

PUBLIC HEARING  
THE TOWN OF WINDSOR LOCKS  
50 Church Street  
Windsor Locks, CT 06096  
Minutes of the October 15, 2024, Public Hearing

**BOARD OF SELECTMEN PRESENT:**

First Selectman Scott Storms, Selectman Jonathan Savino and James E. Cannon III.

**ALSO PRESENT:**

Town Attorney Carl Landolina (*487 Spring Street*)

**I. Call to Order**

- a. The Honorable First Selectman Scott Storms, called the Public Hearing to order at 7:00PM in the Ella Grasso Room located at Windsor Locks Town Hall.

**II. Reading of the Call**

- a. The Honorable Town Clerk Christopher Latournes read the reading of the call.

**III. Summary**

- a. Town Attorney Carl Landolina (*487 Spring Street*) gave a summary of the proposed revisions and new ordinances. Attorney Landolina worked with the Planning and Zoning Commission and the Inland Wetlands Commission to create citation ordinances to assist these commissions and town staff.

**IV. Nuisance and Blight Ordinance- Chapter 236 of the Town Code**

- a. Town Attorney Carl Landolina (*487 Spring Street*) gave a brief history of this ordinance and discussed the proposed revisions.
- b. Resident Eric Marsh (*94 South Elm Street*) would we need to pass all the proposed ordinances together?
- c. Town Attorney Carl Landolina (*487 Spring Street*) verified that each ordinance would be voted on separately.
- d. Resident Eric Marsh (*94 South Elm Street*) expressed concerns if they passed the blight ordinance provisions but not the citation ordinance?
- e. Town Attorney Carl Landolina (*487 Spring Street*) suggested adopting the citation ordinance first.
- f. Resident Thomas Cannone (*203 Spring Street*) inquired about who is responsible for the repair and maintenance of the sidewalk?
- g. Town Attorney Carl Landolina (*487 Spring Street*) assured Mr. Cannone that the town is responsible to maintain, repair and replace sidewalks and that is a separate ordinance.
- h. Resident Eric Marsh (*94 South Elm Street*) inquired about the resident rights regarding the strip of land between the road and property lines and if they could plant trees or a mulch beds in this area?
- i. Town Attorney Carl Landolina (*487 Spring Street*) you would need permission from the town would need to maintain this area to the standards (grass).
- j. Resident Eric Marsh (*94 South Elm Street*) also voiced concerns about mowing grass on a dangerous hill in the blight ordinance?
- k. Town Attorney Carl Landolina (*487 Spring Street*) reiterated that you are still required to mow. The purpose of the Town Meeting is to enforce these ordinances.
- l. Resident Thomas Cannone (*203 Spring Street*) brought up concerns with maintaining a property with sight line issues and someone was to get injured or killed. Where does the liability fall since it's Town Property?
- m. Town Attorney Carl Landolina (*203 Spring Street*) it is possible anyone can get sued.
- n. Resident Eric Marsh (*94 South Elm Street*) asked if the homeowner injures themselves maintaining their town's portion of their yard could they sue the town? Do you think it's wise to encourage using dangerous power equipment on their property?

- o. Town Attorney Carl Landolina (*203 Spring Street*) stated he believes these questions are beyond the scope of this meeting and Mr. Marsh should inquire with a lawyer.

**V. Streets and Sidewalk Ordinance- Chapter 313 of the Town Code**

- a. Town Attorney Carl Landolina (*487 Spring Street*) introduced and explained the updated Streets and Sidewalk Ordinance.
- b. Resident Eric Marsh (*94 South Elm Street*) voiced concerns about crossed out text and if we can motion to change text at the town meeting?
- c. Town Attorney Carl Landolina (*487 Spring Street*) the crossed-out sections should have been removed since they were already deleted.

**VI. Recess**

- a. At 7:30PM the First Selectman Scott Storms Recessed the Public Hearing to open the Town Meeting to have the Town Clerk Read the Call, elect a moderator, recess the Town Meeting to allow the Public Hearing to continue.

**VII. Public Hearing Continuation: Citations For Violations**

- a. Attorney Carl Landolina (*487 Spring Street*) continued the Public Hearing at 7:33PM and introduced and explained the "Citations For Violations".
- b. Resident Karri Moran (*76 Bristol Road*) inquired about the records process for keeping track of violations.
- c. Attorney Carl Landolina (*487 Spring Street*) the blight officer should have records.
- d. Resident Eric Marsh (*94 South Street*) contacted the blight officer about six months ago inquiring to the keeping track of records violations and he said the Blight Officer does not keep any notes of complaints or violations and it's all done through word of mouth with the property owner.

**VIII. Wetland Violation Citation and Procedures**

- a. Attorney Carl Landolina (*487 Spring Street*) gave an over of the new Wetland procedures which will help with quicker more efficient enforcement.
- b. Resident Elizabeth Grabowicz (*54 Mallard Court*) is looking for clarification on how we are keeping track of these violations? She thinks these records should be permanent records retained electronically.
- c. Town Attorney Carl Landolina (*487 Spring Street*) explained that the Wetlands Officer is the Town Engineer, and he is meticulous on his records keeping.

**IX. Citation and Hearing Ordinance**

- a. Town Attorney Carl Landolina (*487 Spring Street*) explained the procedures for Citations and Hearings.
- b. Resident Eric Marsh (*94 South Elm Street*) is bullet "B" a copy error? "Any such municipality"
- c. Town Attorney Carl Landolina (*487 Spring Street*) stated this bullet "B" came out of the General State Statutes and "any such municipality" could be changed to "the town".

**X. Adjournment**

There being no further discussion, First Selectman Scott Storms closed the Public Hearing at 7:57PM.

Respectfully submitted,



Christopher Latournes  
Windsor Locks Town Clerk