

**BOARD OF SELECTMEN REGULAR MEETING**  
**Monday, April 3, 2023, 4:00 pm**  
**Via Webex & In-Person in the**  
**First Floor Conference Room, Independence Hall**  
**725 Old Post Road, Fairfield, CT 06824**

A recording of this meeting can be found here: [BOS Regular Meeting 4.3.2023.](#)

**FINAL MINUTES**

MEMBERS PRESENT: First Selectwoman Brenda L Kupchick, Selectman Thomas M. Flynn, Selectwoman Nancy E. Lefkowitz

OTHERS PRESENT: Engineering Manager Bill Hurley, Purchasing Director Adam Tulin, Community and Economic Development Director Mark Barnhart, Parks & Recreation Director Anthony Calabrese

1) **CALL TO ORDER**

First Selectwoman Kupchick called the meeting to order at 4:00 pm.

2) **PLEDGE OF ALLEGIANCE**

First Selectwoman Kupchick led the Pledge of Allegiance.

3) **PURCHASING AUTHORITY**

To hear, consider and authorize the Purchasing Authority to enter into the proposed contract with Burns Construction Company to provide all labor, materials, equipment, and all else necessary to perform the Sanitary Sewer Line Extension at Carriage Drive as detailed in Bid #2023-124 in an amount not to exceed \$209,106.00 with additional authority to execute change orders to said contract in an amount not to exceed \$20,910.00 for a combined grand total amount not to exceed \$230,016.00. Per the "Sewer Installment Agreement", fifty percent (50%) of the installation cost will be paid by the Water Pollution Control Authority, and fifty percent (50%) will be paid by each homeowner who is a party to the project. Homeowners will also be responsible for related hook-up charges.

Selectman Flynn made a motion to approve Item 3. Selectwoman Lefkowitz seconded the motion.

Engineering Manager Bill Hurley said there is support for this project from the neighborhood and they want the project to start. He said the cost is within the original estimated expense. He said half of the cost is being paid for by the WPCA and the other half is being paid by the residents. Mr. Hurley said contingency is included in the cost estimate, so if it is not used, the expenses will go down. He referred to the five signed agreements by the residents in the backup documents for this meeting. Purchasing Director Adam Tulin said this project went through the usual bid process and the Town Attorney has reviewed the agreement with no objections.

The motion carried unanimously.

4) PURCHASING AUTHORITY

To hear, consider and authorize the Purchasing Authority to enter into the proposed contract with Abbey Tent & Party Rentals to provide all labor, materials, equipment, and all else necessary to perform the Event Tent Install and Removal at Burr Homestead, as detailed in Bid #2023-123 in an amount not to exceed \$45,665.00 for the 2023 rental season.

Selectman Flynn made a motion to approve Item 4. Selectwoman Lefkowitz seconded the motion.

Anthony Calabrese said this is for the tent that is put up behind Burr Mansion to support events booked at the venue. He said right now, there is an estimated \$51,000 in revenue and the tent cost is \$46,000. He said there are still 6 dates available, and it is possible they will break even. He said the RTM proposed noise ordinance is not going forward at this time as they are re-evaluating it. There was a discussion on what is needed to make the neighbors happy and still make money as well as other uses for the Homestead.

The motion carried unanimously.

Selectwoman Lefkowitz made a motion to waive the reading of Item 5. Selectman Flynn seconded the motion which carried unanimously.

5) COMMUNITY AND ECONOMIC DEVELOPMENT DIRECTOR

WHEREAS, the State of Connecticut Department of Economic & Community Development is inviting applications under its Municipal Brownfield Grant Program to assist with remediating and redeveloping brownfield sites; and

WHEREAS, the property at 81 Black Rock Turnpike, which was once part of the Bullard Machine Tooling Company, has been identified as a brownfield site, in which the presence or potential presence of pollution from the former industrial use has inhibited redevelopment of this 4.9 acre site adjacent to the Fairfield Metro Center Train Station; and

WHEREAS, Post Road Realty, LLC has entered into an agreement to purchase 81 Black Rock Turnpike in order to redevelop the property into a mixed use, transit oriented development, which upon completion, will contribute significantly to the economic vitality of the Town of Fairfield and the State of Connecticut; and

WHEREAS, the Municipal Brownfield Grant Program encourages public-private partnerships to better leverage limited public funds to help clean-up and re-activate these abandoned and underutilized brownfield sites; and

WHEREAS, the Town of Fairfield and Post Road Realty, LLC are desirous of partnering for purposes of submitting a grant application under the Municipal Brownfield Grant Program to assist with remediating this site to facilitate future redevelopment; and

NOW, THEREFORE, BE IT RESOLVED, that the Fairfield Board of Selectmen expresses its support for these joint efforts and hereby authorizes the submission of an application under the Municipal Brownfield Grant Program to the State Department of Community & Economic Development for said purpose.

