

**Agenda**  
**Town Council Regular Meeting**  
**Wednesday, September 7, 2022 at 8:00 AM**  
**Town Hall Rose Room**

1. Pledge
2. Visitors
3. Approval of Minutes – August 17, 2022
4. Appointments/Reappointments  
Appointment  
Gerry Baird (D) Human Services Advisory Board until 6/30/2023  
Abby Roccapiore - Human Rights Committee until 7/1/2023
5. Referral to Planning & Zoning Section 8-24
6. Chairman's Report
7. Town Manager's Report
8. Council Discussion
9. Town Council Committee Liaison Reports
10. Adjourn

**SUGGESTED MOTION:**

Pursuant to Section 8-24 of the Connecticut General Statutes, the Town Council hereby refers to the Planning & Zoning Commission the possible sale of 36R Killingworth Turnpike, a parcel of 0.41 acres, for a report back to the Town Council.

## TOWN MANAGER'S REPORT

TO: Honorable Town Council Members

FROM: Karl F. Kilduff, Town Manager

DATE: September 7, 2022

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Please find my report concerning various items of interest to the Town Council and community.

### 1. Council Business:

- Charter Revision Commission – The Charter Revision held its first, mandated public hearing to receive public comment. They will now spend the rest of their time between now and the end of the year reviewing the Council's charge and other items that may be of interest (such as items raised at the public hearing). Based on the schedule and charge given to them by the Council, they will need to review items and prepare a draft report of recommendations. A public hearing on their draft is anticipated to take place in January 2023.
- Financial Forecast – I am in the process of pulling together information that will support a workshop focused on financial planning, as was referenced at the last meeting. Again, I will give you a model of future possible expenditures and revenues for consideration. The intent of financial forecasting is to both look ahead to identify risks and challenges as well as to get some early direction from the Council before the BOE and the Town budget processes get going in full swing. The last forecast was done in late September which is before the BOE starts its process. The forecast prior was in November.
- Lighting Complaint – As a follow-up to the last meeting which included public comments regarding a "light ordinance" that would regulate lighting in (at least) residential areas, I asked CCM to collect any comparable regulations. They provided zoning regulations from 7 other towns which control lighting. Those regulations are currently being reviewed by staff. At a future meeting, the Council may want to ask the Planning & Zoning Commission to engage on this issue and enforcement.

### 2. River COG:

The Council of Governments will meet again on September 28, 2022.

### 3. Miscellaneous:

- Landfill Project – The process to secure State permits to cap the former landfill is now underway. The site assessment affirmed that the landfill would be a good candidate to cap by importing soil as recommended by the engineer. The permitting process was set in motion with the DEEP to review the approach and soil acceptability plan for the nature of the soils to be brought into the site.

The beneficial re-use of the site still needs some thought and the intended use does impact the final grading of the site and top layer of soil. As I noted earlier, there is strong interest in the site as a solar farm with the Town providing a ground lease. The long term revenue to the Town helps diversify our revenues.

- Housing Authority Feasibility Study – The Council will recall that ARPA funding was set aside for the Housing Authority to cover the costs for pre-development expenses which would address the feasibility of expanding their current site to include additional homes and prepare materials that would support a request for capital funding from the State to build new affordable units. The initial feasibility work is ready to begin. I am working with Arthur Isaacson to secure professionals that will help the Authority.