

Motion to appoint Karen Bertapelle to the Conservation Commission for a term of four (4) years expiring on December 31, 2029

Motion: Scott Andrews	Second: Al Bruno	
Vote: 6-Yes	0-No	0-Abstain
Annmarie Dragonis – Yes	Al Bruno – Yes	Phil Wilhelmy – Yes
Brianna Girard – Yes	Trisha Danka – Yes	Scott Andrews – Yes

Motion to appoint Judith Lamson-Rockwell to the Economic Development Commission for a term of three (3) years expiring on December 31, 2028 replacing Robert VanEgghen

Motion: Al Bruno	Second: Brianna Girard	
Vote: 6-Yes	0-No	0-Abstain
Annmarie Dragonis – Yes	Al Bruno – Yes	Phil Wilhelmy – Yes
Brianna Girard – Yes	Trisha Danka – Yes	Scott Andrews – Yes

Motion to appoint Megan Altomare to the Economic Development Commission – Alternate for a term of three (3) years expiring on December 31, 2028

Motion: Al Bruno	Second: Trisha Danka	
Vote: 6-Yes	0-No	0-Abstain
Annmarie Dragonis – Yes	Al Bruno – Yes	Phil Wilhelmy – Yes
Brianna Girard – Yes	Trisha Danka – Yes	Scott Andrews – Yes

Motion to appoint Sarah Stroud to the Livable Communities Committee for a term of two (2) years expiring on December 31, 2027 replacing Tom LaPaglia

Motion: Al Bruno	Second: Trisha Danka	
Vote: 6-Yes	0-No	0-Abstain
Annmarie Dragonis – Yes	Al Bruno – Yes	Phil Wilhelmy – Yes
Brianna Girard – Yes	Trisha Danka – Yes	Scott Andrews – Yes

Motion to appoint Saundra Gesek to the Livable Communities Committee for a term of two (2) years expiring on December 31, 2027

Motion: Phil Wilhelmy	Second: Al Bruno	
Vote: 6-Yes	0-No	0-Abstain
Annmarie Dragonis – Yes	Al Bruno – Yes	Phil Wilhelmy – Yes
Brianna Girard – Yes	Trisha Danka – Yes	Scott Andrews – Yes

Motion to appoint Christina Walton as the Municipal Agent for a term of two (2) years expiring on December 31, 2027

Motion: Al Bruno	Second: Scott Andrews	
Vote: 6-Yes	0-No	0-Abstain
Annmarie Dragonis – Yes	Al Bruno – Yes	Phil Wilhelmy – Yes
Brianna Girard – Yes	Trisha Danka – Yes	Scott Andrews – Yes

Motion to appoint Brianna Girard to the Tax Incentive Plan Committee until completion replacing Theresa Conroy

Motion: Phil Wilhelmy	Second: Al Bruno	
Vote: 5-Yes	0-No	1-Abstain
Annmarie Dragonis – Yes	Al Bruno – Yes	Phil Wilhelmy – Yes
Brianna Girard – Abstain	Trisha Danka – Yes	Scott Andrews – Yes

Motion to appoint Paul Wetowitz to the Zoning Board of Appeals for a term of two (2) years expiring on December 31, 2027 replacing Rick Demko

Motion: Phil Wilhelmy	Second: Al Bruno	
Vote: 6-Yes	0-No	0-Abstain
Annmarie Drugonis – Yes	Al Bruno – Yes	Phil Wilhelmy – Yes
Brianna Girard – Yes	Trisha Danka – Yes	Scott Andrews – Yes

Motion to appoint Bill Lynch to the Zoning Board of Appeals for a term of three (3) years expiring on December 31, 2028 replacing Krystin Hanewicz

Motion: Al Bruno	Second: Trisha Danka	
Vote: 6-Yes	0-No	0-Abstain
Annmarie Drugonis – Yes	Al Bruno – Yes	Phil Wilhelmy – Yes
Brianna Girard – Yes	Trisha Danka – Yes	Scott Andrews – Yes