Selectman Flynn made a motion to approve Item 5. Selectwoman Lefkowitz seconded the motion.

Mark Barnhart asked for approval to apply for a Brownfield Grant for the property at 81 Black Rock Turnpike, next to the Metro Center Train Station. He said it is the former site of the Bullard Tool Company and needs to be remediated. He said the Town could apply for up to \$4,000,000 which would allow the Town to work with a private company in contract to purchase and clean up the property. Mr. Barnhart said the Town will not enter into any contract with the new owner, nor will the Town incur cost. Selectman Flynn mentioned that the grant funds can assist to get the property cleaned and developed to be a revenue resource for Fairfield. Mr. Barnhart said if the grant is awarded, he will need to come back to the Board of Selectmen for approval of funds.

The motion carried unanimously.

6) TAX COLLECTOR

To consider and act upon tax refunds as recommended by the Tax Collector in the amount of \$8,448.95

Selectman Flynn made a motion to approve Item 6. Selectwoman Lefkowitz seconded the motion which carried unanimously.

7) To hear, consider and act upon any other business which shall properly come before this meeting

First Selectwoman Kupchick stated the following:

- After the RTM voted in concurrence with the Board of Selectman and Board of Finance to support the proposal to repair Penfield Pavilion and remediate the contaminated soil under the building, I sent a letter to FEMA requesting reconsideration of the insurance retrograde. Last Thursday, the Town received confirmation in writing one day before the deadline of March 31, 2023 that FEMA made the decision to suspend the CRS retrograde and other potential enforcement actions. FEMA noted in its letter that our “community has been able to demonstrate evidence of progress towards compliance at Penfield Pavilion.

I want to publicly thank Congressman Himes and his staff for taking quick action and assisting my administration in facilitating discussions with FEMA, as well as the entire federal delegation for co-signing a letter of re-consideration on our behalf.

Spending town resources on this project is certainly not something to celebrate, but I am grateful we won't be losing this Town asset enjoyed by so many in our community. The good news is this project will be paid for with surplus funds that have been responsibly been put away over the last two years.

- On March 22nd, I held a meeting with residents regarding the Water Pollution Control Facility, the broken digester and the resulting odor complaints. I know this situation has been very frustrating for our residents who live in and around the area of the facility. The goal was to provide an opportunity for neighbors to ask questions about the operations and learn more about the timeline about the ongoing project to fix the digester. I also provided a full update of notes from that meeting in the newsletter for other residents who couldn't attend the meeting. It can be found on the town website in the 3/31 Town update.

- I was very excited to welcome the CT Department of Veterans Affairs Commissioner to the Bigelow Center. The Town has been in negotiations with them. This is a good partnership to finally have this office here. A lot of area Veterans joined us that day. This will be a huge asset to the Town and to Veterans because they do a great job connecting Veterans and their families to services and programs tailored specifically for them. I want to recognize Veterans Service Officer Ramon Agosto and our Human and Social Services Director Julie DeMarco for their efforts on behalf of this partnership. She said this new office is a source of pride.
- The RTM will be taking up the Board of Education budget tomorrow night. Please visit [www.fairfieldct.org/budget](http://www.fairfieldct.org/budget) to follow along the process.
- Happy Holidays to those celebrating Passover, Easter and Ramadan.

Selectwoman Lefkowitz stated for the record that she encourages the formation of a Committee for oversight for Penfield that would benefit everyone.

8) Adjourn

Selectwoman Lefkowitz made a motion to adjourn. Selectman Flynn seconded the motion which carried unanimously.

The meeting adjourned at 4:44 pm.

Respectfully submitted,

Pru O'Brien  
Recording Secretary