

**APPROVED**  
**MINUTES OF THE BUDGET & BOND PUBLIC MEETING**  
July 14, 2014

**PRESENT:** Gary Daniels, Chairman  
Mark Fougere, Vice Chairman  
Katherine Bauer, Member  
Mike Putnam, Member  
Kevin Federico, Member  
Guy Scaife, Town Administrator  
Darlene J. Bouffard, Recording Secretary  
Niko Giokas, Videographer  
Scott Schaeffer, Videographer

Department Heads & Senior Staff: Jack Sheehy, Finance Director  
Arene Berry, Recreation Director

Member of the Public: Tim Finan, Recreation Commission

**CALL TO ORDER:** Chairman Daniels opened the public hearing at 6:30 p.m., thanking everyone that came to attend this hearing. Chairman Daniels indicated that tonight's hearing is for the Town Budget and Bond Hearing for Warrant Article/Ballot Question 1 – Purchase of 127 Elm Street. Chairman Daniels indicated that those people in the audience who want to speak or add to the discussion should please use a microphone in order to be heard on the PEG Access live broadcast.

Chairman Daniels read the warrant article wording as follows:

**WARRANT ARTICLE/BALLOT QUESTION 1 – PURCHASE OF 127 ELM STREET**

To see if the Town will vote to raise and appropriate the sum of \$190,000 (gross budget) to acquire the land and buildings in the Town of Milford located at 127 Elm Street which property is depicted on the Town of Milford Tax Maps as Map 19, Lot 10, in accordance with the terms of contingent purchase and sales agreement entered into between the Board of Selectmen and the owner of said property, which property is adjacent to Town owned Keyes Field, and to authorize the Town to expend up to \$109,200 from unrestricted fund balance, and to authorize the Board of Selectmen to accept \$80,800 in pledged 2014 donations, and to further authorize the Board of Selectmen to accept \$110,000 in pledged donations over the ensuing 4 years, and any other amounts of pledged donations, such pledged amounts to be used to reimburse unrestricted fund balance up to \$109,200, with any additional donations received to be applied to the Keyes Park Expansion Project.

Chairman Daniels asked that Town Administrator Guy Scaife please provide further explanation and details. Mr. Scaife explained that this 5.8 acre property abuts Keyes Park on the West side which will guarantee access and use of Keyes Park during the clean up of the Fletcher site which will keep the park closed at least one season as Keyes Drive will be closed during that process, up to two seasons. We have had a fantastic outpouring of support on this issue. The town has had hard commitments of \$190,000 cash. Fund balance will be initially for a portion of the cash payment and will be replenished as we receive the hard commitments for years two through five from those donors who provided multi-year donations. Guy Scaife said this is an excellent opportunity. Some of the donors said there is a good chance they will pay their amounts early. There is only a miniscule amount that we would pay interest on. We have an opportunity for public comments and the Recreation Commission would like to share some comments. Guy Scaife said this is a critical piece of property to ensure we do not lose access and use of that recreational facility.

Chairman Daniels opened the hearing for public comments, asking if you choose to speak to please state your name and address and use the microphone.

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1 Joseph Bruce, 344 Elm Street, asked about the statement “at no cost to the taxpayers.” Do we know there is no EPA  
2 issues with the site? They did do diamond castings at that facility and it was a machine shop. Also the back taxes  
3 will need to be paid, what is that tax balance? Guy Scaife said the environmental issues are well documented and  
4 we have had discussions about this property on 4 or 5 different occasions in public session. We must receive a letter  
5 of “no further action” from DES or the deal does not go through. They will address very specific issues both on the  
6 interior and the exterior of the building; we will not complete acquisition per the contract, until we receive that letter  
7 of no further action from DES. The no tax impact, other than trying to calculate interest on that decreasing amount  
8 over four years, this warrant article is just for acquisition. We have a shortage of fields in town, we will have future  
9 costs going forward to provide recreational fields. The importance of having a second access and egress for Keyes  
10 cannot be calculated.