ITEM #6: Tax refunds/abatements

Motion to approve the tax refunds/abatements

Motion: Trisha Danka	Second: Al Bruno	
Vote: 6-Yes	0-No	0-Abstain
Annmarie Drugonis – Yes	Al Bruno – Yes	Phil Wilhelmy – Yes
Brianna Girard – Yes	Trisha Danka – Yes	Scott Andrews – Yes

ITEM #7: Correspondence

- Letter of resignation from Rob Van Eggen resigning from the Economic Development Commission
- Letter of resignation from Mary Ann Robinson from resigning from the Affordable Housing Committee
- Letter of resignation from Rosalie Averill resigning from the Affordable Housing Committee
- Letter of resignation from Tom LaPaglia resigning from Livable Communities Committee
- Letter of resignation from Marietta Sabetta resigning from the Affordable Housing Committee

ITEM #8: Discussion and possible action regarding Uniform Service Agreement with the Naugatuck Valley Council of Government for the creation of the Town of Seymour Plan of Conservation and Development

Motion to authorize the First Selectwoman to enter into contract for \$75,000.00 with Naugatuck Valley Council of Governments

Discussion: The members discussed the importance of the Plan of Conservation and Development and the work involved in its preparation.

Motion: Trisha Danka	Second: Al Bruno	
Vote: 6-Yes	0-No	0-Abstain
Annmarie Drugonis – Yes	Al Bruno – Yes	Phil Wilhelmy – Yes
Brianna Girard – Yes	Trisha Danka – Yes	Scott Andrews – Yes

ITEM #9: Discussion and possible action regarding the charge of the Bungay Elementary School Building Committee

Annmarie read the following Resolution:

RESOLUTION TO RATIFY AND CONFIRM APPOINTMENTS TO AND

**ESTABLISH THE DUTIES AND RESPONSIBILITIES OF THE BUILDING
COMMITTEE FOR THE BUNGA Y SCHOOL BUILDING CONSTRUCTION
PROJECT**

WHEREAS, on January 2, 2024, the Board of Selectpersons established a building committee (the "Building Committee") with regard to the Bungay Elementary School building construction project (the "Project"), and authorized the Building Committee to develop design plans and cost estimates for the Project, to apply to the Commissioner of Administrative Services and to accept or reject a grant for the Project, and authorized the preparation of construction plans for the Project; and

WHEREAS, at a referendum vote held on October 9, 2025 the Seymour voters adopted and approved a resolution authorizing an appropriation of \$60,000,000 for the construction of a new Bungay Elementary School, and the financing of said appropriation by the issuance of general obligation bonds or notes of the Town in an amount not to exceed \$20,000,000 (the "Resolution"); and

WHEREAS, on December 4, 2025 the Board of Selectpersons adopted a resolution appointing additional members to the Building Committee and establishing the duties and responsibilities of the Building Committee; and

WHEREAS, the Board of Selectpersons desires to ratify and confirm the structure and membership of the Building Committee and its actions previously taken, and specify the duties and responsibilities of the Building Committee.

NOW, THEREFORE, BE IT RESOLVED THAT:

Section 1 - Structure; Membership. The Building Committee will consist of nine (9) members to serve at the pleasure of the Board of Selectpersons. The Board of Selectpersons may increase or reduce the number of members from time to time in its discretion. The Board of Selectpersons shall designate the Co-Chairpersons of the Building Committee and shall fill all vacancies on the Building Committee. The Building Committee shall choose its secretary. The Building Committee shall perform the duties and functions provided in the Resolution and shall act as the "school building committee" for the Project in accordance with the provisions of the applicable regulations of the State Department of Administrative Services issued under Connecticut General Statutes Section 10-287c.

Section 2 - Subcommittees. The Building Committee is authorized to establish subcommittees of the Building Committee (collectively, the "Subcommittees"), to designate the Chairperson, Co-Chairpersons and/or Vice Chairperson of each Subcommittee, and to fill all vacancies on the Subcommittees. The members of each Subcommittee may be members of the Building Committee and other persons, provided that a majority of the members of each Subcommittee shall be members of the Building Committee. The Subcommittees shall choose their secretaries. To the extent not provided herein, the Building Committee shall determine the duties and responsibilities of each Subcommittee.

