

**MINUTES**  
**BOARD OF MAYOR AND BURGESSES**  
**REGULAR MEETING**  
**May 1, 2007**

1. Mayor Ron San Angelo called the meeting to order at **6:10 p.m.** with the following in attendance:

**BURGESSES:**

T. K. Rossi	J. Goggin
E. Bronko	H. Kogut
R. Burns	R. Neth
A. Campbell	R. Woodfield, ab.
M. Fragoso	

**PRESS:** 1

**RESIDENTS:** 12

**DEPARTMENT HEADS:**

A. Butler, VNA Director	J. Stewart, Boro. Engineer
W. McAllister. Controller	

**OTHERS:**

F. Dambowsky, Dir. Emergency Management	N. DiMeo, Boro Clerks Off.
D. Hoff, Boro Clerk's Off.	J. Petuch, Bus. Mgr. BOE
D. Heller, BOE	T. McKirryher, BOE
H. Frydman, Senior Center Director	Consult Eng.- Kaestle Boos
A. deCordova, Solar Integrated	J. Lennox, Leggette & Grah.
R. Iyer, Chemtura	

- 2 Burgess Goggin led in the Pledge of Allegiance to the Flag.
3. **VOTED:** Unanimously on motion by Deputy Mayor Rossi and seconded by Burgess Burns that the Board of Mayor and Burgesses approve the minutes of the Regular Meeting of April 3, 2007, each member having received copies for review.
4. **VOTED:** Unanimously on motion by Deputy Mayor Rossi and seconded by Burgess Burns that the Board of Mayor and Burgesses approve the monthly reports of April, each member having received copies for review.
5. **VOTED:** Unanimously on motion by Deputy Mayor Rossi and seconded by Burgess Bronko to recess to Executive Session at **6:12 p.m.** for discussion on the following: Personnel - Contract between the Borough of Naugatuck and Director of the Senior Center inviting in Harvey Frydman, Mary Doback, Carole Mancini, Sis Vanasse, Val Bourque, William Goggin, Doris Lacourse and Pending Legal Affairs between the Borough of Naugatuck and Chemtura inviting in Raman Iyer, Elizabeth Barton and Elaine Richards.

Minutes- Board of Mayor and Burgesses  
Regular Meeting – May 1, 2007

Mayor San Angelo reconvened the meeting at **7:05 p.m.**

Motions emanating from Executive Session.

- 6. Motion by Deputy Mayor Rossi and seconded by Burgess Burns that the Board of Mayor and Burgesses allowing Mayor Ron San Angelo to authorize the tentative agreement between the Senior Center Director Harvey Frydman and the Borough of Naugatuck.

**RESULT OF VOTE**

**FOR:**

Mayor Ron San Angelo  
 T. K. Rossi  
 A. Campbell

J. Goggin  
 H. Kogut  
 R. Neth

**OPPOSED:**

E. Bronko  
 R. Burns  
 M. Fragoso

**ABSTAIN:**

None

**Motion carried 6-3-0**

- 7. **VOTED:** Unanimously on motion by Deputy Mayor Rossi and seconded by Burgess Neth that the Board of Mayor and Burgesses authorize the Mayor to enter into the following Agreement with Chemtura Corporation:

This Agreement is made and entered into this 1<sup>st</sup>. day of May, 2007, by and between the Borough of Naugatuck, a body corporate and politic and a political subdivision of the State of Connecticut, (the “Borough”) and Chemtura Corporation, at corporation headquarters in Middlebury, Connecticut, (“Chemtura”) (collectively, the “Parties”).

