

**MINUTES**  
**Board of Selectpersons**  
**Special Meeting**  
**Wednesday, April 8, 2026 – 7:00 PM**  
**Norma Drummer Room – Seymour Town Hall**

COPY RECEIVED  
DATE: 4/9/26  
TIME: 3:40 AM  
TOWN CLERK'S OFFICE

**Members Present:** Annmarie Drugonis, Phil Wilhelmy, Scott Andrews, and Al Bruno

**Members Absent:** Trisha Danka, Bob Findley and Brianna Girard

**Others Present:** Town Counsel, Bryan LeClerc and Chief Administrative Officer, Kurt Miller, Director of Land Use, Jim Baldwin; founders of Food for Kids and residents in the Prospect Street area.

**ITEM #1: Call meeting to order**

First Selectwoman, Annmarie Drugonis, called the meeting to order at 7:00 PM

**ITEM #2: Pledge of Allegiance**

Everyone saluted the flag and recited the Pledge of Allegiance.

**ITEM #3: Public Comment**

Joanne Capiello, 5 Stephen Street, Seymour (property owner on Woodside Avenue), spoke regarding Hoadley's Pond. She referenced proposed Bill No. 5587, introduced to the General Assembly in 1993, and Section 3-20 of the Connecticut General Statutes. Ms. Capiello discussed the history of Hoadley's Pond, including prior dredging efforts.

She also addressed the property located at 100 Prospect Street, expressing her opposition to its sale. Ms. Capiello requested responses to previously submitted questions regarding the hill/mountain on Prospect Street. She reiterated her concerns and asked the Board to reconsider the proposed sale of 100 Prospect Street.

Debra Alterio, Cold Spring Drive, Oxford, spoke regarding the proposed sale of 100 Prospect Street. She expressed concerns about the aquifer located in the area and the potential impacts of disturbing it. Ms. Alterio also shared concerns related to Hoadley's Pond.

She stated that she had spoken with George Temple, First Selectman of Oxford, and emphasized the importance of regional awareness. Ms. Alterio encouraged collaboration among the communities to protect Hoadley's Pond and the property at 100 Prospect Street.

Roy, 11 Kulas Terrace, Seymour, spoke on behalf of residents of Kulas Terrace regarding the proposed sale of 100 Prospect Street. She expressed opposition to the sale, noting that Kulas Terrace is a quiet, peaceful neighborhood with significant wildlife. She also provided photographs depicting the wildlife in the area.

Rachel Gagne, 57 Swan Avenue, Seymour, spoke in opposition to the proposed sale of 100 Prospect Street.

Ken Gagne, 57 Swan Avenue, Seymour, also spoke in opposition to the proposed sale. He expressed concern that potential blasting in the area could negatively impact nearby homes.

Mike Renkewith, 28 Woodside Avenue, Seymour, spoke in opposition to the proposed sale of 100 Prospect Street. He noted that he grew up on Woodside Avenue and shared personal memories of Hoadley's Pond. Mr. Renkewith also discussed Little Laurel Lime Ridge Park, a 209-acre, town-owned



Mr. Baldwin presented first quarter statistics, including:

- 242 permits issued (a slight increase over 2025)
- 252 inspections conducted
- Permit revenue totaling \$81,985

He noted current trends in Seymour, including increased residential mechanical system upgrades, solar installations, roofing and siding projects, and overall investment by homeowners in their properties. He also highlighted strong interest in energy-efficient improvements and ongoing construction and renovation activity throughout Town.

Mr. Baldwin outlined current projects, including:

- Housing Authority renovation project on Seymour Avenue
- Spring Street townhouse development, with the first 12 of 67 units under construction and road infrastructure underway
- Multiple multi-family properties undergoing extensive renovations
- 10 single-family homes currently under construction

He also reviewed upcoming projects and planning efforts:

- Seven large-scale multi-family projects under review by the Planning & Zoning Commission this year
- A previously dormant planned development proposing 44 townhouse units expected to seek approval
- Ongoing updates to zoning standards and regulations to address housing needs
- Completion of open space reviews and evaluation of land use locations
- Update of the Plan of Conservation and Development

Regarding enforcement, Mr. Baldwin reported:

- Anti-blight and property maintenance ordinances are being actively enforced
- 10 blight liens recorded on the Land Records totaling \$267,100
- Total outstanding fines of \$349,300

Mr. Baldwin provided a broader departmental analysis, noting that Seymour remains primarily a residential community with a declining industrial base and limited new commercial development. Existing commercial property owners continue to control key parcels. He stated that the downtown area remains a small, merchant-centered district with limited capacity for expansion without significant infrastructure upgrades. He added that Seymour continues to be a desirable residential community with increasing housing demand, rising land values, and increasing real estate prices.

Board members commended Mr. Baldwin and the department for their work.

Mr. Baldwin also discussed data provided by NVCOG, which identifies available commercial development areas, recreational and passive open space, and properties owned by the Town, Land Trust, and water company. He noted ongoing coordination with Economic Development to identify viable parcels and referenced the recently passed housing legislation.

Discussion followed regarding open space designation and whether such land could be converted to other uses. Mr. Baldwin explained that, in some cases, open space may remain in private ownership, and development decisions are subject to applicable regulations. He provided an example of a 14-acre open space parcel in Seymour that remains privately owned.

In response to a question from Scott Andrews regarding limitations on downtown growth, Mr. Baldwin explained the infrastructure constraints impacting expansion.

