

TOWN OF THOMPSON  
BOARD OF SELECTMEN

SPECIAL MEETING

Wednesday, March 5, 2014 – Tourtellotte High School Auditorium

MINUTES

PRESENT: Paul Lenky, First Selectman  
Kerstin Forrester, Selectman  
Shaina Smith, Selectman

ALSO PRESENT: Robert DeLuca, CLA Engineers  
David Chaput, Thompson WPCA  
M. Martin, Finance Director  
Mary Ann Chinatti, Director of Planning & Development  
Members of the Public (Voluntary sign in sheet attached to  
filed original set of minutes)

**1. CALL TO ORDER**

P. Lenky called the meeting to order at 7:05PM. Roll call was taken; it was determined a quorum was present.

**2. MARIANAPOLIS SEWER PROJECT**

P. Lenky introduced R. DeLuca and stated R. DeLuca would be doing the powerpoint presentation and, following that presentation, the floor would be opened up to questions.

R. DeLuca, referencing the aerial map presentation document (copy attached to filed original set of minutes) reviewed what is being proposed, where it would be located, and how it would be installed. He then reviewed the document titled Thompson WPCA Marianapolis Preparatory School Sewer Extension Frequently asked Questions (copy attached to the filed original set of minutes), and then invited questions from those in attendance.

D. Lange, Chase Rd., asked the status of the 1993 DEP order, to which D. Chaput responded that there is not a lot going on with that right now, and that the State is trying to organize a meeting with S. Stillwell re future connections, noting that meeting has not yet happened. He stated there is no further update.

J. Beaupre, Thompson Rd., asked for clarification of lines shown on the aerial map. P. LaFramboise, representing the Trinity Foundation, responded to the request.

J. Clark, 333 Thompson Rd., regarding proposed revenue that would offset the cost of materials, asked who that revenue would come from, to which D. Chaput responded it would come from Marianapolis.

P. Dery, 104 Thompson Hill Rd., stated his concern regarding the wording of item #9 of the Marianapolis/Town agreement, and suggested revising the wording to clarify it.

S. White, East Thompson Rd., asked if R. DeLuca could show the map presented at the Inland Wetlands Commission public hearing that shows maintenance tie in access points. R. DeLuca explained he did not have a digital copy of the map, and produced a hard copy. He then pointed out the approximate locations of the manholes, and stated that manholes would be placed every 300' and at each bend.

S. White stated that, at the Inland Wetlands Commission public hearing, a question was posed regarding if there would be any blasting and R. DeLuca had stated there was likely to be blasting, to which R. DeLuca stated he did not say that. D. Chaput stated R. DeLuca always stated there would be no blasting. R. DeLuca stated that he recalls saying blasting would be very unlikely because there is no ledge rock.

S. White then asked for projections of the maintenance and repair costs, to which D. Chaput stated those costs have not been projected. He continued, stating it is expected that the new sewer line would last 30 – 40 years, and that issues such as root infiltration may occur, but that it should be a long time before maintenance is needed. R. DeLuca added that, in gravity sewer lines, there is not a lot to do for the first 20 years or so.

S. White questioned who would actually administer the grant and file the reports and ensure reporting requirements for the grant are met, and asked what level of administrative burden there would be. K. Forrester responded, stating that the matter was discussed at the July 2013 meeting of the Board of Selectmen, and that all of the reports would come through the Town because the Town would be responsible for administering the grant. S. White then asked if time and material had been considered, and whether outsourcing administration responsibility had been considered. M. Martin, Town of Thompson Finance Director, stated that he and M. Chinatti, Director of Planning & Development, would be administering the grant. He further stated that R. DeLuca would be handling a lot of the paperwork, but that it would be going through the Town. He continued, noting he did not see any additional staff being necessary.

S. White asked, regarding the Marianapolis/Town agreement, if the Board could give a summary of the high points of the document, to which K.

Forrester responded the document was prepared by the former Board of Selectmen and signed by that Board. She continued, stating she did not have the points memorized, or the number of pages of the document. P. Lenky added that he believes the maximum number of pages to the document to be four (4). S. White asked if the Town had an objective outside counsel review the document for a second opinion, to which P. Lenky responded there was no outside review. K. Forrester stated the document was reviewed at the July 2013 meeting and the Board at that time received answers from Attorney St. Onge to questions the Board had. S. White stated the previous Board of Selectmen said that sewer would eventually be brought out to Thompson Hill. She continued, stating her opinion that Attorney St. Onge had a conflict of interest as he is an alumnus of the school. She stated the document should have an objective second opinion review.

S. White asked if any funds would be held in escrow, and whether the Town would be floating any of the construction work, to which M. Martin responded that financing would probably be done with a Bond Anticipation Note (BAN) because the grant funds will not be received until the project is complete. He continued, stating the Town should not have any money "out of pocket" except what is being paid to the Town's Attorney, and that financing was coming from Marianapolis. S. White then asked that the bank be identified, to which M. Martin responded he could not, as that would go out to bid, and that the Town will be using a "bond person" to help structure the bid.

L. Gillot, Red Bridge Rd., noted that "close to an accusation" was made regarding a conflict of interest, and asked what activity he (Attorney St. Onge) is involved in to make S. White believe that, to which S. White responded he was a former member of the Board of Directors, to which P. LaFramboise responded that Attorney St. Onge had never served. L. Gillot continued, stating his partner had owned part of the Marian Fathers property, and that since then he has sold his interest in that and is no longer involved. He continued, stating he wanted to make it clear he (Attorney St. Onge) has no interest there and he (Gillot) did not care if he had interest 20 years ago. He urged care in making accusations and to make sure facts are correct. S. White responded, stating that even perceived conflict(s) of interest should be noted, and that this is not commonly done in Town.

P. Lange, Chase Rd., stated he is delighted to see there is no apparent extension into the Hill, and that he was a little concerned about that. He continued, stating the only real advantage to sewerage the Hill is its potential development if and when the Town decided to run sewers down Chase Rd. and up Rt. 193 to preclude zoning. He stated a reminder of the necessary need and negative impact of sewerage the Hill, and that there were originally two (2) Consent Orders. R. DeLuca responded, stating he did not think the school ad a Consent Order but that the school couldn't get its permit

renewed. P. Lenky stated the concern of the Town right now is to take care of the current issue, and that it is not looking to sewer Thompson Hill.

J. Beaupre, Thompson Rd., asked, in terms of development, does this open the door for development in the future, to which R. DeLuca responded that the referenced area is heavily constrained by wetlands, and estimated approximately 50% of the area is wetlands. P. LaFramboise stated there are no future plans to develop there on the part of the Trinity Foundation, and that the area is not conducive to any kind of development; he stated his belief that the area is more like 60% wetlands. D. Howard, Chairman, Trinity Foundation, stated the Foundation does have hopes to make additions to the school so it can offer more for its students in the future.

L. Manning asked for clarification regarding the extension, stating he thought the end was for possible future extension, to which R. DeLuca stated the agreement has some option language that there will be access to 193 and 200. L. Manning asked if easements exist now, to which R. DeLuca responded he did not think they want to "pinpoint" the easement because there are not plans for where that easement needs to be, but that the agreement does speak to the easement in general terms. L. Manning then asked if the line was adequate to connect the homes, to which R. DeLuca stated the pipe is sized to what is needed for any future capacity.

There were no further comments/questions.

### **3. ADJOURNMENT**

**(M/S/C Forrester/Smith)** to adjourn at 7:55PM. Motion carried unanimously.

Respectfully submitted,  
M. A. Chinatti, Director of Planning & Development