**WHEREAS**, the Borough has expressed an interest in encouraging and enabling redevelopment within the Borough and in stimulating economic development and corresponding increased job creation in , and tax revenue to, the Borough;

**WHEREAS**, Chemtura is the owner of certain property located at 280 Elm Street in Naugatuck, Connecticut and as more particularly defined in the attached Exhibit A (the “Property”);

**WHEREAS**, Chemtura has ceased manufacturing operations at the Property and has been diligently pursuing efforts to identify redevelopment opportunities to allow for the productive commercial and/or industrial reuse of the Property;

Minutes- Board of Mayor and Burgesses  
Regular Meeting – May 1, 2007

**WHEREAS**, in furtherance of its interest in encouraging and enabling redevelopment, the Borough and the Naugatuck Economic Corporation entered into a Pre-Development Agreement dated June 16, 2004 with Renaissance Place LLC (the “Pre Development Agreement”);

**WHEREAS**, this Pre-Development Agreement and the Development Agreement proposed for execution by the Borough, the Naugatuck Economic Development Corporation and Renaissance Place LLC (the “Development Agreement”) support Renaissance Place LLC’s master concept plan for redevelopment of certain parcels in the vicinity of and/or abutting Chemtura’s Property;

**WHEREAS**, the Development Agreement further identifies the Property as Additional Development Property “which may be necessary for and beneficial to (Renaissance Place LLC’s) development” of the Development District Area;

**WHEREAS**, on May 1, 2007, the Board of mayor and Burgesses for the Borough adopted a resolution approving this Agreement and authorizing its execution and delivery on behalf of the Borough, and authorizing the performance of all obligations of the Borough under this Agreement; and

**WHEREAS**, the parties wish to set forth their mutual understandings relating to the Property and Chemtura’s continued control of the Property.

**NOW THEREFORE**, in consideration of the foregoing and the mutual representations, warrants, agreements, and covenants set forth herein, the Parties agree as follows:

- 1 Chemtura agrees to continue its efforts to identify and pursue redevelopment opportunities for all or portions of the Property consistent with productive commercial and/or industrial reuse.
2. The Borough agrees that it will not take action to incorporate the Property into the Development District Area (as defined in the Development Agreement) as part of the development of the Development District Area under the Development Agreement so long as Chemtura is in compliance with this Agreement, unless Chemtura consents in writing to such action.
3. This Agreement shall remain in effect so long as the Development Agreement including any amendment thereto, or any agreement or contract related thereto, remains in place.

Minutes- Board of Mayor and Burgesses  
Regular Meeting – May 1, 2007

4. This Agreement shall be binding upon and inure to the benefit of the Parties' successors and assigns.
  
8. **Mayor's Monthly Report**  
Mayor expressed his appreciation to this Board of Mayor and Burgesses. This is the last meeting serving as a group together. Thanked everyone for their cooperation stating it was a wonderful four years. As a board we accomplished a great deal and I am very proud leaving the town in great shape. Every contract has been finalized except the Police contract. We have solved the problem with the health benefits account at the BOE. Working together, the Pension Obligation for the Borough which was underfunded has been resolved. The democrats and republicans have worked extremely well together. I think we have done an incredible job. I have seen how much work the burgesses put into this working on projects and as liaisons to commissions. It has been a pleasure and privilege working with each and every one of you.  
I encourage people to look at all the facts and get out and vote because I feel Renaissance Place is the most important question that has been put before the voters in a long time.  
Mayor thanked the citizens for the honor of being able to serve this community.
  
9. **Presentation of Certificates**  
Burgess Bronko suggested that the Board of Mayor and Burgesses present Certificates of Excellence at the monthly Board Meetings to people who have dedicated countless hours and unselfish time to help others. Three Naugatuck High School students were chosen for their involvement as liaisons to Naugatuck Youth Services.  
  
Burgess Bronko presented Hillary Swain and Brittany Dzwonchyk with certificates.  
Deputy Mayor Rossi presented a certificate to Seth Bronko.
  
10. **Public Comment**  
Five residents spoke on the following issues: Tax Increment Financing was questioned, citizens with septic systems should not have a sewer tax, what is revenue from Waste Treatment Plant.
  
11. **VOTED:** Unanimously on motion by Deputy Mayor Rossi and seconded by Burgess Neth that the Board of Mayor and Burgesses approve the appointment of **Mr. Lars Johnson** (D), 83 Dorman Drive, Naugatuck, CT 06770 as an alternate member of the **Inland Wetland Commission** filling the expired term of Mary Davis, term to expire January 1, 2011.

