

BOARD OF SELECTMEN
Tuesday, April 1, 2025

In-Person and via Zoom Teleconference

SELECTMEN PRESENT: Scott Storms, Jon Savino and James Cannon

ALSO PRESENT: Peggy Sayers (Planning and Zoning Chair), Justin LaFountain (Town Planning Consultant), Ann Marie Claffey (Senior Center Director), Lori Lapointe (Senior Center Assistant Director), Dan Drazen (Trinity Financial) Joe Calsetta and Members of the Public

ATTENDING REMOTELY: David Kooris (Executive Director of CT Municipal Redevelopment Authority) and Members of the Public

CALL TO ORDER:

First Selectman Scott Storms called the meeting to order at 6:01 p.m.

PLEDGE OF ALLEGIANCE:

The Pledge of Allegiance was observed

PUBLIC INPUT:

In Person:

None

Via Zoom:

None

APPROVAL OF MARCH 18, 2025 MEETING MINUTES:

Selectman Savino moved to approve the Meeting Minutes of March 18, 2025. Selectman Cannon seconded the motion. All in favor. Motion carried.

CORRESPONDENCE:

Selectman Storms stated that he received an email from Mike Wrabel* regarding the Bradley Road Race which he read into the record.

He further stated that he received correspondence from SBA regarding the radio towers.

*Copy of email is attached as Schedule B.

CONNECTICUT MUNICIPAL REDEVELOPMENT AUTHORITY – PRESENTATION & DISCUSSION

Justin LaFountain provided an explanation of how the Authority could assist in the revitalization of the TIF District on Main Street. Further, he provided information on how legislation is being changed to make it easier for municipalities to "opt-in" to the Authority*. He then introduced David Kooris of the Connecticut Municipal Redevelopment Authority who provided information on the history of the quasi-public Authority and the funding process.

*Copy of informational memo is attached as Schedule C.

FINANCE REPORTS AND REQUESTS:

a. Funding Waivers and Approvals

Ann Marie Claffey and Lori LaPointe from the Senior Center asked for the following bid waivers for the new building: \$1,800.00 to US Furniture for chairs for the entry way, \$1,010.21 to Raymour and Flanigan for 2 dining sets, and \$1,742.99 to Bob's Furniture for 4 chairs and a corner fireplace for the entry way.

Selectman Savino moved to waive the Purchasing Guidelines for furniture in the amount of \$4,562.00. Selectman Cannon seconded the motion. All in favor. Motion carried.

b. Financial Reports

None

OLD BUSINESS:

a. Building Committee Update:

Selectman Storms noted that Eversource is putting in gas lines; he stated curbs and sidewalks are going in and provided an update on the buildings.

b. Main Street Update

Selectman Storms said that this afternoon the historic train station was approved by the State of Connecticut so the Town can accept the bid and do interior work.

c. Key Capture – Pending Agreement/EOP

Selectman Storms stated that there is a draft agreement with numbers; however, there is still no sign-off from the Fire Department and Emergency Management on an emergency plan.

d. Budget Discussions:

Selectman Storms stated that the Board of Finance is re-examining the budget at their meeting tonight.

NEW BUSINESS:

a. Scheduling of Public Hearing and Town Meeting Regarding Budget

- **Public Hearing – 4/22/25, 7:00 p.m., Town Hall**
- **Town Meeting – 5/20/25, 7:30 p.m., Town Hall (per Town Charter)**

Selectman Storms stated that he will speak with the Board of Finance Chair to confirm the Public Hearing location on the budget, which has been scheduled for 4/22/25. The Town Meeting is set by Charter, immediately after which the mill rate will be set.

TAX REFUNDS:

Selectman Cannon moved to approve the prior year refund in the amount of \$0 and the current year refund \$75.14 for total refunds of \$75.14. Selectman Savino seconded the motion. All in favor. Motion carried. (Schedule A attached)

APPOINTMENTS, RE-APPOINTMENTS, RESIGNATIONS:

Selectman Storms stated that he received a resignation today for the Housing Authority Commission from Ann Marie Claffey. He also stated that he is looking to fill any vacancies still remaining on boards and commissions.

Selectman Cannon moved to accept the resignation letter from Ann Marie Claffey from the Housing Authority. Selectman Savino seconded the motion. All in favor. Motion carried.

PUBLIC INPUT:

In Person:

Joe Calsetta, 121 Orchard Hill Drive – inquired when the Town Meeting was scheduled for the budget.

Peggy Sayers, 477 Denslow St.- spoke regarding Bill 6831 about funds available for the TOD.

Via Zoom:

None

SELECTMEN'S COMMENTS:

Selectman Savino stated that the American Legion Pancake Breakfast is this Sunday and commented on the Bradley Road Race held last weekend.

ADJOURNMENT:

A motion to adjourn the meeting at 7:08 p.m. was made by Selectman Cannon. Selectman Savino seconded the motion. All in favor. Motion carried.

