

**CITY OF GROTON
SPECIAL
JOINT CITY OF GROTON/TOWN OF GROTON
PUBLIC HEARING
MINUTES
TUESDAY, MARCH 21, 2017**

**TOWN HALL ANNEX
134 GROTON LONG POINT ROAD
COMMUNITY ROOM 1
7:30 PM**

Mayor Flax called the meeting to order at 7:30 p.m.

I. ROLL CALL

Present: Mayor Marian Galbraith, Deputy Mayor Keith Hedrick, Councilors Jill Rusk, Lawrence Gerrish, Stephen Sheffield and Conrad Heede.

Excused: Councilor Andrew Ilvento, Finance Director Ron Yuhas and City Clerk Debra Patrick.

Also present: Town Mayor Bruce Flax, Councilors Antipas, Barber, Grim, Morton, Nault, Peruzzoti and Moravsik. Town Manager Mark Oefinger, OPDS Director Jon Reiner and Town Clerk Betsy Moukawsher

II. PUBLIC COMMENT

JOINT PUBLIC HEARING

To solicit input in consideration of three Resolutions, the titles of which are stated below:

RESOLUTION OF THE COUNCIL OF THE CITY OF GROTON, CONNECTICUT ADOPTING THE CONNECTICUT CITY AND TOWN DEVELOPMENT ACT FOR THE PURPOSES OF THE REHABILITATION, REPAIR, IMPROVEMENT AND OPERATION OF THE BRANFORD MANOR INCOME-LIMITED SUBSIDIZED RENTAL HOUSING DEVELOPMENT AT 400 SHENNECOSSETT ROAD, GROTON, CONNECTICUT

RESOLUTION OF THE COUNCIL OF THE CITY OF GROTON, CONNECTICUT TO DECLARE THE PROPERTY AT 400 SHENNECOSSETT ROAD, GROTON, CONNECTICUT A DEVELOPMENT PROPERTY UNDER THE CONNECTICUT CITY AND TOWN DEVELOPMENT ACT

RESOLUTION OF THE COUNCIL OF THE CITY OF GROTON, CONNECTICUT TO AUTHORIZE A REAL PROPERTY TAX INCENTIVE AGREEMENT UNDER THE CONNECTICUT CITY AND TOWN DEVELOPMENT ACT FOR THE IMPROVEMENT AND OPERATION OF A LOW-INCOME SUBSIDIZED RENTAL HOUSING COMPLEX AT 400 SHENNECOSSETT ROAD, GROTON, CONNECTICUT

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Mayor Flax opened the public hearing at 7:35 p.m. and asked the Town Clerk to read the call to the Public hearing. Town Clerk Moukawsher read the call as it was printed in The Day newspaper on March 13, 2017.

City of Groton Mayor Galbraith announced that City Councilors Jill Rusk, Lawrence Gerrish, Stephen Sheffield, Conrad Heede and Deputy Mayor Keith Hedrick were present and read the call to the Public Hearing.

David Pearson, Branford Manor preservation Limited Partnership, presented the proposed project in detail.

Citizens Petitions:

Christina Rotharmel, 155 Mather Avenue, stated that she and her son are residents of Branford manor. She listed a number of issues that needed repair in her unit. She stated many residents are apprehensive to have new management.

In Response Mr. Pearson stated a new management team would be in place with a seven member team for custodial work and repairs.

Norma Coreas, 188 Branford Avenue stated that this would be the second experience of improvements to the complex. She said she wished to remain in her unit and that she enjoys living in Groton. She has concerns that she would not have a place to live if not for Branford Manor. She said it is important to maintain the property and make repairs as needed.

There were questions and discussion by the City Mayor, Town and City Councilors and Mr. Pearson regarding laundry facilities, accountability that all the proposed work would be completed, the agreement that the complex remain affordable, any possible changes in the list of improvements and the approvals that would be need to make a change, current maintenance staff, snow removal and trash pickup.

There was continued discussion regarding resident complaints and the chain of command, the requirements by the lender to make changes to the management team and the approvals by the municipality to do so, the residents being informed of the schedule for the proposed work and steps the company is taking to assist the residents with personal belongings during any construction periods.

There was further discussion on how they would handle a resident who might refuse to leave their unit during construction and the steps they would take, that the stated amount of \$100,000.00 set aside for the site improvements includes work to Birch Plain Creek Trail, taking care of the bus shelter, bike rack, etc and that they are obligated to complete all the improvements regardless of the cost.

Rashaad Carter, 132 Thames Street, stated that he attended a meeting at St John's Church where a tenant brought up the problem of the perceived bad image of Branford Manor. He encouraged residents of all of Groton to look at our community as a whole. He also stated people are more inclined to care for something that is in good condition and what helps Branford Manor, helps all of Groton.

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III. ADJOURNMENT

City Councilor Rusk moved Councilor Sheffield seconded a motion to adjourn, so taken at 8:43 p.m.

ATTEST:

APPROVED:

**Debra Patrick
City Clerk**