Minutes- Board of Mayor and Burgesses  
Regular Meeting – May 1, 2007

12. **VOTED:** Unanimously on motion by Deputy Mayor Rossi and seconded by Burgess Neth that the Board of Mayor and Burgesses reappoint **Ruth Yachtis** , 385 May Street, Naugatuck, CT 06770 as a member of the **Naugatuck Valley Health District**, term to expire March 1, 2010.
13. **VOTED:** Unanimously on motion by Deputy Mayor Rossi and seconded by Burgess Bronko that the Board of Mayor and Burgesses reappoint **Judy Anderson**, 701 Beacon Valley Road #21, Naugatuck, CT 06770, as a regular member of the Board of Assessment Appeals, term to expire February 6, 2010.
14. **VOTED:** Unanimously on motion by Deputy Mayor Rossi and seconded by Burgess Bronko that the Board of Mayor and Burgesses appoint **Nathan Hein (R)**, 77 Tower Lane, Naugatuck, CT 06770 as a regular member of the **Finance Board**, filling the vacancy of J. DiCarlo, term to expire June 1, 2009.
15. Mayor reappointed **Mr. Joseph Richard (R)**, 25 Counselor Drive, Naugatuck, CT 06770 as a regular member of the **Code of Ethics**, term to expire July 2011.
16. Mayor reappointed **Mr. Fred Valente (D)**, 115 Marbern Lane, Naugatuck, CT 06770 as a regular member of the **Code of Ethics**, term to expire February 2012.
17. Mayor reappointed **Kevin Murowsky (U)**, 39 Horton Hill Road #8-d, Naugatuck, CT 06770, as a regular member of the **Zoning Board of Appeals** term to expire December, 2011.
18. Presentation by Mr. Arthur deCordova of Solar Integrated on the Solar Energy Project for Naugatuck High School.
19. Discussion/possible action on Solar Energy Project.  
Mr. Arthur de Cordova, sales consultant with Solar Integrated gave a presentation on Photovoltaic Roofing System proposed for Naugatuck High School. He explained the financial rebate is up to \$5.00 per watt from Connecticut Clean Energy Fund and Naugatuck would be eligible for 75% reimbursement from CT Bureau of School Facilities. A project such as this will take place at Plainville High School in Connecticut. Consultants from Kaestle Boos Associates, Inc. have examined the roof at the High School and reported on the existing conditions with a recommendation that a new roof is necessary being in poor condition and does not meet current codes. A new roof would be guaranteed for 20 years.

Minutes- Board of Mayor and Burgesses  
Regular Meeting – May 1, 2007

- 20. Motion by Burgess Neth and seconded by Burgess Campbell that the Board of Mayor and Burgesses agree to send the Solar Roofing Project for Naugatuck High School to the voters, a 6.2 million dollar project as recommended by Kaestle Boos Associates; a date forty-five days from today.

**RESULT OF VOTE**

**FOR:**

Mayor R. San Angelo  
 T. K. Rossi  
 E. Bronko  
 R. Burns

A. Campbell  
 M. Fragoso  
 J. Goggin  
 R. Neth

**OPPOSED:** **ABSTAIN**

H. Kogut      None

**Motion carried 8-1-0**

- 21. **VOTED:** Unanimously on motion by R. Neth and seconded by A. Campbell that the Solar Committee consisting of Burgess Neth, Burgess Fragoso and Burgess Goggin be combined with the School Facilities Committee members (after the election) to become one group and allow the Mayor to appoint two sitting burgesses ( a Democrat and Republican) to this committee.
- 22. **VOTED:** Unanimously on motion by Deputy Mayor Rossi and seconded by Burgess Bronko that the Board of Mayor and Burgesses approve a transfer request to the Joint Boards of Mayor and Burgesses and Finance Board of **\$4,220.** from Contingency - **\$4,220.** to **Police Department School Allowance** recommended by Controller Wayne McAllister.
- 23. Discussion on site remediation on 600 Rubber Avenue.  
 Borough Engineer James Stewart and a consultant from Leggette Brashears and Graham (Professional Ground-Water and Environmental Engineering Services) spoke on the remediation issues at the VNA Rubber Avenue site. They will be proposing remediation activities shortly. The site is most likely contaminated and will have to be excavated. This should be completed within forty-five days.
- 24. **VOTED:** Unanimously on motion by Deputy Mayor Rossi and seconded by Burgess Neth that the Board of Mayor and Burgesses accept the following streets as recommended by Planning Commission and Borough Engineer James Stewart:
  - 1. Fawn Meadow Drive from Wild Cherry Drive to Swift Lane as shown on the record sub-division plan filed in the Naugatuck Land Records drawing #39-1 and 39-3;

