



**TOWN COUNCIL
WATERTOWN, CONNECTICUT
MONDAY, DECEMBER 19, 2011
PUBLIC HEARING – 7:00 P.M.**

**WATERTOWN HIGH SCHOOL
LECTURE ROOM
324 FRENCH STREET
WATERTOWN, CT 06795**

PRESENT:

David Demirs
Richard DiFederico
Katherine Duplissie
Richard Fusco
Joseph Polletta
Raymond Primini, Chairman
Louis Razza
MaryAnn Rosa, V. Chairman
Thomas Winn

ABSENT:

OTHERS PRESENT:

Charles Frigon, Town Manager
Frank Nardelli, Assistant Town Manager/Finance Director

1. Call Meeting to Order

Chairman Raymond Primini called the meeting to order at 7:00 p.m.

Chairman Raymond Primini read the Public Hearing Notice:

**NOTICE OF PUBLIC HEARING
Watertown, Connecticut
December 19, 2011**

The Watertown Town Council will hold a public hearing on Monday, December 19, 2011 at 7:00 p.m. in the Watertown High School Technology Room, 324 French Street, Watertown, CT to hear comments on the proposed sale of Town owned property located at:

- 1. 0 Artillery Road, Map 119-Block 17B-Lot 1**
- 2. 0 Flintlock Road, Map 119-Block 17B-Lot 13**
- 3. 0 Echo Lake Road, Map 113-Block 43-Lot 12B**
- 4. 0 Van Orman Street Map 133-Block 210-Lot 5**
- 5. 0 Mohawk Drive, Map 118A-Block 9-Lot 1D**
- 6. 0 Iroquois Road, Map 118-Block 9-Lot 9**
- 7. 0 Wilson Drive, Map 79-Block 35-Lot 102**

Anyone wishing to present written testimony may do so in writing prior to, or at the public hearing to Watertown Town Council 424 Main Street, Watertown, CT 06795. Oral testimony may be presented at the public hearing.

The Town of Watertown is an EEO/AA Employer. It also promotes fair housing and makes all programs available to lower income persons regardless of race, color, sex, age, national origin, religion, disability/handicap, marital status or sexual preference. The public hearing location is accessible to persons with physical disabilities. If you require a translator, or accommodations for a hearing impairment or other accommodation, contact the Town of Watertown at 860-945-5255.

Dated at Watertown, Connecticut this 9th day of December, 2011.

Charles Frigon, Town Manager

RETURN OF NOTICE
TOWN OF WATERTOWN
NOTICE OF PUBLIC HEARING

I hereby certify that on December 9, 2011 I left a duplicate copy of the attached Notice of Public Hearing, Town of Watertown, Connecticut with Lisa Dalton its Town Clerk to be held on December 19, 2011.

I further certify that I caused a copy of said Notice of Public Hearing to be published in REPUBLICAN AMERICAN on December 9, 2011 and in the TOWN TIMES on December 15, 2011 which newspapers have substantial circulation in said Town.

I further certify that on December 9, 2011, I caused to be set upon the signpost or other exterior places nearest the Office of the Town Clerk and all other places and signposts designated by the Town, a written copy of said Notice of Public Hearing signed by the Town Manager of the Town of Watertown.

I further certify, that all the above acts were done at least five (5) days before the holding of the Public Hearing on December 19, 2011.

Dated at Watertown, Connecticut this 9th day of December, 2011

Charles Frigon, Town Manager

TOWN CLERK'S CERTIFICATION AS TO
NOTICE OF PUBLIC HEARING AND RETURN OF NOTICE

I hereby certify that the attached Notice of Public Hearing and Notice of the foregoing Return of Notice of Public Hearing are duly recorded in the records of the Town of Watertown, Connecticut and that Charles Frigon was Town Manager on the date the Notice and Return of Notice were signed.

Dated at Watertown, Connecticut this 9th day of December, 2011.

Lisa Dalton, Town Clerk

Chairman Raymond Primini I am going to open this hearing for public comments, please stand at the podium state your name and address.

Al Mickel – 95 Woodvine Avenue

Mr. Mickel asked are the properties for sale being sold at fair market value or does it go through the bidding process. How is the amount for each property going to be determined?

Charles Frigon the properties were appraised by Carolyn Nadeau our assessor. We published a requisition for the proposals and received them back in which all of the properties will be sold through a licensed realtor in town at fair market value.

Paul Rinaldi – 53 Saunders Avenue

Mr. Rinaldi said it was more or less agreed upon at the time of sale on these properties we would recover the cost to replace the money in the general fund that we used for the town municipal building.

Charles Bradley - 101 Van Orman Street

Mr. Bradley said he lives directly across from the property at 0 Van Orman Street and there are two strips which are 25 feet that are there and only one is listed. Mr. Bradley said they have been trying to purchase the property since 1993. We have been maintaining the property and whether that would any bearing on the selling price and asked if the other strip will be sold.

Charles Frigon only one property was brought to our attention during our initial investigation subsequent to this public hearing. We have 2 options one could be to stall the sale of this until the other one had a chance for 8-24 approval and goes before the Town Council, or we can sell them individually.

Al Mickel – 95 Woodvine Avenue

Mr. Mickel noted a point to remember; the council used to give preference to abutting land owners for the sale on these properties.

Richard Fusco asked what if they get more than one person who wants to buy it; how you settle which one gets it.

Charles Frigon the highest bidder, whoever is going to offer the most for the property?

Richard Fusco they can offer more

Charles Frigon yes that is why it is going through a realtor.

Chairman Raymond Primini this is typical like any real estate transaction.

Deborah White – 119 Osage Circle

Ms. White said one of the pieces of property that she is interested in, is going to come up and it is in the middle of her property. Ms. White asked if the realtor who is going to appraise this property is going to physically see the property or go by the paperwork.

Charles Frigon the realtor would physically see it and I correct myself from an earlier statement we have an opinion of value from our assessor and we have an idea of what that property should be worth. First of all, no property is sold until it comes back to the Town Council and is approved. That is the advantage of having a realtor do this for us because there is more room to negotiate before the town gets a better price.

Ms. White we bought property up there and it was appraised ridiculously. I had it reassessed and they came out looked at the property and it was assessed three times lower. That is my point; do they physically take a look at it?

Charles Frigon the opinion of value we receive from our assessor is what we use as our benchmark, if that opinion of value is high or if it is low that will be determined during the sale process.

Erik Weihrauch – 360 Straits Turnpike

Mr. Weihrauch asked how can you find out what the offer is on hand, that is important to know when you make your offer.

Raymond Primini asked if there was anyone else who would like to speak at the public hearing. Hearing no one he declared the hearing closed.

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Closed the public hearing at 7:15.

Raymond F. Primini, Chairman
Watertown Town Council

Susan King, Clerk