Section 3 - Appointments. The appointments of the following persons to the Building Committee, and the actions previously taken by the Building Committee and the following persons, are hereby ratified and confirmed:

1. Tim Connors (R)
2. Fred Stanek (D)
3. Ed Strumello (D)
4. Pete Kubik (R)
5. Rebecca Bennett (D)
6. Thomas Nobili (U)
7. Beth Nesteriak (R)
8. Andrew North (R)
9. Trisha Danka (R)
10. Annmarie Drugonis, Ex-Officio, Nonvoting

Section 4 - Duties; Responsibilities. The Building Committee's duties and responsibilities shall be as follows:

- (a) Preliminary and final plan development and construction activities. The Building Committee shall:

(1) Select architectural and/or engineering firm(s) to: (a) prepare preliminary, schematic and final plans for all buildings and improvements, site work, grading and drainage, (b) prepare drawings and specifications, bid documents and contract documents, and (c) obtain professional estimating services, as necessary, and evaluate bids and appropriate bonding and insurance provisions of contractors, project and/or construction managers. The Building Committee shall negotiate a contract to be entered into by the Town and said firm(s), subject to approval of the Town's Board of Selectpersons. The contract(s) shall provide that the architect shall not proceed with final plans until the Building Committee has reviewed, modified, if appropriate, and accepted the preliminary and schematic plans. The Building Committee shall issue a notice to proceed with final plans.

(2) Evaluate such preliminary and schematic plans to verify that the plans meet the education specifications approved by the Board of Education and fulfill the purpose of the Project in a reasonable manner, refer the preliminary plans to the Town's Planning and Zoning Commission for informal review and make such changes as appropriate. Upon Board of Selectpersons and Board of Education approval of the preliminary and schematic plans, the Building Committee shall authorize the architect to proceed with final plans.

(3) Complete final plans, working drawings and specifications, bid documents and contract documents. The Building Committee may submit a copy of the final plans, working drawings, specifications bid documents and contract documents to an independent, qualified engineering firm for review as to accuracy, clarity and completeness. The engineering firm shall submit comments to the Building Committee. The Building Committee shall direct the architect to make such changes as the Building Committee deems appropriate. The Building Committee shall submit the final plans to the Town's Planning and Zoning Commission for any site plan and/or other required approvals. Upon approval by the Town's Planning and Zoning Commission, the Board of Selectpersons and the Board of Education, the Building Committee shall, in accordance with the Town's established bidding procedures and requirements of the State Department of Administrative Services, put the Project, or portions thereof, out to bid and award the contract to the successful bidder(s).

(4) Meet with the architect, general contractor and/or construction manager to determine what is required by the final plans, drawings and specifications, bid documents and contract documents. The Building Committee shall negotiate the construction contract(s) to be entered into by the Town and said construction firm(s), subject to approval of the Town's Board of Selectpersons.

(5) Ensure that the Project is in substantial compliance with the functional intent of the buildings and the estimated costs of the Project, as specified in presentations/reports that were prepared in connection with the approval of the Project. The Building Committee shall seek guidance and approval from the Board of Selectpersons and the Board of Education if there is any question regarding substantial compliance.

(6) Determine the scheduling/phasing of the planning and construction of each building included in the Project.

(b) Initiation, continuation and completion of construction. The Building Committee shall:

(1) Maintain a detailed budget for the Project reflecting budgeted line items and charges of expenditures to such line items for comparison to budgeted amounts.

(2) Coordinate all activities with the liaison(s) from the First Selectwoman's Office as provided in Section 7 below.

(3) Authorize the start of construction.

(4) Monitor the construction process to include meetings with the architect, project and/or construction manager as necessary to resolve any issues.

(5) Coordinate communication between the Building Committee, the Board of Education, the First Selectperson and the Board of Selectpersons to keep all parties up-to-date on developments.

(6) Consider and promptly act on change orders, making certain that any increase in the cost involved in any change order is within the amount appropriated for the Project.

(7) Monitor the preparation by the architect of a list of items (punch list) which are not fully completed or which require further attention when the architect has certified that a building is substantially complete. The Building Committee shall make certain that such items are completed properly.