Minutes -Board of Mayor and Burgesses - Regular Meeting – May 1, 2007

2. Swift Lane as shown on the record sub-division plan filed in the Naugatuck Land Recorded drawing #39-3;
  3. Mulbery Street from Rustling Reed to the cul-de-sac as shown on the record sub-division plan filed in the Naugatuck Land Records drawing #38-150; and
  4. Apple Blossom Drive from Fawn Meadow to the cul-de-sac as shown on the record sub-division plan filed in the Naugatuck Land Records drawing #39-1 and #39-2
25. **VOTED:** Unanimously on motion by Deputy Mayor Rossi and seconded by Burgess Neth that the Board of Mayor and Burgesses authorize Controller Wayne McAllister to refund the following tax refunds approved by Tax Collector Lois Ackerman; as if read:

Ackerman, Rosemary **\$2.98**  
P.O. Box 394  
Naugatuck, CT 06770  
Overpaid MV 05-01-88

Attorney David G. Volman Trustee **\$1018.18**  
5 Commerce Drive  
Huntington, CT 06484  
05-03-45462 Overpaid Real Estate 461 Spring Street 5G Schryver, Lawrence

Bartosinski, Francis C/O Cully **\$85.36**  
381 Gospel Lane  
Portland, CT 06480  
05-01-1525 MV Sold 10/05 C/C 1096

Begin, Francis and Marie C. **\$67.53**  
101 Ridge Road Unit 5  
Naugatuck, CT 06770  
05-03-40668 Overpaid Real

Birong, Bruce **\$115.58**  
6 Marc Street  
Naugatuck, CT 06770  
05-01-2113 MV Sold 4-1-06 C/C 2463

Countrywide Home Loans **\$2617.92**  
1757 Tapo Canyon Road Suite 300  
Attention: Flor Limbo SV-24 Simi Valley, CA 93063

Minutes- Board of Mayor and Burgesses - Regular Meeting – May 1, 2007

05-03-50667 Overpaid Owner Oliveira, Alexandre 48 Morning Mist Road Witto  
Bank05-03-48104 Overpaid Owner Pretice, Danielle and Hay, John 54  
Greenwood Street

D&L Tractor Trailer School **\$531.48**  
510 Barnum Avenue MS 13  
Bridgeport, CT 06601  
04-01-5790 Belongs to Bridgeport C/C 2464  
2005-01-05736 Garaged in Bridgeport C/C 2465

Dzmitry, Mirva **\$61.66**  
36 Brennan Street  
Naugatuck, CT 06770  
2005-01-7524 MV Sold C/C 2460 3/06

Fernandez, Maria **\$20.26**  
112 Quinn Street  
Naugatuck, CT 06770  
05-01-8189 MV Junked 6/06 C/C 2468

First American Tax Service **\$5453.94**  
P.O. Box 961250  
Forth Worth, Texas 76161  
2005-03-47463 Overpaid Real 114 Grove St. Oliveri, Michael 1849.99  
2005-03-47265 Overpaid Real 95 Celentano Dr. Noll, Victor 2002.28  
2005-03-45967 Overpaid Real 86 Johnson St. MacDonald, Joy 1601.67

GMAC **\$236.34**  
500 Enterprise Drive  
Rocky Hill, CT 06067-3913  
04-01-9785 Pro Rate MV Sold 4-2005 C/C 2390 VIN 1G2NF52T81M563465  
04-01-9772 Pro Rate MV Sold 10/04 C/C 2389 VIN 1GNNDT135922411990

GMAC **\$446.33**  
500 Enterprise Drive  
Rocky Hill, CT 06067-3913  
04-01-9791 C/C 2386 Pro Rate MV Sold 7-05 VIN 1GNNDT135532225168  
04-01-9788 C/C 2385 Pro Rate MV Sold 4-05 VIN 1GNNDT135322408826  
04-01-9804 C/C 2387 Pro Rate MV Sold 4-05 VIN 1GMDU23E02D218021

