

**STONINGTON BOARD OF POLICE COMMISSIONERS
SPECIAL MEETING
Thursday, February 16, 2017
5:00 P.M AT THE STONINGTON POLICE HEADQUARTERS**

SPECIAL MEETING MINUTES

Present: Chairman Harry Holt & Vice Chairman Raymond Trebisacci
Commissioners Henri Gourd, Robert O'Shaughnessy & Bob Tabor
Chief Darren Stewart & Captain Todd Olson

1. Call to Order / Pledge of Allegiance

Chairman Holt called the meeting to order at 5:00 p.m.

2. Recognition of Officer Dale Brummund – 40 Years of Service

Chief Stewart presented Officer Dale Brummund with a plaque in recognition of his 40 years of service on the Stonington Police Force. Chief Stewart noted that Officer Brummund was one of the first officers that he rode along with at the start of his career. Chief Erskine was the only other member of the Stonington Police who served for over 40 years. Chief Stewart read a letter that he received regarding Officer Brummund. In the letter, it is noted that Officer Brummund is highly valued and an asset to the Department. He handles the job with great care and compassion and he does not forget that the little things go a long way. Chief Stewart again thanked Officer Brummund for his four decades of service.

Officer Brummund took a moment to thank his family for always being there for him and for all the sacrifices they have made in the last forty years. He also thanked all the officers in the Department and he is glad to be a member of a department with such high integrity. He remembers that he was recommended to the Police Commission to be appointed as a police officer by retired Chief Carl Johnson. He thanked Chief Stewart and former Chiefs of the Stonington Police Department. He also thanked the Police Commission for their decision making on hiring officers on behalf of the Department and for all they do for the Department. Finally, he thanked the community and stated that he is honored to be able to work with people going through difficult times and to be able to help them.

Chairman Holt, on behalf of the Commission said that if the Commission could hire officers with Officer Brummund's character, the Commissioners would have an easy job.

3. Remarks of Public

None

4. New Business

None

5. Old Business

None

6. Traffic

a. Mystic Memorial Day Bearathon *VOTE NEEDED*

Jennifer Norcross, Class of 2019 Advisor

Ms. Norcross informed the Commission that the Mystic Memorial Day Bearathon would be the same as last year. This is the 9th annual running of this event. There are about 100 runners and she looks forward to another successful year. Commissioner Gourd asked if they expected any increase in participants to which Ms. Norcross stated that 100 is the average and most people register beforehand so the count is known before the event. Only a handful of people register the day of the event. Chief Stewart has no issues.

Vice Chairman Trebisacci made a motion to approve the Mystic Memorial Day Bearathon event as presented upon proof of proper insurance and subject to the requirements the administration and the Chief may deem necessary. Motion seconded by Commissioner Tabor. No discussion, all in favor, motion approved.

b. Crosswalk Permits: West Broad Street & Liberty Street *FYI*

Chief Stewart noted that any encroachment on a state highway, such as Route 1, needs a permit. In this case the Department needs a permit to use crosswalk signs.

7. Approval of Minutes from Thursday, January 12, 2017 REGULAR Meeting *VOTED NEEDED*

Commissioner Tabor made a motion to approve the minutes for the January 12, 2017 regular meeting as written. Motion seconded by Commissioner O'Shaughnessy. No discussion, all in favor, motion approved.

8. Report of the Chief of Police

a. Budget Report

Chief Stewart stated that we are 56.1% through the fiscal year. The Department is over on the maintenance and operating of radios, the building maintenance line item due to the air conditioner unit and in the uniform line item due to outfitting all the new officers. The Board of Finance has been notified. Chief Stewart noted that 54.2% of the budget has been expended and we are already 56.1% through the fiscal year.

b. Monthly Report

Chief Stewart mentioned that there were 161 medicals, last year there were 149. There were 6 persons reported missing, however, they all involved the same juvenile. There was 1 fatal accident. There were 18 DUI's compared to 12 last year.

c. Alarm Report

d. Special Event Schedule

e. Golf Cart Registrations

Golf Cart Registrations for Lord's Point. Detective Capalbo inspects the carts and collects registration fees. Chief Stewart stated that other communities have been interested in Stonington's Golf Cart Regulations. Vice Chairman Trebisacci asked about the kinds of enforcement over the carts to which Chief Stewart replied that they need to be in compliance with the rules and regulations or the Stonington Police can take action. There have not been any violations so far. Each cart is issued a license plate once registered.

