

COMMITTEE ON LANDS & BUILDINGS

October 18, 2022 at 5:15 PM

Chairman Long called the meeting to order.

The Clerk called the roll.

Present: Aldermen Long, Fajardo, Levasseur, Trisciani

Absent: Alderman T. Sapienza

Messrs.: J. O'Neil, P. Chiesa, J. Bisson, T. Clougherty

1. Communication from Brenda Masewic Adams, Tax Collector, regarding tax deeded properties.
(Note: For informational purposes only; no action is required.)
2. Communication from Mayor Craig requesting approval to rename Barrister Lane to Chief Thomas J. King Lane.

*On motion of **Alderman Levasseur**, duly seconded by **Alderman Fajardo**, it was voted to approve.*

Chairman Long stated in the mid-70's and early 80's I was kind of looking for myself and I wasn't doing very much but Chief King was the first man that I remember talking out of trouble. It was either listen to him or listen to Judge Capistran. I chose to listen to him thankfully.

3. Communication from Phil Croasdale, Water Works Director, requesting approval of a five-year lease agreement with Youngsville Athletic Association d/b/a Granite Heat Baseball Club for a four-acre parcel of land located on the west side of Route 28 By-Pass across from Front Park.

***Alderman Levasseur** moved to approve. **Alderman Fajardo** duly seconded the motion.*

Chairman Long asked Mr. O'Neil if they provide scholarships for kids.

John O'Neil, Water Works, answered I believe they do and I believe as part of our agreement they were going to scholarship a Manchester resident.

Chairman Long stated in the contract it says that they pay a percentage of the taxes but there are no taxes correct.

Peter Chiesa, Deputy Solicitor, responded I can answer that. That clause has to be in there by statute. If they are a non-profit they wouldn't have to pay taxes but the statute demands that that provision be included in the lease.

Chairman Long asked but they are not paying a percentage of taxes correct.

Mr. Chiesa answered they are not.

Chairman Long stated in the annual fee of \$3,200 or something is that the standard that we have been using.

Mr. O'Neil replied it is comparable to our other leases with other tenants that we have at Water Works. We have had rent reviews and appraisals done in the past on those rents. It is comparable to other leases that we have in the neighborhood.

Chairman Long called for a vote. *There being none opposed, the motion carried.*

4. Communication from Ben Johnson, Executive Vice President of North & South Construction Services, requesting approval of a revocable license to add an ADA accessible ramp and landing at 1211 Elm Street.

Chairman Long stated Mr. Clougherty said that there was some more information that they requested and haven't gotten so I would recommend that we table this.

Alderman Levasseur stated I have a question. Should this go to Planning? I don't know why it would be here.

Chairman Long stated this is an encroachment issue and we need to authorize that.

Alderman Levasseur asked in advance of them coming back, the way I read it I am not sure but it seemed like they had plenty of spots that would conform to the ADA requirement. Is there not a rule that says if you have so many that do qualify or does every single space have to qualify and that is why they need to put a ramp in? It seems to me you would be able to get a waiver if you had enough spaces.

John Bisson, Attorney, stated it is not a space issue. It is an access issue. It is the front of the retail space and we need to be ADA compliant and because of the sidewalk and the retail spaces...there was a plan submitted and it is an elevation issue. It is not the number of spaces. It is to get into the retail spaces on the Elm Street side. We need to elevate it for access. I don't think there is a need to go back to Planning because the site plan was already approved. This is just an issue of the encroachment for access and they are asking for permission and were told by the city that we need to have this license agreement to be on the sidewalk basically because it is in the right-of-way. That is what the license request is for.

Chairman Long responded are you aware of more information that DPW is looking for.

Atty. Bisson replied I am not aware of anything else that was requested.

Ben Johnson, North & South Construction Services, stated I haven't been asked for more information.

Atty. Bisson stated nor have I.

Chairman Long stated we are going to table this and at our next meeting we will discuss it. Evidently, Mr. Clougherty said there were a few questions they had.

Mr. Johnson asked what were those questions specifically.

Chairman Long answered I am not sure. He is sitting in the back of the room. You can have a conversation with him.

Tim Clougherty, Public Works Director, stated we have some questions relative to the dimensions, some free clearances on the sidewalk and necessity for the landscaping that was proposed.

*On motion of **Alderman Levasseur**, duly seconded by **Alderman Trisciani**, it was voted to table.*

5. Communication from Jeff Belanger, Planning & Community Development Director, regarding a draft ordinance amendment to Chapter 150: Housing Code to address insects, rodents, vermin and other pests.

*On motion of **Alderman Levasseur**, duly seconded by **Alderman Fajardo**, it was voted to approve.*

6. Communication from Senator Lou D'Allesandro requesting that the entry into Prout Park be named after the late Brigadier General Richard Vercauteren.

*On motion of **Alderman Trisciani**, duly seconded by **Alderman Fajardo**, it was voted to approve.*

*There being no further business, on motion of **Alderman Fajardo**, duly seconded by **Alderman Trisciani**, it was voted to adjourn.*

A True Record. Attest.

A handwritten signature in black ink, appearing to read "Matthew Normand".

City Clerk