

**MIDDLEFIELD BOARD OF SELECTMEN**  
**405 Main Street**  
**Middlefield, Connecticut 06455**

Minutes of the August 17, 2021 Regular Meeting

**\*\*\*Meeting recording begins at the start of the Public Hearing\*\*\***

Call to Order

The meeting was called to order, Bob Yamartino and Carol Bufithis were present. Mr. Bailey was present by teleconference.

Pledge of Allegiance

The Pledge of Allegiance was recited.

Approval of Agenda

***Ed Bailey made a motion, second by Carol Bufithis, to approve the agenda as amended. Motion carried.***

Public Comment

None.

Approval of Minutes of the Board of Selectmen

- a. July 20, 2021 – Regular Meeting

***Carol Bufithis made a motion, second by Ed Bailey, to table the approval the minutes of the July 20, 2021 Regular Meeting of the Board of Selectmen. Motion carried.***

Introduction of the new Town Assessor and acceptance by the Board of Selectmen

The board welcomed the new Town Assessor, Pam Deziel.

***Carol Bufithis made a motion, second by Ed Bailey, to appoint Pam Deziel as the Town Assessor. Motion carried.***

**\*\*\* Meeting recording begins at this point \*\*\***

\*\*\*\*\*Public Hearing regarding new Zoning Enforcement and new Inland Wetlands  
Enforcement Ordinances \*\*\*\*\*

Bob Yamartino called the meeting to order and read the call of the meeting.  
Copies of the agenda and the ordinances were made available to the public.

**Chapter 400 Zoning Violation Citations & Procedures**

Town Planner, Robing Newton, conducted a review and summary of chapter 400 and explained that the ordinance was written in accordance with State Statute.

Mary Johnson asked what happens if someone fails to pay the fines for violation and Attorney Matt Willis explained that process.

Jim Irish inquired on the motivation for these ordinances and how common violations were. Attorney Willis explained that in some cases cease and desist orders need to be issued and other cases have had gone so far as to go to court. These ordinances will allow people to respond and be cooperative rather than the town spending a lot of time and money to address violators. Dave Lowry addressed the commonality of violations by stating there have been some issues that have lasted years and stated that putting a monetary penalty behind correcting violations gives the town more “teeth” to ensure compliance.

Jan Wojas, chairman of Planning & Zoning Commission, was present and expressed the commissions desire to have these procedures in place to assist them with dealing with violators.

Mr. Bailey reiterated Mr. Wojas’ statement and expressed the importance of having an effective enforcement tool.

Hearing no further comment Bob asked Robin to review the next chapter.

**Chapter 401 Inland Wetland and Watercourses Violation Citations & Procedures**

Ms. Newton again provided a summary of the ordinance and noted that it was developed in accordance with State Statute.

Randy Bernotas, Wetland Enforcement Officer, stated that these ordinances will go a long way in helping address violations without the town spending a lot of money on legal fees.

Hearing no further questions or comments, Bob Yamartino closed the Public Hearing.

Set date for a Town Meeting to approve new Zoning Enforcement and new Inland Wetlands  
Enforcement Ordinances

The Board would like to include these Ordinances with the Estuary Transit district in a combined meeting rather than hold two separate Town Meetings.

***Ed Bailey made motion, second by Carol Bufithis, to table the date for Town Meeting approving the new Zoning Enforcement Ordinances***

American Rescue Plan Act (ARPA) Fund – Preliminary List

Bob Yamartino explained that the town has received significant funding from ARPA and the board needs to determine a plan for specific projects to use the funds for. He noted that there are three main categories for use of funds allowed under this plan which include sewer, water, and internet. Bob went on to read the preliminary list of possible uses for the funds:

- Brookside Drive Pump Station
- King Road Pump Station
- Lake Road Grinder Pump
- Middlefield Housing Authority Leeching Field and New Well
- DMYFS Wellness Coalition Grant
- Middlefield Community Service Council Grant
- Giving Garden Grant
- Middlefield Food Bank Grant
- Business Economic Recovery Coordinator (2-year position shared with Durham)
- Debit Card program for Middlefield citizens to be used at Rockfall & Middlefield businesses

Discussion continued around possibly providing grants to local businesses that have suffered economic hardship. The board also discussed the Middlesex County Revitalization Committee and the possibility of establishing a Grant/Loan Program.

Some additional items were discussed to be added to the list including:

- Repair of Basketball Court at Peckham Park
- Construction of a bridge and walking path to connect Peckham Park to the Strickland Property
- Composting Program Grant
- Durham & Middlefield Racial Justice Team sponsored "Community Conversations"

### Tax Refunds

Bob read the listing of tax refunds into the record.

***Ed Bailey made motion, second by Carol Bufithis, to approve Tax Refunds as attached. Motion carried.***

### First Selectman's Report

Mr. Bailey briefly discussed the multitude of meetings that he has been attending remotely over the last few months. He noted that he has been in contact with his administrative staff on a daily basis and that everything seems to be moving along smoothly in his absence. Ed also reported that the plaster repairs and painting at the community center have been completed. The next project for the community center will be removal of the carpeting and installation of new floor coverings as well as replacing the flooring in the auditorium. Ed reviewed other upgrades that have already been completed such as LED lighting and more efficient heating and cooling systems.

Adjournment

***Carol Bufithis made a motion, second by Ed Bailey, to adjourn the regular meeting of the Board of Selectmen. Motion carried unanimously.***

Respectfully submitted,

*Tonya Hogan*

Tonya Hogan  
Assistant Town Clerk

Minutes Approved \_\_\_\_\_

Confirmed by \_\_\_\_\_