As a side note, Commissioner Tabor asked Chief Stewart if the loss of accreditation at the State Medical Examiner's Office have any effect on us? Chief Stewart stated that there is no option B. If the department has anything that would need to be sent to the Medical Examiner's Office it would have to go that way by Statute. Chief Stewart is not sure what it means however the medical office is still operational.

f. E-mail Re: Radio Issues

Chief Stewart stated there were some poor reception areas and a bad cable was found. He noted that we are still putting Band-Aids on older equipment.

g. E-mail Re: Radio Coverage

h. CyberComm Invoice

There is a \$5,000 invoice to replace the Fire Antenna located at Town Hall.

Next month Chief Stewart will include three mutual aid agreements. One is a general mutual aid agreement, the second is for a drug task force and the third is for accident reconstruction. Commissioner O'Shaughnessy asked how many accident reconstructionists are there in the Department, the Chief answered that the Department lost one when Detective Fiore retired but they are sending someone for accident reconstruction training.

At next month's regular scheduled meeting there will be six new hire interviews for one vacant position.

CIP reminder for March 1st

Friday February 24th radio meeting in Waterford.

FYI Irish Parade Dinner March 3rd, Meet and Greet March 10th and the Parade on March 19th

9. Consent Agenda

- a. Letters & Highway Use Permit Re: Mystic Irish Parade**
- b. Letter Re: Blessing of the Fleet 5K**
- c. "The Hundred Call" Article *FYI***
- d. Memo Re: Property Room**
- e. Letters & Highway Use Permit Re: Duck Race**
- f. Letter Re: Lion's Club Annual Road Race**
- g. Letter Re: 2017 EMR Protocol Training/Exam**
- h. Letter Re: Donation to Animal Control**
- i. Thank You- Family of Herbert Nieburg**
- j. Memo Re: Good Job – Officer Brett Cody**
- k. Letter Re: Thank You – Ledyard Police Department**
- l. Letter Re: Opioid Abuse**

Commissioner O'Shaughnessy made a motion to accept the Report of the Chief of Police and to accept the Consent Agenda. Motion seconded by Vice Chairman Trebisacci. No discussion. All in favor, motion approved.

10. Planning & Zoning Applications

a. Mystic Harbor Landing *VOTE/COMMENTS NEEDED*

William Sweeney, Tobin, Carberry & Etal Law Firm, on behalf of Greylock Property Group, LLC

Gregg Fedus, P.E., Fedus Engineering, LLC

Eric Burns, Greylock Property Group, LLC

Jason Vincent, Director of Planning, Town of Stonington

Mr. Sweeney gave the Commission a brief overview of the proposed Mystic Harbor Landing Property. It was once the site of the Mystic Color Lab. In 2004 there was some remediation work done and part of the mill was demolished. The project was put on hold during the recession and has sat vacant and overgrown since. It is becoming an attractive nuisance. Mr. Sweeney has submitted a master plan to Planning and Zoning to be discussed at their meeting next Tuesday. The master plan is in its conceptual phase and they are seeking conceptual approval for an idea before completing a well-developed plan. They are looking to build seven buildings with forty-two multi-family dwellings. These will be 2-3 bedroom townhouses ranging from \$470-\$550,000. This \$20 million-dollar investment will add significantly to the Grand List. Right now, the property generates \$9,000 in taxes per year, once this proposed project is finished it will generate \$300,000 in taxes per year.

