- Opportunities for rental housing (2)
- Preserve this history of the building (2)
- Solicit multiple uses (2)
- Can be multi-use with library included (building is very big) (1)
- Like idea of repurposing historic site (1)
- Close to water (scenic) (1)
- Strong community ties in keep with Rev. Abraham Pierson's and Charles Morgan's philosophies of education (1)
- Select commercial ventures for town revenue
  - Coffee shop
  - Craft stop
- Too much commercial property encroaching the town
- Strategically located on I-95
- Small town feel
- Up and coming development with Old Morgan and Unilever

## Pierson School charrette notes – non-residential/non-municipal use

- Mixed-use (26)
  - Office use
  - Art studio
  - Computer-based industry
  - Satellite medical building
  - Some municipal use – gym and/or pickleball
- Like Stonington Velvet Mill (see above) (14)
- If sold, Town retains area of gazebo and statues (11)
- Need to raise tax revenue (10)
- Maintain the façade of the building (6)
- Income generator for the Town for building maintenance (5)
- Expanded summer learning opportunities (3)
- Adult education classes (3)
- Multiple uses on different floors
- Parking and location are strengths
- Keep dinosaur fossil
- Options for all ages
- Are there traffic factors here?



## Pierson School charrette notes – neighborhood character

- Like the Velvet Mill in Stonington (21)
  - Area for community use
  - Artisans to rent space
  - Makerspace
  - Studios
  - Meeting rooms
- Walkable, mixed-use (11)
  - Groceries
  - Coffee shop
- Preserve New England feeling (8)
- Keep Pierson in municipal hands for senior usage, makerspace, and municipal usage (7)
- Arts center – classes and studios (6)
- Maintain Pierson’s historic façade/character (6)
- Create foot traffic (6)
  - Satellite library
  - Coffee shop
  - Apartments
- Community use will promote economic development (4)
- Library use will bring people to downtown (3)
- A place for programs (2)
  - Arts
  - Seniors
  - Students
  - Municipal
  - Health
- Feature Yale/Peabody connection – bring exhibits? (1)
- Enhance tourism
  - Provide information for tourists/summer vacationers
  - Create a Clinton tourism promo
- Maintain (or expand) parking capacity
- We need a downtown with Pierson as the focal point
- Preserve community environment
- Preserve recreation use
- Add a food court to facility to draw and enhance usage

### **Pierson School charrette notes – housing use**

- Sell the complex (25)
- Increase tax base (23)
- Maintain grounds for public use (10)
- Save the façade (10)
- Privately-owned upscale housing (7)
- Clinton to retain the grounds at the front of the property (6)
- Privately-owned senior housing (5)
- Use facilities for housing/retail/library
- Mixed-use residential/restaurant