Respectfully submitted

Cathy Ziemian

Recording Secretary

Schedule A

Refund Request April 1 2025

Schedule B

From: mwrab
Sent: Saturday, March 29, 2025 5:30 PM
To: Scott Storms; kylee
Cc: Vic Puia; mjh ; eosanitsch@windsorlockspolice.co; Phil Sissick; Robert Lavoie; Shawn Parkhurst; Rebecca Bissonnette; Greg Weigert; Lieutenant. Paul Cherniak; bernadetteandhenri
Subject: Bradley Road Race 2025

Scott and Kylee

On behalf of the Bradley Road Race Committee of the Windsor Locks Lions, I would like to express our thanks and appreciation for the contributions and efforts of Town of Windsor Locks Departments, the Board of Education and town agencies for today's running of the Bradley Road Race. We would not be able to run this event without the support provided. This event is the largest fundraiser for the Lions and the proceeds help us provide service for residents of our community in many ways.

With the fear that I may forget to mention some individuals, I would like to begin by thanking Shawn Parkhurst and the support and assistance provided by High School Principal Rebecca Bissonnette and Facilities Director Greg Weigert. They provide everything we ask for and some things I didn't ask for because I did not want to overextend our welcome. And Fermain! Fermain remembers to provide things I forgot to request because he remembers I asked for them 2 or 3 years ago.

Public Works Director Phillip Sissick and Highway Foreman Rob Lavoie (and Amy) were again very supportive. I, because of my DPW background, understand how much of a pain in the neck this is, particularly for the DPW. I understand how much other work they have to do and that this takes time away from those efforts. Phil and Rob, I would like to thank you for arranging sidewalk ramp work on Old County Road. Your contractor closed some of the cut through roads to Southwest Avenue...this is definitely not a complaint! Their closing some roads substantially reduced traffic in the Southwest sector of the 10K. Start thinking about what project you can arrange for next year. (I'll help get the votes)

The WLPD comes through with officers stationed on the roads and Explorers stationed at the High School to help with parking and traffic control for the safety of runners and the crowd. My thanks to Chief Osanitsch and Lt. Cherniak for their efforts in coordination.

The CERT's, under the direction of Vic Puia, are invaluable in assigning volunteers to corners, providing a lead car and chase car for each of the races, knocking down barricades, collecting signs and safety vests from the corner volunteers. Their efforts make the roads safer and clean-up is immeasurably faster at the end of the event.

And while Scout Troop 263 is not a town agency, I would like to acknowledge Henri Nadeau for the Scout and parent efforts in manning the two water stations along the race route. While today was not a warm day - that 70 degree day the forecasters predicted 2 days ago missed the mark again - their efforts were appreciated by the runners.

A project like this takes a team and the efforts of each individual and every agency contributed to a successful day with 750 registered runners, most from out of town, as we try to showcase our

community. Our heartfelt thanks and gratitude to each and every one of you for your support and assistance.

All the best to each of you,

Mike Wrabel
for the Windsor Locks Lions

PS. The 30th Bradley Road Race is March 28, 2026!

Schedule C

Memo

To: Windsor Locks Board of Selectmen
From: Justin LaFountain, AICP, Town Planning Consultant (Goman+York)
Date: March 24, 2025
Re: CT Municipal Redevelopment Authority

Background:

The Connecticut Municipal Redevelopment Authority (currently undergoing a name change to Connecticut Municipal Development Authority, or CMDA) is a recently established quasi-public agency with the goal of developing (or redeveloping) downtown areas and transit hubs. The Authority has been provided with an initial allocation of \$60 million to provide financial assistance and technical support to municipalities looking to revitalize these areas. The Authority is strongly focused on housing and transit-oriented development.

Action Required:

Municipalities are required to 'opt-in' to the Authority through a resolution from the legislative body, which opens the doors to funding through a variety of steps (briefly outlined below). Currently, the legislative body for Windsor Locks would be considered a Town Meeting, however, there is an upcoming revision expected to the State Statutes which would transfer that authority to the Board of Selectmen. After such time, the Windsor Locks Board of Selectmen could vote on the attached sample resolution.

Once a municipality has opted-in to the Authority, the Authority will review the zoning of the municipality to determine if amendments would be needed to allow for housing in transit-oriented areas. In the case of Windsor Locks, due to the relocation of the train station and the current zoning of the area, I expect that minimal (if any) changes would be required. Following this review and determination, the Authority would work with the Town to delineate boundary areas around the downtown/transit hub where projects could potentially be funded. Once that is completed, projects could submit requests for funding.

There is no cost to municipalities to partner with the Authority, and no obligation to alter any currently existing Town policies/regulations by opting in. With Windsor Locks having exceptional access to transit, I believe opting in would provide financial benefits to the Town in the future.

David Kooris, the Executive Director of the Authority, is expected to be in virtual attendance at your April 1, 2025 meeting, to discuss the program in greater detail and answer any questions you may have.

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