



TOWN OF  
**THOMPSON**  
Board of Selectmen

SELECTMEN'S MEETING

Tuesday, August 4, 2020

via ZOOM Online Meeting Portal

Minutes

\*\*\*\*\*

First Selectman Amy St Onge called the meeting to order at 7:02 PM

Roll Call: First Selectman Amy St Onge, and Selectman Ken Beausoleil and Susanne

Witkowski (was present but able to fully link to audio at 7:04 PM)

I. Approval of Minutes:

**Motion A. St Onge seconded by K. Beausoleil to approve the 7-21-2020 BOS Meeting minutes and the 7-23-2020 BOS Special Meeting /Public Hearing minutes carried unanimously.**

II. Correspondence

A. TEEG Thank You Letter for food donations

B. DESPP Police Services Report: 298 calls for service during June

III. Selectmen Comments:

A. St Onge- due to the storm, the DPW crews are out clearing roadways. Emergency Management Director Steve Benoit phoned to advise that 540 locations are still without power in Thompson; Eversource seems overwhelmed. \* The town Hall was informed about people acting in unsafe ways at Quaddick State Park; the information appeared on Channel 30/NBC news. The DEEP came through rapidly and effectively to keep the situation under control.

K. Beausoleil- none

S. Witkowski-thanks for taking the situation at Quaddick Lake seriously; many people were disregarding the rules/it was quite unsafe.

IV. Citizen Comments: procedure was reviewed for participation via Zoom; no comments

V. CT Department of Emergency Management & Homeland Security Resolution- required annually authorizing the First Selectman to provide required documents to the State.

**Motion K. Beausoleil seconded by S. Witkowski to adopt the Resolution as presented carried unanimously.** The resolution was read into the record

VI. Joseph "Artie" Girard has worked in town/DPW for 52 years, beginning after military service.

**Motion A. St Onge seconded by K. Beausoleil to accept the resignation of Joseph Girard, Jr. with regret, and with appreciation for his many years of service to the town, carried unanimously.**

VII. **Motion K. Beausoleil seconded by S. Witkowski to approve the appointment of Heather Gauthier-Bourgeois to the West Thompson Fire Police through November 16, 2021 carried unanimously.**

- VIII. Resolution Authorizing Board of Selectmen Action per the Governor's Executive Order 7-jj: citing the extraordinary circumstances of the Covid-19 situation, the Governor has authorized the Board of Selectmen to act for the Townspeople, when a town meeting cannot be scheduled. In the case of the 929 Mill Project, the Resolution detailing the Rehabilitation District parameters and criteria is essential so that the developer can move forward with funding, a time-sensitive matter. **Motion K. Beausoleil seconded by S. Witkowski to approve the above-titled Resolution per Executive Order of the Governor carried unanimously.** The Resolution is attached.
- IX. Downtown Mill Rehabilitation District: *Resolution Establishing a Rehabilitation Area and Criteria to Determine Eligibility for Deferral of Increased Assessment Attributable to Rehabilitation/New Construction* **Motion S. Witkowski seconded by K. Beausoleil to approve the adoption of the Resolution to establish the Rehabilitation Area carried unanimously.**
- X. Other Business: none
- XI. Citizens Comments: none
- XII. Tax Refunds:  
**Motion A. St Onge seconded by S. Witkowski to approve Tax Refunds as listed for a total of \$518.79 carried unanimously.**
- |                       |          |                     |         |
|-----------------------|----------|---------------------|---------|
| Brissette, Scott R.   | \$15.68  | Brissette, Scott R. | \$18.31 |
| Olm, Daniel & Shelley | \$484.80 |                     |         |
- XIII. Executive Session: Union Contract 1-Year Extension Discussion and Possible Action: **Motion by A. St Onge seconded by S. Witkowski to go into Executive Session at 7:22 PM to discuss the possible extension of the Union contract carried unanimously.** The session will be attended by the three Selectmen: A. St Onge, K. Beausoleil, S. Witkowski. Executive session ended at 7:47 PM. A. St Onge resumed the monthly meeting at 7:47 PM. **Motion A. St Onge seconded by K. Beausoleil to approve the tentative agreement between the United Public Service Employees Union and The Town of Thompson carried unanimously.**
- XIV. **Motion A. St Onge seconded by K. Beausoleil to adjourn carried unanimously.** First Selectman A. St Onge adjourned the meeting at 7:48 PM.