Mr. Baldwin addressed concerns regarding 100 Prospect Street, stating that the aquifer does not extend onto that property. He explained that the aquifer is located along the Housatonic River, with a smaller section extending toward the Hoadley's Pond well fields. He noted that blasting activities are regulated by the State Fire Marshal's Office and are not controlled at the municipal level, although zoning regulations can limit the amount of earth removal. He stated that the Office of Land Use and Code Compliance conducted due diligence on the property and that the Board of Selectpersons received an 8-24 referral from the Planning & Zoning Commission. He further noted that the property was reviewed by State Archaeologists and was not identified as designated open space. He described the site as steep and primarily ledge.

Discussion continued regarding grand list development, including potential new development off Pearl Street, and broader economic development considerations involving commercial properties. Mr. Baldwin reported that, according to NVCOG data, Seymour contains approximately 2,146.39 acres of open space, representing approximately 22% of the Town's land area, which is higher than many surrounding communities.

**ITEM #13: Pursuant to Section 2-268(a) of the Seymour Town Code, set a Special Town Meeting for Tuesday, April 21, 2026 at 6:45 PM in the Norma Drummer Room of Seymour Town Hall for the purchase bid waiver and purchase authorization for the Seymour Cat C Project PW311 under DR-4820 CT for the reconstruction of Mill Street due to damages caused by the flood**

The Town received approval to fix the road and went out to bid. There were three bidders to rebuild the road. The Town received all of the funds reimbursed through a federal grant but because there was a delay the bids had expired. Instead of going out to bid, the Town reached out to the three original bidders and asked them to requote. The original low bidder was the low bidder after the requote. The Town has met the bid requirement. The contractor will be able to start the project a few weeks after approval.

Motion to set a Special Town Meeting for Tuesday, April 21, 2026 at 6:45 PM in the Norma Drummer Room of Seymour Town Hall for the purchase bid waiver and purchase authorization for the Seymour Cat C Project PW311 under DR-4820 CT for the reconstruction of Mill Street due to damages caused by the flood

Motion: Scott Andrews

Second: Al Bruno

*Discussion:* Emergency management director Chris Edwards explained this road is a paper road from River Street to 67. It is owned by the town for the sewer system and it needs to be paved/maintained for trucks to have access.

Vote: 4-Yes  
Annmarie Drugonis – Yes  
Scott Andrews – Yes

0-No

0-Abstain  
Al Bruno – Yes  
Phil Wilhelmy –Yes

**ITEM #14: Discussion and possible action regarding Solar Carport Project**

- a. Review of project timeline
- b. Approval of the resolutions

**Review of project timeline:**

Memoranda of Understanding (MOUs) for interconnection applications have been filed. All required documentation has been submitted to Eversource, and approval is pending, with completion anticipated in May.

It was noted that current federal tax law calls for the phase-out of the Federal Investment Tax Credit (ITC). The ITC, currently at 30%, is driving the Town to meet specific requirements and strict timelines associated with the proposed solar array projects. The goal is to obtain approval of the necessary resolutions in order to proceed with submitting applications for construction grants.

Al Bruno expressed concerns regarding the pace of the project, stating that he would like the Board to exercise due diligence, particularly given that the full Board was not in attendance. He also questioned the purpose of the meeting.

It was clarified that the purpose of the meeting is to authorize the submission of applications for state grants to support the construction of the solar projects in the most efficient manner. The Board is being asked to approve four resolutions—one for each school building where solar arrays are proposed—in order to apply for state funding. The program provides reimbursement rates of \$0.30 per kWh for solar generation and \$0.2465 per kWh for production from ground- or roof-mounted systems.

It was further clarified that approval at this stage is limited to advancing the grant application process and meeting applicable ITC timelines. No contractor has been selected, and the Town retains the ability to halt the project if necessary. The project is anticipated to be cash-flow positive, and a committee would be established to oversee future repairs and improvements to Town and school buildings.

**Resolutions:**

**BUNGAY ELEMENTARY SCHOOL**

1. RESOLVED, that a building committee is hereby established as the building committee with regard to the installation of a solar photovoltaic arrays (the "Proposed Project") at Bungay Elementary School.
2. RESOLVED, that the Board of Selectpersons hereby authorizes at least the preparation of schematic drawings and outline specifications for the Proposed Project at Bungay Elementary School.
3. RESOLVED, that the Board of Selectpersons authorizes the Town to apply to the Commissioner of Administrative Services and to accept or reject a grant for the Proposed Project at Bungay Elementary School.
4. RESOLVED, that funding of the Proposed Project (\$5,200,00 /in an amount not to exceed) at Bungay Elementary School is hereby approved.

**CHATFIELD-LOPRESTI ELEMENTARY SCHOOL**

1. RESOLVED, that a building committee is hereby established as the building committee with regard to the installation of a solar photovoltaic arrays (the "Proposed Project") at Chatfield-LoPresti Elementary School.
2. RESOLVED, that the Board of Selectpersons hereby authorizes at least the preparation of schematic drawings and outline specifications for the Proposed Project at Chatfield-LoPresti Elementary School.
3. RESOLVED, that the Board of Selectpersons authorizes the Town to apply to the Commissioner of Administrative Services and to accept or reject a grant for the Proposed Project at Chatfield-LoPresti Elementary School.



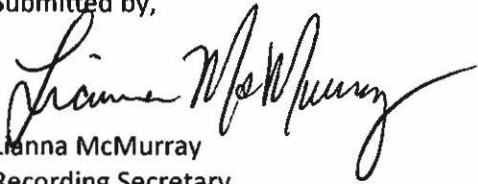


- Public Works will be out taking care of the parks and once the asphalt company opens up they will be repairing pot holes and taking care of some roads
- D.O.T. will be paving Derby Avenue this summer

**ITEM #21: Adjournment**

Annamarie Drugonis adjourned the meeting at 8:56 PM

Submitted by,



Lianna McMurray  
Recording Secretary

Reviewed by,



Annamarie Drugonis  
First Selectwoman