Previously, a fifty-five unit, single building plan was approved by Planning and Zoning, however, Mr. Sweeney noted that this new conceptual plan is more in-line with the neighborhood and with what the neighbors would like to see developed. Chairman Holt asked if the project would be phased. Mr. Sweeney stated the project would be phased and once this master plan is approved they will have to come back for site plan approval. Mr. Burns anticipated that the start time would be 6 months after final approval.

Mr. Fedus addressed the Commission about parking and traffic. In the design, there is one entrance with a circular loop. There will be 1 car garages under each unit with a one car parking space in front and an additional space on site for a total of 3 spaces per unit. There will also be an eight-car garage unit on site. There is an Amtrak right of way access and the area will be able to accommodate fire trucks and emergency vehicles. There are no site line issues with the entrance.

Mr. Fedus addressed the traffic generation of all three sites in the area, the Mystic Harbor Landing Development, the YMCA Expansion project and the office building. The worst case is 56 vehicles entering and exiting this site, 119 vehicles entering and exiting the office building and 111 vehicles entering and exiting the YMCA. During peak hours, the YMCA and office building each generate twice as much as this site. The Harry Austin Dr. and Mason's Island road intersection changes from a level A to level B service during peak morning hours. There was a slight change at the Route 1 and Mason's Island Rd intersection as well.

Commissioner O'Shaughnessy pointed out that there is no right turn on red at the intersection of Mason's Island Road and Route 1, however, the information provided to the Commission does not reflect that fact. Also, Commissioner O'Shaughnessy noted that the figure in the traffic volume column is the same as the figure in the future volume column. The figure does not increase, which seems unlikely. Mr. Sweeney and Mr. Fedus attempted to clarify these issues but unfortunately their traffic expert was unable to attend this meeting. Ultimately, Mr. Sweeney noted that this project is much smaller than the one that was approved in the past and that the traffic light at Mason's Island Rd. and Route 1 will still be functioning at an acceptable level of service. This is an insignificant addition to existing traffic. Also, in the peak summer months there will still be delays at that intersection. There was some discussion about perspective buyers and their traffic habits. Mr. Sweeney noted that summer creates a lot more variables.

Commissioner Holt appreciates that in this conceptual master plan that all projects in the area were considered when preparing the traffic report, however, no one at this meeting can interpret the document that has been submitted to the Police Commission. Mr. Deledda informed the Commission that he had asked them to take all the other developments in the area into account and also to account for seasonal traffic. The YMCA Expansion project also took into account all three developments in its traffic study. At that time, the figures were based on a development with over 50 units and not the 42-unit development that is now being proposed. According to Mr. Deledda, the Mason's Island Rd and Route 1 intersection will be at an acceptable level. He suggests the Police Commission seeks clarification but he does not expect the figures to change much. Chairman Holt thanked Mr. Deledda for his comments. He was still disappointed with inconsistent documents.

Chief Stewart commented that this intersection has been an issue for the Commission for years, however, it is not one of the worst intersections in town. There are not very many accidents so there is not really a safety issue but more of a delay issue. There was more traffic generated in the days when the Mystic Color Lab was running on this site. Chief Stewart noted that the traffic concerns at this intersection were already brought before this Commission with the YMCA Expansion project.

Mr. Sweeney informed Chairman Holt that the parking will be put in during Phase 1. Chief Stewart informed Mr. Sweeney of the potential safety issues with the YMCA being right next to the site. There are a lot of children in the area and it is necessary to take steps to keep people off the site. There are plans to surround the site with construction fencing. Chief Stewart also encouraged the developer to install security cameras to help with solving crimes that may occur.

Mr. Sweeney thanked the Commission and said that if this is approved by Planning and Zoning they will be back with full site plans. Construction may overlap with other development in the area but they plan to coordinate and work together.

Chairman Holt stated that the Commission is very excited about this project.

