

PUBLIC SITE & BUILDING COMMISSION

Clifford J. Hurgin Municipal Center
1 School Street
Bethel, CT 06801

Regular Meeting Minutes

Tuesday, March 10, 2015

7:30 P.M.

Clifford J. Hurgin Municipal Center – Meeting Room “B”

PRESENT: Chair Jon Menti, Vice Chair Nancy Ryan, Deno Gualtieri, Jim Lacey, James Naddeo, Jim Palmer and Bob Durkin

ABSENT: John Perna

ALSO IN ATTENDANCE: Charles C. Van Zanten (Hawley Construction Corporation)

CALL TO ORDER:

Chair Menti called the meeting to order at 7:30 p.m.

APPROVAL OF MEETING MINUTES:

Jim Palmer made a motion, seconded by Deno Gualtieri, to approve the minutes of the Regular Meeting of February 10, 2015, as submitted. Vote, all in favor, motion passed.

CORRESPONDENCE:

- Chair Menti was in receipt of a letter, dated January 30, 2015, with documentation from Francis S. Infurchia, of 3 Honey Hollow Drive which was distributed for review.

PUBLIC INPUT: None

OLD BUSINESS:

South Street Fire Station

Nothing new to report.

Police Station Project

- Chair Menti reported the Police Commission will meet tomorrow March 11, 2015 and Brian Humes, Jacunski & Humes will be attending to discuss the Police Station project. Mr. Gualtieri planned to attend as representative of the Public Site and Building Commission.
- Chair Menti was in receipt of a letter from Hawley Construction Corporation, dated February 24, 2015, which provided a preliminary analysis regarding the possibility of expanding the existing Police Headquarters on the existing site at 49 Plumtrees Road. It

RECEIVED

2015 MAR 11 A 11: 38

TOWN OF BETHEL
TOWN CLERK

will be distributed to the Commission at the next Regular meeting scheduled for Tuesday, March 24, 2015 for review.

- Mr. Van Zanten reported on an article from ENR.com regarding an executive order signed by President Obama on January 30, 2015 which sets benchmarks for federally funded projects in floodplains. A copy of the article from ENR.com, dated February 16, 2015, will be distributed to the Commission at the next Regular meeting scheduled for Tuesday, March 24, 2015 for review.
- Discussion on the next steps for the Commission ensued.
- Chair Menti will speak with the Police Commission liaison, Michael Duff, to schedule a joint meeting between the Police Commission and the Public Site and Building Commission.

AJOURNED:

Jim Palmer made a motion, seconded by Nancy Ryan, to adjourn the meeting. Vote, all in favor, motion approved unanimously. Meeting adjourned at 8:38 p.m.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'KGalbis', with a long horizontal line extending to the right.

Kathy Galbis
Recording Secretary

Francis S. Infurchia
3 Honey Hollow Drive, Bethel CT 06801

January 30, 2015

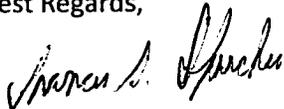
Mr. Jon Menti
Chairman of Public Site and Building Commission
Clifford J. Hurgin Municipal Center
1 School Street
Bethel, CT 06801

Dear Jon:

Michael Duff asked me to make a presentation to the police commission for the purpose of defending the flyer that I distributed. Please see attached letter, data and findings which more than supports my representations.

Could you kindly submit this information to the Public Site and Building Commission as official correspondence? I would be interested in your thoughts.

Best Regards,



Francis S. Infurchia
3 Honey Hollow Drive
Bethel, CT 06801

203-748-2322

Enclosure

Francis S. Infurchia
3 Honey Hollow Drive, Bethel CT 06801

January 29, 2015

Michael Duff
Chairman
Bethel Police Commission

Dear Michael:

I want to thank you for providing me with the opportunity to present my concerns and objections to the proposed Bethel police station. Using Chief Finch's 37 police officer count and revising the other regional towns' averages by excluding Bethel from them, a summary of these slightly revised findings follows.