Minutes- Board of Mayor and Burgesses - Regular Meeting – May 1, 2007

**GMAC \$957.28**

500 Enterprise Drive

Rocky Hill, CT 06067-3913

04-01-9806 C/C 2388 Pro Rate MV Sold VIN 1G1YY22G435125276

05-01-9660 C/C 794 Pro Rate VIN 1G2WP52K72F106046

05-01-9666 Car in Las Vegas C/C 1040 VIN 1G1ZU54874F163216

**Hotchkiss, Nancy A. \$148.17**

419 Spring Street

Naugatuck, CT 06770

05-03-40103 Overpaid Real

**Lending Tree Settlement Services \$1996.84**

12735 Gran Bay Parkway West Suite 2000

Jacksonville, Florida 32258

05-03-50503 Overpaid Vournelis, April 15 Tudor Lane

**Lownds, Jeffery S. \$241.33**

157 Union City Road

Naugatuck, CT 06770

05-03-45871 Overpaid Real

**Martin, Donna \$40.74**

1081 New Haven Road 3B

Naugatuck, CT 06770

05-01-15285 Disability Omitted C/C 1620

**McWhirt, Karen A. \$7.44**

33 Old Field Hill Road #40

Southbury, CT 06488

05-03-46536 Overpaid MV

**Neves, Christina \$4.82**

106 Hamden Avenue 6c

Waterbury, CT 06704

03-01-17269 Overpaid MV

**Obar, Carolyn \$1656.18**

35 Beebe Street

Naugatuck, CT 06770

05-03-47354 Overpaid Real

Minutes- Board of Mayor and Burgesses - Regular Meeting – May 1, 2007

Ortiz, Maylene F. **\$14.10**  
5 Windsor Place  
Naugatuck, CT 06770  
05-01-18484 MV Sold 7/06 C/C 2443

Phaneuf, Rose **\$136.01**  
133 Thunderbird Drive  
Naugatuck, CT 06770  
05-01-19402 MV Sold C/C 2458

Potak, Robert J. or Jayne **\$84.34**  
93 Meadowlark Road  
Naugatuck, CT 06770  
05-01-19903 C/C 1702

Quoka, Pamela **\$199.82**  
185 Good Hill Road  
Oxford, CT 06478  
04-02-6007 Oxford Resident C/C 2414  
04-02-6006 Oxford Resident C/C 2415

Ram Welding Inc. **\$172.24**  
93 Rado Drive  
Naugatuck, CT 06770  
05-01-20300 05 GL Sold 2/06 C/C 2450 MV

Saviello, Debora E. **\$4.94**  
79 Homestead Avenue  
Naugatuck, CT 06770  
05-01-22373 Correct Amount C/C 995

Sember, Charles E. or Nancy **\$22.11**  
120 Timothy Road  
Naugatuck, CT 06770  
05-02-4698 Board of Assessment Appeals MVS

Suntrust Mortgage **\$18.00**  
P.O. Box 26149  
Richmond, VA 23260-6149  
05-03-44802 Overpaid Real 49 City Hill David Rowland

Minutes- Board of Mayor and Burgesses  
Regular Meeting – May 1, 2007

Surdel, Christine **\$4.76**  
31 Bear Paw Road  
Naugatuck, CT 06770  
05-01-24369 Overpaid MV

Toyota Motor Credit **\$234.36**  
P.O. Box 105386  
Atlanta, Georgia 30348  
02-0492-90961  
05-01-25218 MV Sold VIN# JFJHF10U820270295 C/C 749

Turner, Doris S. or Daniel J. **\$6.98**  
110 Celentano Drive  
Naugatuck, CT 06770  
05-01-25399 Donated 8/06 C/C 2161

Young, Kimberlee **\$27.20**  
29 Clearidge Drive  
Durham, CT 06422  
2004-01-26964 Interest