Commissioner Gourd made a motion to support the application of the Mystic Harbor Landing and forward it to Planning and Zoning with questions noted about apparent inconsistencies in the traffic count report and questions regarding the seasonal adjustments for the raw data collection. Motion seconded by Commissioner O'Shaughnessy. No discussion. All in favor, motion approved.

b. Stone Acres Farm, LLC *VOTE/COMMENTS NEEDED*

William Sweeney, Tobin, Carberry & Etal Law Firm, on behalf of Stone Acres Farm, LLC
Jane Simmons Meiser, Stone Acres Farm, LLC
Clint Brown, DiCesare Bentley Engineers, Inc

Mr. Sweeney stated that a master plan has been submitted to Planning and Zoning. He also gave a brief overview of this iconic farm's long rich history. More recently, Stone Acres Farm has not been economically self-sufficient for some time. The Agricultural Heritage District is a new zoning regulation to preserve the last working farms in Stonington in order to prevent them from turning into subdivisions. This zoning has just been created and will benefit Stone Acres Farm.

This master plan is at conceptual level which will consist of multiple phases over multiple years. The idea is to build off of agricultural use and make it self-sustainable. They plan to turn the greenhouse into a farm to table café with 92 seats and also have a brewery/aging room that would have a 52-seat tasting room. There are also plans for a teaching kitchen, holding a farmer's market and building a new barn to house a food processing

center. Mr. Sweeney stated that the farm would be used for tourism and as a venue. There will be an outdoor, seasonal event space which would normally accommodate 150 people but could hold as many as 250 people and the Manor House can accommodate smaller events between 20-30 people. This will not be a wedding facility; however, some weddings will be held on the site. The site will stay pretty much the same. Any new buildings will be set far off of the road.

Mr. Brown addressed parking and traffic flow. There will be some gravel parking areas consisting of 161 spaces and grass overflow spaces which adds an additional 35 spaces. If there are large events, shuttles will be arranged to and from the site. This is a 65-acre property and if more parking is needed in the future they will be able to make it work. Ms. Simmons Meiser noted that with respect to weddings on the site, clients will hire shuttles through hotels of their choosing. Shuttles and transportation will not be coordinated by Stone Acres Farm. She also mentioned that there are 5 employees on site and some catering staff. During larger events, there are parking attendants. Any employee parking that may be necessary has been factored into the parking calculations. Chief Stewart's only concern is that he does not want to see parking along North Main Street. Ms. Simmons Meiser agrees. That would not be in line with trying to preserve the farm and landscape as it is currently.

Chairman Holt stated that that parking has been addressed, there is hardly any impact on the intersection of Route 1 and North Main Street but the Commission is concerned with safety in regard to security cameras and lighting. Mr. Sweeney will implement security cameras and lighting. The lighting will be unobtrusive and not like a Walmart parking lot.

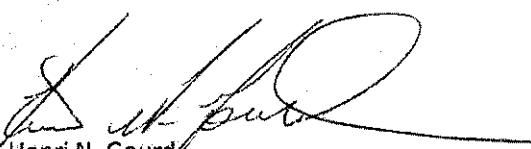
This will be a private event facility. All events end at 10p.m. They need to get the event use approved by Planning and Zoning and come back with site plans for approval. Commissioner Trebisacci asked if all the sightlines are adequate to which Mr. Brown responded that they are adequate. Chief Stewart does not foresee any issues with traffic, however, "No Parking" signs may need to be installed on north Main Street which would need Police Commission approval and approval from Planning and Zoning since North Main Street is a scenic road.

Vice Chairman Trebisacci, with regard to the Stone Acre Farms Project based on the concept presented, made a motion that the Commission send the following comments to Planning and Zoning. The Commission's review of the plans finds that all traffic and safety concerns have been addressed, but if it is proved to be that there is not adequate onsite parking or the concept changes, then the owners must address that with expanded parking alternatives that may need to be reviewed by the Police Commission and Planning and Zoning as the case may present itself. Motion seconded by Commissioner O'Shaughnessy. No discussion. All in favor, motion approved.

11. Adjourn

At 6:52 p.m., Vice Chairman Trebisacci made a motion to adjourn. Motion seconded by Commissioner Tabor. All in favor. Meeting adjourned.

Respectfully Submitted,



Henri N. Gourde
Secretary