

OFFICE OF THE  
FIRST SELECTMAN

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Lynne A. Vanderslice  
*First Selectman*

David K. Clune  
*Second Selectman*

Lori A. Bufano  
*Selectman*

Joshua S. Cole  
*Selectman*

Deborah A. McFadden  
*Selectman*

TOWN HALL  
238 Danbury Road  
Wilton, CT 06897

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TOWN OF WILTON

2018 DEC 20 P 2:53

BY: *QF*

**BOARD OF SELECTMEN  
REGULAR MEETING  
Monday December 17, 2018  
Meeting Room B, Town Hall**

**PRESENT:** First Selectman Lynne Vanderslice, David Clune (arrived at 8:15 p.m.), Lori Bufano, Joshua Cole, Deborah McFadden

**GUESTS:** Patti Temple & Dave Waters (WPD/Town Hall Campus Building Committee Co Chairs), Chris Burney, Anne Kelly-Lenz, Sarah Taffel

**OTHERS:** Members of the Press and Members of the Public

**A. Call to Order**

Ms. Vanderslice called the meeting to order at 8:01 p.m.

**B. Consent Agenda**

Motion made by Mr. Cole, seconded by Ms. McFadden and carried 4-0 to approve the Consent Agenda as follows:

**Minutes**

- Board of Selectmen Regular Meeting – December 3, 2018

**Refunds**

- As per Tax Collector's Memo dated December 13, 2018

**Gifts**

- Operation Fuel – Food Pantry - \$95.00

**C. Public Comment**

None.

**D. Discussion and/or Action**

1. Revaluation Update – Sarah Scacco  
Sarah Scacco, Assessor for the Town gave an update on the Revaluation (presentation attached).
2. Virtual Net Metering Opportunity – Cela Sinay-Bernie- Citrine Power, Jonathan Luiz-Town Administrator, Town of Weston  
Item tabled.

3. **Berchem Moses – New Retainer Letter and Fee Agreement**  
Ms. Vanderslice reviewed the Berchem Moses engagement and fee agreement for Dec 1 2018 to Nov 30, 2019. The one year agreement corresponds with the Town Attorney term, which ends on Nov 30, 2019. There is no increase in the monthly retainer; excess billing rates are up 4% or an average annual increase of 2%. Town Counsel provided assurance that rates will not increase should the Board decide to reappoint Town Counsel for the 2019/2020 year. Town Counsel will be attending next meeting to provide a litigation update.
4. **Police Town Campus Owners Representative Recommendation – Patti Temple & Dave Waters – Co Chairs Building Committee**  
Dave Waters & Patti Temple, Co Chairs of the WPD/Town Hall Campus Building Committee and Chris Burney provided a review of need for and their process for the selection of their recommendation to hire Colliers International as an owner's representative for the Police/Town Campus Building Project. After review, motion made by Mr Clune for the First Selectwoman to work with Town Counsel to execute a contract with Colliers International not to exceed \$40,000 for Phase I. Motion seconded by Ms. McFadden and carried 5-0.
5. **Proposed Policy on Commencing Foreclosure on Blight Judgment Lien**  
Ms. Vanderslice further reviewed the proposed policy on commencing foreclosure on blight judgment lien as recommended by Attorney Mario Coppola that was discussed at the last BoS meeting. She reviewed the policy as agreed to at the previous meeting. The policy requires the blight enforcement officer to confer with the Board of Selectmen and town attorney about commencing a lien foreclosure action within a year of the filing of the judgment lien. Ms. McFadden suggested options on an additional step she would like in the process. After discussion and no agreement, Ms. Vanderslice stated she would share the discussion with Attorney Coppola for comment.
6. **2019 Proposed BoS Meeting Schedule (Amended)**  
Ms. Vanderslice reviewed the 2019 Proposed BoS Meeting Schedule (Amended). After review, Mr. Clune made a motion to adopt the 2019 Proposed BoS Meeting Schedule as amended. Motion seconded by Ms. Bufano and carried unanimously.
7. **New Vacancies**  
No new vacancies.
8. **Appointments**  
Suzanne Knutson – Tree Committee (recommended by Conservation Commission)  
Motion made by Mr. Clune, seconded by Ms. Bufano and carried 5-0 to appoint Suzanne Knutson as the BoS Representative to the Tree Committee.
9. **Upcoming Agenda Items**  
Ms. Vanderslice reviewed agenda items for upcoming BoS meetings:
  - Wilton Land Trust CT DEEP Open Space Grant Application-request for support-Jan 7
  - Update on Aquarion Permit Application-Jan 7
  - Brightview Proposal - Appraiser has been selected
  - Receipt of letter from Conn DOT re Right of First Refusal to purchase land abutting RT 7

#### E. Selectmen's Reports

1. First Selectman

Ms. Vanderslice reviewed the following topics

- Update Neighborhood Assistance Tax Credit Program - State approved donor credits of over \$16,000 for donations to Wilton nonprofits.
- Her meeting with Georgetown Volunteer Fire District Commission and Weston Town Administrator. Town of Wilton is responsible for approx. 35% of the cost of the district
- Executed Contract: Milone and MacBroom – SIMM Study and a Copier Lease

2. Selectmen

Mr. Clune, Ms. Bufano, Mr. Cole and Ms. McFadden all commented on a variety of topics.

F. Public Comment

None

G. Adjournment

Having no further business, Ms. Vanderslice asked for a motion to adjourn. Motion made by Mr. Cole to adjourn meeting at 9:30 p.m. Motion was seconded by Ms. McFadden and carried 5-0.