26. Public Comment  
Two citizens spoke on the following issues: seller of VNA property should be liable, how many bids for the Solar Roof Project.
27. **Burgess Comments/Sub-Committee Reports**  
**-Burgess Bronko** congratulated patrolman Bryan Coney, Sergeant Steven Hunt, Detective Sean Simpson and Lieutenant Todd Brouillette for the Special Achievement Award presented to them by the New England Narcotic Enforcement Officers Association.  
The 501c3 paperwork for Youth Services is apparently ready to be submitted to the State. Jan Lobdell has reported an increasing number of referrals for preschoolers ages 3 & 4. They are receiving between 4 & 5 referrals per week. The Headstart Policy committee recently completed a needs assessment and found that there are decreased resources in Naugatuck for infants and preschoolers. This can certainly translate into increased need at the elementary school level. I have enjoyed sitting as liaison to Youth Services This board is a group of esteemed community professionals dedicated to addressing the needs of our Youth.  
We still face challenges with our open space committee. So much of a successful committee depends on staff initiative. This is an important issue and I've worked hard to establish a connection between the Board of Mayor and Burgesses and our

Minutes- Board of Mayor and Burgesses  
Regular Meeting – May 1, 2007

Planning Commission as well as other departments directly involved with the planning and acquiring open space. I hope that this continues.

Many of the social service providers in town met together last month for the first time as a result of the social service study conducted by On Point Consultants. It was an organized and concerted effort by Naugatuck service providers to begin planning how best to organize services.

We have very dedicated and talented people on all of our land use commissions. Planning and Zoning continue to raise the standard of building in the Borough and I encourage them to continue in their efforts.

I hope that one or two of the newly elected Board of Burgesses will step into the liaison roles for Planning, Zoning, Youth and Family Services, Board of Education and the Open Space Committee. I wish everyone my best in the election. It has been my pleasure to serve you.

**-Burgess Neth** wished everyone luck in the election and a special thanks to Eileen, Jim and the Mayor for all of their dedication and work.

**Burgess Kogut** thanked the outgoing Burgesses and the Mayor. Is very disappointed with the Peter Paul announcement of closing.

**Burgess Rossi** reported the Senior Center is holding a Strawberry Festival Tuesday, June 12, 2007. A Senior Financial Fitness Fair is scheduled for June 5 from 8:30 – 11:30 a.m. I encourage all to attend. There will be many groups and organizations there to aid in individuals analyzing their financial strengths and weaknesses and will provide knowledge and tools to help those in attendance. The next Elderly Commission Meeting is scheduled fro June 25<sup>th</sup> at 1:00 p.m.

The next Triad monthly meeting will take place tomorrow at NPD at 10:00 a.m. A May 10<sup>th</sup> Social Luncheon in honor of Mothers Day will take place as well as the Triad will make a pocketbook safety presentation, and a second pocketbook safety program will take place at Naugatuck Stop and Shop. A nutritionist will also be present to address concerns of seniors and their nutrition.

I want to wish all my colleagues good luck in the election and to Jim and Eileen it was an honor to serve with you and I wish you much luck in your endeavors.

**-Burgess Burns** thanked Burgesses Jim Goggin and Eileen Bronko for all of their help and dedication and wished Mayor Ron the best in his new endeavor.

**-Burgess Fragoso** gave kudos to the Arts Commission for the great job that they do. We should all support them as much as we can. Announced the Farmer's Market will be coming soon. She wished Mayor San Angelo much luck in his new job in Hartford. It has been an honor and pleasure working with this Board and wished everyone luck in the coming election. She hopes that all citizens exercise their right to vote.

**-Burgess Goggin** thanked the Board for everything and wished everyone luck in the election. Best of Luck to Mayor San Angelo.

Minutes- Board of Mayor and Burgesses  
Regular Meeting – May 1, 2007

**-Burgess Campbell** feels this was one of the best boards in the history of Naugatuck. It has been an honor and pleasure working with all of you. Thanked Mayor San Angelo and wished him the best in the future.

28. **VOTED:** Unanimously on motion by Mayor San Angelo and seconded by Burgess Neth to adjourn the meeting at **11:30 p.m.**

A tape recording of this meeting is available in the office of the Borough Clerk for further review.

**Attest:**

\_\_\_\_\_  
Judith E. Crosswait  
Borough Clerk

cc: Mayor/Burgesses/Controller/AdministrativeAssistant/Signpost/File