To hear the meeting, click or copy/paste this link into your Search bar:

<https://us02web.zoom.us/rec/share/6vV2AqzO8CBLUJWRs0jccK8qO77pT6a8hncd8qBZnxujsV8rgAXEwRIXZoQ0HzXo> Password: fxM8Dp#D

Respectfully submitted by Dorothy Durst, Recording Secretary *Dorothy Durst*

*These minutes have not yet been approved by the Board of Selectmen. Please refer to next month's meeting minutes for approval of and/or amendments to these minutes.*

**RESOLUTION: TOWN OF THOMPSON BOARD OF SELECTMEN**

**RESOLUTION ADOPTING TOWN OF THOMPSON RESOLUTION ESTABLISHING THE DOW**

**AS AUTHORIZED BY EXECUTIVE ORDER 2020-7JJ**

**WHEREAS, on March 10, 2020, the Governor of the State of Connecticut ("Governor") declared a public health emergency and civil preparedness emergency for the State of Connecticut, pursuant to Connecticut General Statutes Sections 19a-131 and 28-9, in response to the global pandemic of COVID-**

19 disease associated with a novel coronavirus that is currently affecting multiple countries and states; and

WHEREAS, on March 13, 2020, the President of the United States ("President") declared a national emergency to combat the coronavirus that is currently infecting the population of the United States; and WHEREAS, the effects of the transmission of COVID-19 has resulted in the spread of infections in the Town of Thompson, in Connecticut and throughout the country, as well as resulting in shortages of personal protective equipment and other supplies that could jeopardize public safety and civil preparedness; and

WHEREAS, in response to the issuance of declarations of a public health emergency and civil preparedness emergency by the Governor, he has issued a series of Executive Orders setting forth the law governing the conduct of the business of state and municipal government during the period of the emergency; and

WHEREAS, on March 14, 2020, the Governor issued Executive Order No. 7B ("EO 7B"), paragraph 1 of which suspends all statutes, charter provisions, ordinances and regulations mandating open meetings in order "...to permit any public agency to meet and take such actions authorized by the law without permitting or requiring in-person, public access to such meetings, and to hold such meetings or proceedings remotely by conference call, videoconference or other technology" ("Electronic Meetings"); and

WHEREAS, on March 21, 2020, the Governor issued Executive Order No. 7I ("EO 7I"), paragraph 13 of which dispenses with any in-person voting requirements, including referenda and town meetings requiring in-person votes.

WHEREAS, on May 6, 2020 the Governor issued Executive Order No. 7JJ ("EO 7JJ") paragraph 4 which allows the Board of Selectman to act on certain time-sensitive municipal matters including resolutions necessary to complete transactions deemed essential without complying with any requirements for in-person approval by electors or taxpayers provided that the Board of Selectman complies with open meeting requirements set forth in Executive Order No. 7B.

WHEREAS, the Connecticut General Statutes confers the power upon the Town Meeting to adopt by resolution establishing rehabilitation zones in accordance with Conn. Gen. Stat. §12-65c; and,

WHEREAS, a proposed rehabilitation zone has been created for the downtown mill area of Thompson that has been subject to a Town public hearing and a favorable review by the Town of Thompson Planning and Zoning Commission in accordance with Connecticut General Statutes §§8-24 and 12-65c; and,

WHEREAS, areas within the proposed rehabilitation zone are in desperate need of rehabilitation including a property in which a developer wishes to redevelop if able to enter a tax assessment agreement in the near future if authorized by the proposed rehabilitation zone is adopted; and,

WHEREAS, time is of the essence to negotiate an agreement and enable the redevelopment of that property necessitating action sooner than possible with a Town Meeting to adopt the resolution. NOW, THEREFORE, IN ACCORDANCE WITH THE FINDINGS SET FORTH ABOVE AND THE POWERS VESTED IN IT PURSUANT TO PARAGRAPH 4 OF EXECUTIVE ORDER 7JJ, THE BOARD OF SELECTMEN HEREBY RESOLVES AS FOLLOWS:

NOW, BE IT RESOLVED, the Board of Selectmen for the Town of Thompson does hereby DESIGNATE THE AREA DESCRIBED ON THE MAP ENTITLED "DOWNTOWN MILL REHABILITATION DISTRICT, THOMPSON, CONNECTICUT" on file for inspection at the Office of the Town Clerk as the Downtown Mill Rehabilitation Area pursuant to Connecticut General Statutes Section 12-65c, et seq., and be it further

RESOLVED, that the following criteria are established to determine eligibility for real property in the Downtown Mill Rehabilitation Area to qualify for an agreement to fix taxes during the period of rehabilitation or construction and to defer any increase in assessment attributable to such rehabilitation or construction pursuant to Connecticut General Statutes Section 12-65e:

The owner of any real property seeking such an agreement must agree to rehabilitate such property or construct new multifamily rental housing or cooperative housing on such property.