(8) Review the certification by the architect that construction has been substantially completed in full compliance with contract documents or review the list of items which are not yet satisfactorily completed.

(9) Authorize the release of funds which had been withheld or designate those funds to be withheld pending completion of any unfinished work or for any other appropriate reason.

(10) Perform such other duties and functions in connection with the Project as may be required from time to time by the Board of Education.

Section 5 - Administration. The Building Committee and Subcommittee members shall not receive any compensation for their services. Necessary expenses of the Building Committee and Subcommittees shall be included in the cost of the Project. In carrying out their functions, the Building Committee and Subcommittees shall comply with all aspects of the Connecticut Freedom of Information Act.

Section 6 - Grant Applications. The Building Committee shall coordinate all filings to be made by the Board of Education with the State Department of Administrative Services for State grants for the Project, including the execution of grant agreements for the Project, the filing of such documents as may be required to obtain said grants and the prompt completion of the audit required by the State in connection with the grants.

Section 7 - Board of Selectpersons and First Selectwoman's Office Liaisons. The Building Committee shall meet regularly with and keep any designated liaisons of the Board of Selectpersons and the First Selectwoman's office up-to-date on all material developments. The Building Committee may recommend to the Board of Selectpersons additional independent monitoring of the construction process, if deemed necessary.

Section 8- Coordination of Process with First Selectwoman's Office. Throughout the planning and construction process, the Building Committee shall coordinate the process and work with the First Selectwoman's Office to make full use of Town staff and appropriate outside services as required.

Section 9 - Execution of Contracts. The First Selectwoman and one Co-Chair of the Building Committee shall execute all contracts entered into for the Project. The Town Attorney and/or the Building Committee's counsel shall review all contracts before they are entered into and shall oversee the execution of such contracts and compliance with appropriate bonding and insurance requirements.

Section 10 - Timelines. The Building Committee shall use its best efforts to complete the planning and bid phases for the Project as soon as possible and to substantially complete the construction phase of the Project by the Fall of 2028. The Building Committee shall make progress reports on the Project to the Board of Selectpersons and Board of Education no less than quarterly.

Discussion: Fred Stanek, 22 North Benham Road, stated that the Bungay Elementary School Building Committee will continue to keep the Board of Selectpersons, the First Selectwoman's Office, and the Board of Education informed of its activities. He thanked the Board for reauthorizing the committee's charge. A brief discussion followed regarding the committee's budget.

Motion to approve the resolution as presented.

Motion: Al Bruno

Second: Phil Wilhelmy

Vote: 6-Yes

0-No

0-Abstain

Anmarie Dragonis – Yes

Al Bruno – Yes

Phil Wilhelmy – Yes

Brianna Girard – Yes

Trisha Danka – Yes

Scott Andrews – Yes

ITEM #10: Discussion and possible action regarding RFQ for Preferred Tree Vendor List

Email from Public Works Director, Frank Gabianelli,

After careful consideration to all vendor applications with respect to qualifications, equipment, expertise, and reputation; it is my recommendation along with our Tree Warden that our preferred vendor list be as follows:

1. Out on A Limb Tree Service
2. Southbury Tree Service
3. Distinctive Tree Service

Respectfully Submitted, Frank Gabianelli Director of Public Works

Motion to accept recommendation.

Motion: Phil Wilhelmy

Second: Al Bruno

Vote: 6-Yes

0-No

0-Abstain

Annmarie Dragonis – Yes

Al Bruno – Yes

Phil Wilhelmy – Yes

Brianna Girard – Yes

Trisha Danka – Yes

Scott Andrews – Yes

ITEM #11: Discussion and possible action regarding Blight Citation Waiver request for 93 Squantuck Road

Annmarie read the letter from property owner, Trudy Bjellend:

Good evening Members of the Board and First Selectwoman Dragonis

Although I am not able to attend this hearing in person, I hope that my written words will reflect the urgency of my appeal for help. My name is Trudi Bjelland and I own a home in Seymour at 93 Squantuck Road. I am 76 years old and am now living in New Hampshire with family. I left my Seymour home because I had back problems which made it difficult to do things, car problems which left me without transportation, and my sister in Connecticut had passed away which meant that my family members were all at a distance away.