1. **Size of Police Station per Resident**
Bethel's proposal will provide 1.43 sq. ft. per resident. Very High!
Average of 13 surrounding towns is .72 sq. ft. per resident.
If Bethel built to the average, the station would be 13,415 sq. ft., not 26,647.
2. **Size of Police Station per Sworn Police Officer**
Bethel's proposal will provide 720 sq. ft. per police officer – Very High!
Average of 13 surrounding towns is 420 sq. ft. per police officer.
If Bethel built to the average, the station would be 15,540 sq. ft., not 26,647.
This also means that the 26,647 square foot station (per the proposed schematic drawings) can house 63 officers, when using the 420/s.f. average. This is extraordinary, don't you think?
3. **Size and Cost of Police Station to Per Capita Income (Relative Affordability Measure)**
 - a) The square footage of Bethel's proposal = 73% of per capita income.
The square footage of the average of the surrounding towns = 30% of per capita income. If Bethel built to the average, the station would be 10,944 sq. ft., not 26,647.
 - b) Bethel's per capita income is \$36,608 while the other towns' average per capita is \$54,337.
The \$14.1 million cost is 385x Bethel's per capita and only 259x the other towns'. Bethel is so much more hard pressed to build and maintain a building this size.
4. **Size of Police Force to Crime and Residents**
The statistics indicate that if Bethel staffed to the average for crime and population, its force would be 33 – 35 officers. We are not advocating cuts to the force, but it does appear the force is adequate for the foreseeable future and tripling the station size is simply indefensible.
5. **Crime per the UCR is 20 – 24% Down Since the 1980s-1990s**
This is a common metric that we can use to compare Connecticut towns. Accordingly, if crime is trending down, all peripheral activity like misdemeanors, call volumes, etc. will proportionally follow. This metric thus predicts decreasing police activity and/or certainly does not suggest steadily increasing activity, which in turn has a stabilizing effect on the size of the police force.

6. **Bethel's Geographic Size is 16.79 sq. Miles**
Bethel's geographic size at 16.79 sq. miles is a tad over half the size of the other towns' average, (31.47 sq. miles). Thus, not centrally locating the police station, (i.e. F.J. Clarke Ind. Park) which is not the ideal, is not nearly as troublesome as once thought.
If Bethel built to the geographic size average, its station would be 8,344 sq. ft.

7. **Distance from Schools**
The proposed school-side site will actually be twice as far from Rockwell, Johnson and the Middle School than the present site, thus invalidating the school lobby's concerns.

8. **Traffic**
The proposed school-side/residential neighborhood site will certainly interfere with morning and afternoon school traffic by essentially creating another intersection on Judd between Rte. 302 and Whittelsey and another with a very short sight line on Rte.302. This was a decisive issue for the town in 1973 prior to the school campus expansion.

9. **Loss of Park**
The proposed school-side site, a 3+ acre imprint of station, gun range, driveways and parking lots needlessly obliterates a beautiful park, a town gem. This is a loss to future generations of strollers, students, joggers, cross country athletes, dog walkers, hikers and yes- just passers-by. This meadow serves no function, is not a means to an end, and is rather an end itself, which makes it beautiful, really just by accident.
Prosaic, functional, utilitarian government encroachment rarely pays tribute to the unexpected encounter, to the poetic and inspirational, especially if it can get it for free. We should not be so tempted.

10. **Conclusion**
The scope, size, cost and site of this proposal finds no justification anywhere, even when factoring in the somewhat self- serving and self - fulfilling police station building trends. If any proposal needs to be revisited, literally from the ground up, it is this one. Please reconsider.

Sincerely,



Francis S. Infurchia
3 Honey Hollow Drive, Bethel Ct

P.S. Michael, could you please pass this on to your fellow commissioners and the Chief. Would it be okay for me to contact each commissioner privately so we can further this conversation. I know that certain members had questions about my position.

With your and their permission, can you give me their contact information?

