

In attendance: C. Iino, E. Blewett, R. Regolo, R. Bauer, R. Pleines, L. Annino, Jr. (arr. 7:28)

1. The meeting was called to order at 7:14 p.m.

**Iino moved to add an item to the agenda: Item 8 C Generator ordinance.
The motion, seconded by Blewett, passed unanimously.**

2. Public comment: none

3. Department reports: none

4. Approval of minutes

A motion by Blewett to approve the minutes of the Regular Meeting of the Board of Selectman held on September 14, 2020 passed unanimously.

5. Refunds and abatements: none

6. Appointments: none

7. Budget

A. Operating budget, B. Capital budget

It was noted that these items would be recurring on the agendas semi-monthly.

Regolo and Iino made brief comments about pending FEMA reimbursements for expenses incurred during the recent storm Isaias. [Later in the meeting, Regolo noted two items from the 19/20 operating budget that will need to be addressed by the Board of Finance.]

8. Old Business

A. Multi Year Capital Improvement Plan

Because the COVID pandemic prohibits approval of the MYCIP at town meeting, this year the Board of Finance will approve the 10-year plan. Iino proposed the MYCIP be presented to the town at a virtual public hearing before prior to Board of Finance approval. This would give the town an opportunity to examine the plan and offer commentary about proposed capital projects and their scheduling. There was discussion.

Iino moved that the Board of Selectmen call a town-wide hearing on the 2020-2030 Multi-Year Capital Improvement Plan on October 22, 2020 at 7 p.m. to give residents an opportunity to weigh in on proposed capital projects. The motion carried.

B. Parmelee Farm barn proposal

Iino moved that the Board of Selectmen issue a memorandum of understanding to Linda Dudek (Killingworth Historical Society) and Tim Gannon (Parmelee Farm Committee) stating that the board unanimously approves the proposal by the Parmelee Farm Committee, in association with the Killingworth Historical Society, to proceed with planning for the addition of a new or old barn to Parmelee Farm for the use of the Historical Society to store items from its collections and hold special events. These purposes support the stated mission of the farm to “connect our community to the ... cultural heritage of Killingworth through education, preservation, ... and the arts.” There was very brief discussion, and it was noted

that further discussion of details of financial responsibility will be necessary moving forward.

The motion carried.

C. Generator ordinance (item added)

As instructed by the BOS at the previous meeting, building official Richard Pleines reported findings from further research on his proposed ordinance to promote safer installation of generators in town. It is Pleines' opinion that state building codes and manufacturer regulations are not stringent enough in terms of the minimum distance between a permanent generator and an inhabited structure and/or openings. This was evidenced by multiple instances of dangerous levels of carbon monoxide found primarily in mobile homes during the recent prolonged power outage.

Fire Chief Bauer concurred, noting that the KVFC responded to 18 CO-detector calls in one evening during that outage. They subsequently inspected all of the homes in the mobile home park and found several with dangerous levels that hadn't been detected by the homeowners' devices. He advocated for raising awareness among current installations and adopting the more stringent requirements moving forward.

Annino arrived and asked for requested clarification about state building codes. Pleines outlined the discrepancies among building codes, manufacturer recommendations and fire codes.

Discussion was tabled until later in the meeting when Pleines returned with proposed language for the ordinance:

Any permanently installed generator shall be positioned no less than five feet from any dwelling unit opening whether fixed or operable with the exhaust directed away from the dwelling unit.

Any replacement of a permanently installed generation shall be repositioned no less than five feet from any dwelling unit opening whether fixed or operable with the exhaust directed away from the dwelling unit.

The most stringent shall apply, whether it be the state building code, manufacturer installation instructions or town ordinance.

There was consensus that lino should consult town attorney before moving to send the proposed ordinance to town meeting.

9. New Business

A Youth Service Bureau grant

HK Youth and Family is the recipient of a biannual grant, administered by the CT State Department of Children and Families. The second year of the grant requires that the First Selectman of the town sign a document recognizing and supporting the statutory requirements and regulations of the Youth Services Bureau (CGS Sections 10-19m through 10-19o). Regolo noted while the grant regularly flows through the town, no funds were received by the town last year. lino will check into this.

B. Housing Authority business: Administration of the Affordability Plan of the Affordable Housing Units at 257 Route 80

M & M Realty is developing the back building at 257 Route 80 to include apartments, as approved by Planning and Zoning on May 15, 2018. The number of completed units has now crossed the threshold that triggers the requirement for designating certain units as affordable housing.

The Planning & Zoning Commission stipulated that administration of the affordable housing units be handled either by the local Housing Authority, or, in the event that the Housing Authority declined to accept this obligation, by an appointed manager, designated by the Planning and Zoning Commission. Killingworth's Housing Authority is the Board of Selectmen. lino proposed that the BOS is not in a position to supervise the program, which involves advertising the vacancies, vetting the applicants and monitoring compliance. She recommends that the Planning and Zoning Commission hire an outside management team, noting a particular one recommended by other municipalities.

Annino questioned whether the process might simply be handled under the oversight of the Zoning Enforcement Officer, with the burden of advertising the units and screening applicants placed upon the property owner. There was extensive discussion.

lino moved that the Board of Selectmen, acting as the Killingworth Housing Authority, decline to accept the obligation of managing the Affordable Housing process for the units at 257 Route 80 and stipulate that the Zoning Enforcement Officer is to report on compliance to the Housing Authority annually. The motion was seconded by Annino.

Discussion: Annino proposed that the motion be amended with the addition of "for their approval" after "Housing Authority." lino seconded the amendment. The motion to amend the original motion passed unanimously.

lino moved to approve the motion amended as follows:

The Board of Selectmen, acting as the Killingworth Housing Authority, decline to accept the obligation of managing the Affordable Housing process for the units at 257 Route 80 and stipulate that the Zoning Enforcement Officer is to report on compliance to the Housing Authority annually for the Housing Authority's approval.

The motion passed unanimously.

10. First Selectwoman's comments

A. lino reported that Killingworth has 22 confirmed cases of Covid-19, with still no evidence of community transmission. While this is a low number, the town must remain vigilant. She noted that Board of Assessment Appeals held hearings under a tent outside Town Hall, which proved to be a successful accommodation.

B. The resident state trooper and road crew will install speed spy monitors, approved in the capital budget, in the coming weeks.

C. Bethke bridge replacement is moving ahead. Minor road closures are anticipated.

D. Zach Faella has been appointed Interim Health Director, and the town has arranged for sanitarian services. A longer term contract with the Town of Westbrook is pending.

11. Selectmen's comments

A. Blewett asked about the progress of the Alternative Housing Committee. Iino reported that the committee met this past week.

B. Blewett reported that the KWO-managed Helping Hands introduced curbside pickup and that 7 – 10 families visited the facility during the twice-weekly designated open hours.

C. Annino inquired about the schedule for post-chipsealing sweeping and was informed that the sweepers will arrive October 5. In general, sweeping is indicated after 3 weeks of allowing 15-mile-per-hour traffic to work loose stone into the surface.

12. Adjournment

A motion by Annino, seconded by Blewett, to adjourn at 8:22 p.m. passed unanimously.

Respectfully submitted on 9/30/2020 by Elizabeth Doyle Disbrow

Video recording on file