My plan was simple. Since I did not have the finances to fix up my home to tip top condition I would sell it "as is". I communicated with Daniel Riccio of Helpful Home Buyers and explained that my son would be coming East to remove things that he wanted to take back to his farm in Missouri and then hopefully we could arrange the sale.

Unfortunately, my son was not able to leave Missouri and help me as quickly as I had hoped. The town property taxes were due and shortly after paying them, I received a citation for blight from the town. I also had two fallen trees that blocked the driveway and had to pay two thousand dollars to have them removed. (My insurance company would not pay since they fell at two different times and there was a thousand dollar deductible for each incident). When I read the notice, I realized that I would not be able to remedy the situation immediately and did not appeal. How could I appeal when work had to be done, is what I thought at the time. And so, the \$100 a day fine began.

I am pleading with the Board to please stop the daily fine. My son was finally able to come East and did a herculean job of clearing up all by himself. The gutters were cleared. The driveway cleared, the trees removed, a dumpster was filled and removed, and Daddio's removed the unregistered car. He could not remove the vintage trailer and at the time we found no one willing to remove it. He did so much work, but unfortunately it was deemed insufficient and the daily fine continued. This has been devastating. I contacted Jim Piro, a contractor who said he will demolish and remove the trailer and propane tanks. However I am not a wealthy business owner with the financial ability to pay for everything. I am a senior citizen who basically lives from month to month. I understand the town's frustration but I had planned to sell "as is" because I could not afford to fix everything and I believe that the buyer will most likely replace my home with a larger more modern one. I am caught in a whirlpool that is unrelentingly taking away more money than I can possibly afford. I have to pay the property taxes now, of course, and I will apply for another loan to remove the trailer, but if the fine is also going to have to be paid and it continues, it is devastating for me.

If the purpose of the blight ordinance is to punish people for allowing it to exist, I ask that the \$8100 I have paid thus far is considered sufficient punishment. If you are familiar with the property, my

home is out of sight, at the top of the long driveway. The vintage trailer is visible from the road if one is looking. My goal all along has been to sell the property so someone can build a beautiful new addition to the Seymour town's real estate.

Please help me.

Sincerely, Trudi Bjelland

John gave the rundown on the complaint oriented situation. March 21st 2025 is when it began. Owner of 93 Squantuck has been forthright with email and handwritten letters – has not spoken to her directly. Starting in April 2025. Gave her an extension – during 60 day extension no action for remediation and no communication. Received an email from her son. He discussed what was done leading up to today.

He read the following statement:

To the Board of Selectpersons,

After review of the most recent correspondence from the property owner of 93 Squantuck Road, there is no evidence of a genuine or actionable effort to remediate the blighted conditions on the property in the near future. Accordingly, I am formally withdrawing my prior recommendation, as outlined in the memorandum dated December 9, 2025, which proposed a 90-day stay of the citation.

This office has properly served all required notices in accordance with the multi-step enforcement process outlined in the applicable ordinance. Additionally, this office approved the maximum extension permitted under the ordinance to provide the property owner with sufficient time to both develop and implement a corrective action plan. However, correspondence over the past eight months reflects only verbal intentions, with no demonstrable progress or results. Aside from limited tree removal performed solely to allow safe access to the property which is not a requirement of the blight order the conditions cited remain uncorrected.

Furthermore, there appears to be a potential environmental and public safety hazard on the property. Specifically, an abandoned above-ground storage tank and two abandoned liquid propane tanks are located adjacent to a collapsed recreational vehicle. These tanks are surrounded by severe overgrowth and may pose a significant fire risk to responding emergency personnel. There is no record of any permits on file with the Building Official's Office for the installation of these tanks.

The original citation fine, as drafted by the Hearing Officer on November 10, 2025, totaled \$5,400. With the continuing accrual of \$100 per day, the total fine has now reached \$11,200 as of January 6, 2026. Given the lack of compliance and ongoing safety concerns, it is recommended that a lien be drafted immediately by Land Use Counsel and that the appropriate filings be submitted to Connecticut Superior Court without further delay.