PROPOSED \$14.1 MILLION BETHEL POLICE STATION

DATA

Town	Population: US Census 2010	Land Area Sq Miles	Per Capita Income	Per Capita Income State Ranking	# of Sworn Officers - CGA	Police Reg. Payroll	Police Station Sqft	Location	Projected Population Growth 2012- 2020
Bethel	18,584	16.79	\$36,608	100	37	\$2,582,830.00	26,647	Side Road - School District	0.10%
Brookfield	16,452	19.80	\$49,705	27	34	\$2,183,712.00	12,900	Silvermine Rd. off Federal Road	
Newtown	27,560	57.76	\$45,308	36	43	\$3,282,246.00	22,244	RTE 25 - Downtown	
Redding	9,158	31.50	\$65,594	10	16	\$1,299,575.00	5,614	RTE 107 - Town Center	
New Fairfield*	13,881	20.46	\$39,486	73	20	\$1,322,412.00	12,144	RTE 39 Near Downtown	
Monroe	19,479	26.13	\$43,842	44	45	\$2,474,135.00	17,274	Town Hall	
Sherman*	3,581	21.80	\$48,637	30	1	N/A	N/A	RTE 39	
Shelton	39,559	30.57	\$38,431	81	58	\$4,327,389.00	19,220	Wheeler Street	
New Milford	28,142	61.59	\$38,893	78	47	\$3,246,907.00	16,628	RTE 202 Near Hosp.	
Ridgefield	24,638	34.43	\$72,026	9	39	\$3,454,401.00	17,650	East Ridge Rd. Near Parks	
Weston	10,179	19.80	\$92,735	5	14	\$1,404,648.00	8,400	Town Center	
Wilton	18,062	26.95	\$78,234	7	42	\$3,628,337.00	10,040	RTE 7	
Trumbull	36,018	23.29	\$44,406	41	73	\$5,209,918.00	30,359	Edison Rd. off Main St.	
Easton	7,490	27.42	\$63,405	14	18	\$1,003,859.00	6,700	Town Center	
Southbury*	19,904	39.06	\$40,022	67	20	N/A	9,240	Off of Route 84	
Average	19,579	31.47	\$54,337						

To Adjust Bethel to other
Towns' Average

2010- US Census Data	2010- US Census Data	2010- US Census Data	2011- CT Police Department Statistics - CGA	2014-2015 Budgets	Police station websites and Vision Appraisal and Phone Calls	2014- CERC Town Profile
		*1990 = \$20,538 *2000 = \$29,927			*Bethel Schematic Floor Plans = 26,647	

PROPOSED \$14.1 MILLION BETHEL POLICE STATION

FINDINGS

Town	Criminal Offenses Total 2013	Square Feet Per Resident	Sqft per Officer- CGA	Police Officers per 1000 Residents- CGA	Sqft of Police Station per each Sq Mile of Town	Average Police Salary - CGA	Sqft of Police Station per each \$1 of Per Capita Income	Per Capita Multiple of \$14.1 million Project
Bethel	185	1.43	720	1.99	1,587.08	\$69,806.22	0.73	385
Brookfield	171	0.78	379	2.07	651.52	\$64,226.82	0.26	
Newtown	126	0.81	517	1.56	385.11	\$76,331.30	0.49	
Redding	47	0.61	351	1.75	178.22	\$81,223.44	0.09	
New Fairfield*	N/A	0.87	607	1.44	593.55	\$66,120.60	0.31	
Monroe	158	0.89	384	2.31	661.08	\$54,980.78	0.39	
Sherman*	N/A	#VALUE!	#VALUE!	No Value	#VALUE!	#VALUE!	#VALUE!	
Shelton	465	0.49	331	1.47	628.72	\$74,610.16	0.50	
New Milford	340	0.59	354	1.67	269.98	\$69,083.13	0.43	
Ridgefield	76	0.72	453	1.58	512.63	\$88,574.38	0.25	
Weston	38	0.83	600	1.38	424.24	\$100,332.00	0.09	
Wilton	113	0.56	239	2.33	372.54	\$86,388.98	0.13	
Trumbull	557	0.84	416	2.03	1,303.52	\$71,368.74	0.68	
Easton	31	0.89	372	2.40	244.35	\$55,769.94	0.11	
Southbury*	N/A	0.46	462	1.00	236.56	#VALUE!	0.23	
Average	193	0.72	420	1.77	497	\$74,084.19	0.30	259
<hr/>								
To Adjust Bethel to other Towns' Average	35 Officers	13,415 SF	15,540 SF	33 Officers	8,344 SF	10,944 SF		

PROPOSED BETHEL POLICE STATION - 1/21/2015

The Decrease in Criminal Offenses in Bethel

Year Range	Total Number of Offenses - Bethel	% Change
1985-1992	2145	
2006-2013	1696	-20.93
1985-1994	2614	
2004-2013	1975	-24.44
1988-2000	3081	
2001-2013	2547	-18.63
Average		-21.33

Distance to Rockwell, Johnson, and Middle School

Schools	Distance from Current Police Station (Miles)	Distance from Proposed Police Station (Miles)
Rockwell	0.4	0.8
Johnson	0.5	0.9
Middle	0.6	1.0

Google Maps

CT Uniform Crime Reports - 12/1/2014

Footprint of Proposed Police Station at School Meadow

Building	26,000 SF
Parking Lot and Driveways and Grass Area	2.8 Acres +/- (Estimate)

Conclusion: This presents much more of an impact than simply perching a 26,000 SF building at the top of the hill.