

# EXHIBIT 3

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TOWN OF SALISBURY  
CONNECTICUT

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Selectmen

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## BOS – Minutes – 12.7.2020

The Board of Selectmen Regular Meeting minutes of December 7, 2020.

**Present:** Curtis Rand, First Selectman; Christian Williams, Selectman; Donald Mayland, Selectman; Emily Egan, Secretary, members of the press and public.

The meeting was **called to order** at 5:00pm.

D. Mayland made a motion to approve the agenda. C. Williams seconded and the motion was approved unanimously.

C. Williams made a motion to approve the minutes of November 2, 2020. D. Mayland seconded and the motion was approved unanimously.

### Old Business:

- a. Updates on Sidewalks, WPCA & COVID
  - i. The preliminary plans for 3 new flashing beacons in the center of Salisbury and at the Rail Trail crossing at Salmon Kill Rd. have been designed and the plans are being reviewed by CT Department of Transportation (CTDOT).
  - ii. C. Williams gave an update the two sidewalk projects. Bid terms are being drafted for the sidewalk connecting Salmon Kill Road to the Scoville Library; it should go out to bid this winter and the project construction to start spring 2021. The Selectmen also mentioned the Connectivity Grant from the State of CT in the amount of \$400,000 for the construction of a sidewalk from Lincoln City Road to Brook Street. This connection will institute the evacuation route for Salisbury Central School to the firehouse and create access to the bike path/Railroad Ramble from Brook Street. The Salisbury Pathways Committee is working with CTDOT on a right-of-way issue at the bridge near Brook Street. This project is also anticipated to start in spring 2021.
  - iii. D. Mayland mentioned that the construction phase of the WPCA projects have been completed, with site remediation and plantings to be completed in spring of 2021. The WPCA is facing an issue of past due fees for sewer usage, nearly \$98,000 is owed to the Town. Past bills have an 18% interest rate annually. Residents who may be facing issues with paying their bill, should contact the WPCA to make payment arrangements.
  - iv. COVID – There is some concern at Town Hall with the increase in the number of cases in town and the thus the foyer continues to be open Monday-Friday (9am-4pm), but there will be no notarizing or in-person transactions until further notice.
- b. The Selectmen confirmed the Town's ownership of Brook Street, in Lakeville. This was approved at a Town Meeting and C. Rand will be working with the town attorney to create a deed this winter.

- c. P. Lockton submitted a proposal to lease the Rail Road Station building for a local workspace for a community of entrepreneurs, investors and small businesses called "The Hub." The Selectmen are not opposed to the idea, but would like to carry on discussion later in the winter after any issues with the Holley Block proposals are finalized.

**New Business:**

- a. Salisbury Volunteer Ambulance Service (SVAS) has the need for 5G tower assistance. The SVAS is a self-budgeted entity and communications capability is required to stay up to date. There would be an additional charge of \$3,000 per year to upgrade. The Selectmen also mentioned the need for volunteers at both the SVAS and Lakeville Hose Company in light of recent declines.
- b. D. Mayland, WPCA Chairman, discussed a proposal concerning sewer hookups for outbuildings and attached independent dwellings units located on the same property as a main dwelling building. The new criteria for accessory buildings and sewer charges is in the attached proposal; these structures will be billed separately from the main building. Dr. Michael Klemens, Planning & Zoning Chairman, added that the lateral diameter of the existing lateral must be submitted with the application. The Selectmen approved the proposal in concept, and this policy will be effective immediately.
- c. D. Mayland made a motion to approve the Selectmen's meeting dates for 2021. C. Williams seconded, and the motion was approved unanimously.

**Citizen Comments**

J. Graaff questioned the Selectmen on Town communication, newsletters and the website.

The Board of Selectmen went into Executive Session at 6:02pm – The session ended at 6:14pm.

Adjourn: 6:14pm

## SWPCA proposal concerning sewer hookups for outbuilding and attached independent dwelling units located on the same property as a previously addressed main building.

### Definition of terms:

**Main Building:** This is the building listed in the Town Assessors office as the primary residence on a street mailing address

**Independent dwelling unit:** This can be an addition to the main building or it can be detached from the main building. It contains, at least, one bedroom, at least, one bathroom and a kitchen or kitchenette. It may, or may not, contain laundry facilities. This type of unit differs from a simple addition to the main building, whether attached or detached, that only contains a bedroom(s) and possibly a bathroom.

**Outbuilding independent dwelling unit:** This is a structure, unattached to the main building. It consists of at least one bedroom, a bathroom and a kitchen or kitchenette. It may, or may not, have laundry facilities. It may have a separate street address or it may be listed in the Town Assessors office as the same street address as the main building.

**Attached independent dwelling unit:** This is an independent dwelling unit that is physically connected to the main building. It consists of at least one bedroom, a bathroom and a kitchen or kitchenette. It may, or may not, have laundry facilities. It may have an independent street address or it may be listed in the town Assessors office as the same street address as the main building.

### Proposal:

A newly constructed independent dwelling unit, whether attached or unattached, will be billed separately from the main building. The sewer use rate will be that which applies to the number of bedrooms in the independent unit. A new construction of an independent dwelling, whether attached or unattached, will have to connect to the sewer main. Whether it connects through the existing lateral from the main building, or uses a new separate lateral, a hook up charge of \$3500 will apply.

An addition to the main building that is attached , or unattached , and contains only bedroom(s) and bathroom(s) will not be billed separately but will affect the rate that applies to the main building. As an example, the rate for the main building could change from that which is applied to a 3-bedroom residence to that which is applied to a 4-bedroom residence.

The charge for a new main building hookup to the sewer main is \$5,000.