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12 Selectman Bauer asked for clarification on road closures. Guy Scaife said this is all driven by the Fletcher clean up.  
13 When Keyes Drive is closed during the clean up process, we have to have access to and from the field, there is no  
14 alternative if this land is not purchased. This acreage would allow expanded parking but also the access road would  
15 connect. We need dual access in case of emergency, especially for things like a large swim meet. The town will use  
16 the existing parking lot at the property for Keyes Park parking during the Fletcher cleanup. Selectman Putnam said  
17 there is \$88,000 of unpaid taxes on this property that will be absorbed if this goes forward. This is 100% funded at  
18 this point. Selectman Putnam supports this, but for totally transparency, that needs to be said. Selectman Bauer said  
19 if we buy the land, might we keep the building? Guy Scaife asked for the Recreation Commission to speak to that  
20 question.

21  
22 Tim Finan, Recreation Commission, indicated the critical need is for access during the Fletcher clean up. For long-  
23 term strategic planning, this property is huge. Once that land is cleaned, everything can be realigned. The Recrea-  
24 tion Commission was surprised at the enthusiasm from the organizations and companies that have responded to this.  
25 We got 100% of it funded, this gives the town so much and it will be there for generations to come. The Recreation  
26 Commission is just beginning the fundraising. The Recreation Commission plans on continuing to fundraise, but  
27 there will be a tax impact at some point, to maintain the land. They hope to raise funds for clearing the land, engi-  
28 neering, etc. and demo of the building if that decision is made. It is a brick and steel building, we will define later  
29 whether or not the building can be salvaged. A senior center has been talked about along with other ideas; we hope  
30 to continue the fundraising since feedback has been so good. There will be things in the newspaper to let people  
31 know what else we can do. There are untapped resources from people or businesses that want to help develop the  
32 property when there is a plan in place.

33  
34 Bob Wisniewski, Woodward Drive, said if there is a letter from DES, does that mean the site was actually cleaned?  
35 For years I have lived in Milford, I have driven my bike down those trails by this property. That site was very dirty  
36 and there was a lot of contamination, there were a lot of spills. If we get into a situation like the old police station,  
37 that will be a bad situation. If DES says it needs “no further action,” does that mean it is cleaned up? Guy Scaife  
38 said that is the legal term that it needs no further clean up action, DES will do testing inside and outside. DES does  
39 this type of work, they are the experts. In addition, we have an environmental engineer monitoring the activity on  
40 our behalf. Bob Wisniewski asked if test pits have been done? Guy Scaife responded that we are not there yet. We  
41 will not purchase the property until that parcel has a clean bill of health. They cannot force DES to provide that  
42 letter until it is clean.

43  
44 Vice Chairman Fougere stated he will not support this until we have that letter from DES; he thinks we are covered  
45 in the P&S, this is a premium location. This property is walking distance to a lot of residences, it is a critical pur-  
46 chase, the community support has been outstanding. Selectman Bauer echoed everything said, noting there is a  
47 footbridge from the north side, Keyes is highly used, what are the chances the town could get a parcel that abuts  
48 Keyes Park?

49  
50 Vice Chairman Fougere cited the donations thus far as follows:

- 51 Recreation Commission \$29,000
- 52 Hitchiner Manufacturing \$25,000
- 53 Trustees of Trust Fund \$10,000
- 54 Marchesi Fund \$10,000
- 55 Kaley & Keyes Trusts \$10,000 each
- 56 O'Connor Trust \$10,000
- 57 Chris Costantino \$100
- 58 Sanford Temperature Control \$500

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1 Bea Kimball \$1000  
2 Dr. Klopfer \$250

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4 There were no other comments or questions.

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6 Chairman Daniels closed the public hearing at 6:50 p.m.

7  
8 Chairman Daniels stated the Board of Selectmen is in support of this project but we will not buy this piece of prop-  
9 erty if dirty. It will have a clean bill of health before the town purchases it. The Board of Selectmen returned to it's  
10 regular meeting at this point.

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15 Gary L. Daniels, Chairman

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20 Katherine Bauer, Member

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25 Kevin Federico, Member