Next Meeting – January 7, 2019

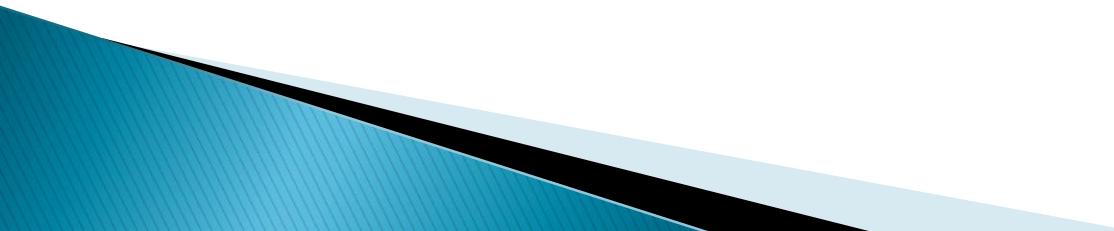


Jacqueline Rochester  
Recording Secretary  
Taken from Video

# **Wilton Revaluation Update**

December 17, 2018

# What has been done?

- ▶ Data mailers were sent out to property owners in 2017.
  - ▶ Reviewed all qualified sales that occurred in the market prior to October 1, 2017 with focus on sales that occurred between October 1, 2016 to October 1, 2017.
  - ▶ Currently we are finishing up our review process of preliminary values.
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# Wilton Revaluation Schedule

New Residential Assessment Notices

By December 31<sup>st</sup>, 2018

New Commercial Assessment Notices

By January 4<sup>th</sup>, 2019

Informal Hearings with Vision  
Appraisal

January 7<sup>th</sup>, 2019 to January 25<sup>th</sup>,  
2019 as needed

Finalized October 1, 2018 Grand List

By February 28<sup>th</sup>, 2019

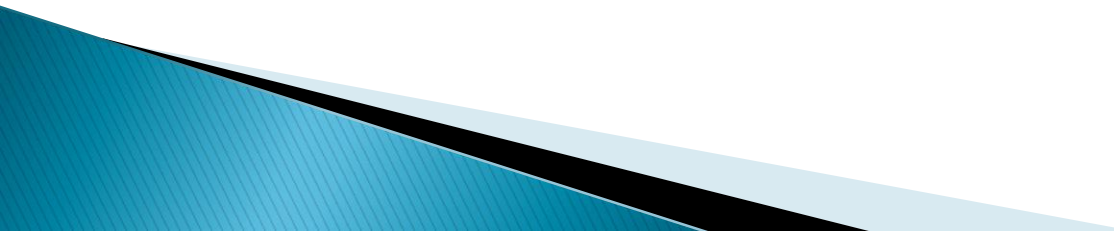
Board of Assessment Appeals  
Applications

Received no earlier than March 1<sup>st</sup>,  
2019 and received no later than March  
20<sup>th</sup>, 2019

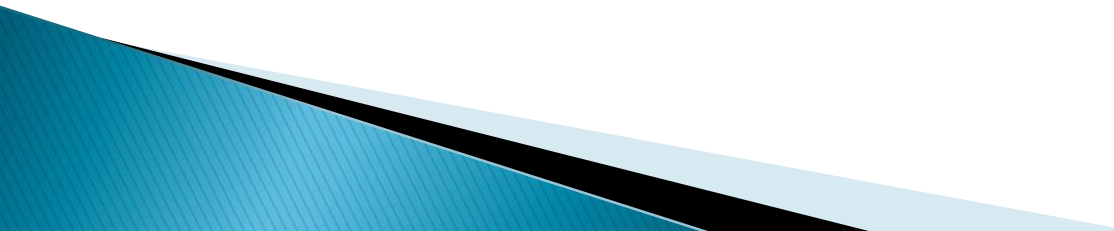
Board of Assessment Appeals  
Hearings

April 2019

# Informal Hearings with Vision Appraisal

- ▶ Vision Appraisal will be conducting informal hearings at Comstock Community Center.
  - ▶ Contact information for Vision Appraisal to schedule an informal hearing will be on the notice of assessment change.
  - ▶ Deadline to schedule an informal hearing is January 16, 2019.
  - ▶ Any taxpayer with questions or concerns is urged to attend an informal hearing.
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# Informal Hearings with Vision Appraisal

- ▶ Informal hearings are essential as they provide an opportunity for any necessary changes to be made prior to the grand list being signed.
  - ▶ Informal hearings also provide an opportunity for taxpayers to get a better understanding of their new valuation.
  - ▶ Property owners are urged to compare their new valuations with valuations of similar properties in their area. This information will be available online and in the Assessor's Office once new assessment notices are sent out.
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# Useful Tools Available

- ▶ The Assessor's Office webpage has links to some useful tools for the public to review their new valuations:
  - Access to field cards for all properties located in the Town of Wilton – <http://gis.vgsi.com/wiltonct/>
    - On Vision Appraisals website there is also a tab labeled 'Sales Search' that will be helpful to find properties that have sold.
  - Access to GIS maps through MapXpress – <http://wilton.mapxpress.net/>

\*\*Please note, field cards will not be updated with new assessment information until notices are sent out\*\*

# Board of Assessment Appeals

- ▶ Important things to remember when preparing for a Board of Assessment Appeal Hearing:
  - Be organized and bring copies of whatever materials you will be presenting as they will need to be retained for FOI purposes.
  - New valuations are effective for the October 1, 2018 grand list however they are based on market value as of October 1, 2017.
- ▶ Compare valuations of similar properties in your area, comparable sales, or hire an appraiser.
- ▶ Review qualified sales that occurred prior to October 1, 2017 of comparable properties.
- ▶ Any pictures you have of your property that you feel will support your appeal are always welcome.