As of January 6, 2026, the total fines are \$11,200. Due to continued non-compliance, the Blight Enforcement Officer recommended that the appropriate filings proceed without further delay.

The property owner has already paid \$8,100; the \$11,200 fine is in addition to that amount.

AI and Trisha agreed with the Blight Enforcement Officer's recommendation.

A discussion followed regarding placing a lien on the property.

Town Counsel, Richard, stated that the Town does not have the authority to enter the property to perform a cleanup. Under the coercive fine ordinance, a lien will be filed on the land records, and the Town will eventually recover the funds.

John has referred the matter to the Fire Marshal.

The Board discussed the safety hazards associated with the property.

The house has been vacant for approximately three years.

Motion to deny the blight citation waiver and proceed with Blight Enforcement Officer's recommended course of action.

Motion: Al Bruno	Second: Phil Wilhelmy	
Vote: 6-Yes	0-No	0-Abstain
Annmarie Dragonis – Yes	Al Bruno – Yes	Phil Wilhelmy – Yes
Brianna Girard – Yes	Trisha Danka – Yes	Scott Andrews – Yes

ITEM #12: Discussion and possible action regarding updating the Town of Seymour Business Tax Incentive Policy

The members will determine an appropriate time to meet regarding this matter.

ITEM #13: Discussion and possible action regarding the use of LOCIP funds for road repairs throughout Town

Email from Dee Caruso dated December 31, 2025:

The Department of Public Works is requesting to use LOCIP funds in the amount of \$15,000 for road repairs. This funding will be under the LOCIP category of ROADS – Construction, renovation, repair or resurfacing.

Motion to approve Department of Public Works request to use LOCIP funds in the amount of \$15,000 for road repairs

Motion: Al Bruno	Second: Trisha Danka	
Vote: 6-Yes	0-No	0-Abstain
Annmarie Dragonis – Yes	Al Bruno – Yes	Phil Wilhelmy – Yes
Brianna Girard – Yes	Trisha Danka – Yes	Scott Andrews – Yes

ITEM #14: Updates from the Ordinance Committee

- a) Senior Citizen Tax Incentive
- b) Noise
- c) Firefighters
- d) Disabled Veterans Exemption

Senior Citizen Tax Incentive – The discussion concluded with a decision to move this topic to a future meeting and invite State Representatives and Senators, as the issue is governed at the state level. Town Counsel stated that there is currently no state statute authorizing the proposal and referenced Connecticut General Statute §12-8100, noting that only one town in the state has utilized it.

Noise Ordinance – This item was not reached.

Firefighters – The Board discussed vacancies in fire chief positions. Current terms are one year; a three-year term was suggested. Fire Chiefs and Fire Commissioners were asked to work together on a proposal and bring their recommendations back to the February meeting.

Disabled Veterans Tax Relief – Providing a 100% disability abatement for the six (6) qualifying veterans would result in an additional \$32,084.81 in abatements. Rich noted that this benefit can also be extended to surviving spouses.

ITEM #15: Public Comment

None.

ITEM #16: Selectperson's Public Comments

Board members exchanged New Year's greetings and reflected on the meeting. Trisha encouraged residents to seek help with snow and ice removal as winter weather worsens. Al and Phil both described the meeting as productive and respectful, with Phil specifically commending the Blight Enforcement Officer for his compassionate handling of the Squantuck Road matter. Brianna expressed enthusiasm about working on a tax incentive plan.

ITEM #17: Comments from the First Selectwoman

- A meeting will be held with DEEP and DESPP regarding Hoadley's Pond.
- Board of Finance budget workshops begin February 4th.
- Snow and sidewalks — the Board reviewed the Town's snow-removal ordinance, including the prohibition against pushing snow into roadways.
- Downed wires — residents should contact the Fire Department, Police Department, and Eversource.
- Residents were encouraged to visit the Town website for upcoming community events.
- The Snow Brigade was discussed.

ITEM #18: Adjournment

Anmarie Drugonis adjourned the meeting at 8:27 PM

Submitted by,



Lianna McMurray
Recording Secretary

Reviewed by,



A. Drugonis
Annmarie Drugonis
First Selectwoman