Prior to the start of construction or rehabilitation the property must:

- Be undeveloped; or
- Have building(s) that have been vacant for a period of no less than 2 years; or
- Have building(s) that do not comply with the State Building Code.

The completed rehabilitation or construction project must:

- Be compatible with the Town of Thompson plan of development; and
- Comply with all town subdivision and zoning regulations; and
- Comply with all State of Connecticut building and health codes; and
- Comply with all town housing code requirements; and
- A minimum of \$50,000 has been invested in the improvements.

**RESOLUTION**

**Resolution Establishing a Rehabilitation Area and Criteria to Determine Eligibility for Deferral of Increased Assessment Attributable to Rehabilitation or New Construction**

IT IS HEREBY RESOLVED BY THE THOMPSON BOARD OF SELECTMEN AS FOLLOWS:

WHEREAS, Connecticut General Statutes Section 12-65c, et seq. authorizes any municipality to adopt a resolution designating an area of such municipality that contains one or more properties that are deteriorated, deteriorating, substandard or detrimental to the safety, health, welfare or general economic well-being of the community as a Rehabilitation Area and to establish criteria for eligibility of real property within the area so designated for deferral, as provided by Connecticut General Statutes Section 12-65e, of any increased assessment attributable to rehabilitation or new construction; and WHEREAS, there is an area in the Town of Thompson, more particularly described on the map entitled "Downtown Mill Rehabilitation District, Thompson, Connecticut" on file for inspection at the Office of the Town Clerk, which contains one or more properties that fall within the category of properties addressed by the statutory process that authorizes the designation of such an area as a Rehabilitation Area; and WHEREAS, as a matter of public policy, the Town of Thompson seeks to encourage the full use of real property located in the town, and to encourage the rehabilitation of unused or underused property and the construction of new structures including multifamily rental housing; and WHEREAS, it is recognized that when a property is rehabilitated or improved by new construction, the assessed value may increase because of the investments made in the property and that may deter investment in some cases; and

WHEREAS, the establishment of the a Rehabilitation Area would authorize the Town of Thompson to enter into an agreement to fix the assessment of property during the period of rehabilitation or construction, and to defer any increase in assessment attributable to such rehabilitation or construction in accordance with the Connecticut General Statutes provided the property meets the criteria for eligibility.

NOW, BE IT RESOLVED, the Board of Selectmen for the Town of Thompson does hereby **DESIGNATE THE AREA DESCRIBED ON THE MAP ENTITLED "DOWNTOWN MILL REHABILITATION DISTRICT, THOMPSON, CONNECTICUT"** on file for inspection at the Office of the Town Clerk as the Downtown Mill Rehabilitation Area pursuant to Connecticut General Statutes Section 12-65c, et seq., and be it further RESOLVED, that the following criteria are established to determine eligibility for real property in the Downtown Mill Rehabilitation Area to qualify for an agreement to fix taxes during the period of rehabilitation or construction and to defer any increase in assessment attributable to such rehabilitation or construction pursuant to Connecticut General Statutes Section 12-65e:

**Resolution Establishing a Rehabilitation Area (Continued)**

The owner of any real property seeking such an agreement must agree to rehabilitate such property or construct new multifamily rental housing or cooperative housing on such property.

Prior to the start of construction or rehabilitation the property must:

- Be undeveloped; or
- Have building(s) that have been vacant for a period of no less than two (2) years; or
- Have building(s) that do not comply with the State Building Code.

The completed rehabilitation or construction project must:

- Be compatible with the Town of Thompson plan of development; and
- Comply with all town subdivision and zoning regulations; and
- Comply with all State of Connecticut building and health codes; and
- Comply with all town housing code requirements; and
- A minimum of \$50,000 has been invested in the improvements.

\*\*