TOWN OF WESTON
WARNING OF
SPECIAL TOWN MEETING, TUESDAY, JUNE 25, 2013

The voters of the Town of Weston, Connecticut, are hereby warned and notified that a Special Town Meeting will be held in the Community Room of the Weston Library, 56 Norfield Road, Weston, Connecticut, on Tuesday, June 25, 2013 at 7:30P.M.

Item 1. To consider and vote on the following resolution:

(a) To purchase structures and land of approximately 1.0 acre located at 48 Norfield Road, Weston, Connecticut from the Fairfield County Savings Bank and to appropriate an amount not to exceed $750,000 for the purchase price and any professional fees, legal fees, interest expense on temporary borrowings, financing cost and other costs related to the purchase.

(b) To authorize the Board of Finance to determine the appropriate method of funding the purchase including: use of general fund balance, short or long term borrowings, temporary note issuance, supplemental appropriation, or any other appropriate source. If the Board of Finance determines to fund the purchase with a borrowing, the Board of Finance is also authorized to determine the terms and conditions of such borrowing.

(c) To authorize the First Selectman to negotiate and execute an agreement to purchase the property, and to act on the Town's behalf under the agreement, and if the Board of Finance determines to fund the purchase with a borrowing, to authorize the First Selectman to negotiate and execute any documents related to such borrowing, to authorize the Board of Selectmen, Board of Finance, Treasurer and other Town officials or employees to take all other action necessary and proper to carry out said purchase, to ratify all previous action taken by the Town, its officials or employees in connection with said purchase and to authorize Town officials and employees to take all other actions necessary to complete the purchase and complete any borrowing to finance the appropriation.

Dated at Weston, Connecticut as of the 17th day of June, 2013

BOARD OF SELECTMEN

_____
Gayle Weinstein
First Selectman

_____
David Muller
Selectman

_____
Dennis H. Tracey III
Selectman

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Map/Lot/Unit :	22/ 6/ 30/ /
Location:	48 NORFIELD ROAD
Owner Name:	FAIRFIELD COUNTY BANK
Account Number:	R02116

Parcel Value

Item	Appraised Value	Assessed Value
Buildings	593,300	415,300
Xtra Bldg Features	0	0
Outbuildings	10,900	7,600
Land	433,200	303,200
Total:	**1,037,400**	**726,100**

Owner of Record

FAIRFIELD COUNTY BANK

Ownership History

Owner Name	Book/Page	Sale Date	Sale Price
FAIRFIELD COUNTY BANK	526/ 99	2/15/2012	0
177 WESTON ROAD LLC	514/ 58	3/30/2011	0
MAGEE KAREN E ET AL	288/ 425	7/21/2000	0
MAGEE KAREN E ET AL	235/ 313	1/26/1996	0
MAGEE, KAREN E. et al	226/833-	1/17/1995	0

Land Use

Land Use Code	Land Use Description
101	Single Family

Land Line Valuation

Size	Appraised Value	Assessed Value
1.00 AC	433,200	303,200

Construction Detail

Building # 1

STYLE Colonial
Roof Structure Gable
Interior Wall 2 Plastered
Heat Type: None
Full Bathrooms 2
Fireplaces 7

Stories 2 Stories
Roof Cover Wood Shingle
Interior Flr 1 Hardwood
AC Type: Central
Half Bathrooms 2
Bsmt Garages 0

Exterior Wall 1 Clapboard
Interior Wall 1 Drywall
Heat Fuel Oil
Total Bedrooms 05
Total Rooms 14

Building Valuation

Living Area: 3,968 square feet
Year Built: 1830
Building Value: 593,300

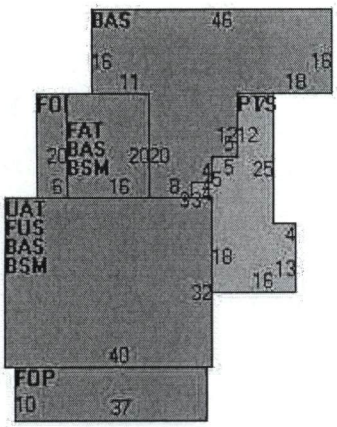
Extra Features

Code	Description	Units	Appraised Value
No Extra Building Features			

Outbuildings

Code	Description	Units	Appraised Value
GAR1	Garage | CindBk/Frame	576 S.F.	7300
PAT1	Patio |	400 S.F.	3600

Building Sketch



Subarea Summary

Code	Description	Gross Area	Living Area
BAS	First Floor	2624	2624
BSM	Basement Area	1600	0
FAT	Finished Attic	320	64
FOP	Framed Open Porch	490	0
FUS	Finished Upper Story	1280	1280
PTS	Patio - Stone	460	0
UAT	Unfinished Attic	1280	0
		8054	3968

Potential cost associated with 48 Norfield Road

New Septic System		$30,000
Roof Main Building		$107,850
Roof Garage		$25,275
Roof Out Building		$2,000
Painting 1st and 2nd Floor		$57,990
Mason for Chimneys		$58,000
	Total	$281,115

Note: Even though we have a list of what the electrical needs are we don't have an estimate.

We do not know where the well is located.

TOWN of WESTON, CONNECTICUT

Incorporated 1787

Town Engineer's Office

June 3, 2013

Memo:

To: Gayle Weinstein, First Selectman

From: John Conte P.E., Town Engineer

Re: 48 Norfield Road
Formally the Guidera Law Office

Gayle:

On the date of May 30, 2013 Dave Coprio and myself inspected the site located at 48 Norfield Road formally the Guidera Law Office to determine the location of the existing well and septic system. There seems to be no records or information concerning the well or the septic. There is a small wooded well house adjacent to Weston Road. This appears to be the location of the existing well with the well head being boarded over. An investigation is needed to uncover the well head to determine if the well is hand dug or drilled and what the yield is. A water test for quality should be done. Our site visit was not able to locate the existing septic system. With the structure being as old as it is the septic will not meet current health codes. When the Town purchased the Jarvis House the existing septic did not meet code resulting with the Town installing a new septic meeting the requirements for commercial use. If the Town purchases the Guidera House the same situation could occur. If a new septic is required the Town should budget a sum of $30,000.00 to install a new commercial grade septic system.

John Conte

John Conte P.E.

56 Norfield Road, P.O. Box 1007, Weston, CT 06883 Tel. (203) 222-2680 Fax (203) 222-2670

J. ANTONELLI ROOFING
A Division of The Property Group of Connecticut, Inc.
25 Crescent Street
Stamford CT 06906-1827
www.thepropertygroup.net
phone 203/353-6955 **fax** 203/967-2012

June 5, 2013

The Town of Weston Building Committee
c/o David Coprio
44 Laurel Lake East
Weston CT 06883
Subject Roof Replacement @ 48 Norfield Road

After careful examination of the roof at the above referenced property, we are pleased to present our Proposal/Contract for the following scope/s of work:

Main Building:

1. Remove the existing cedar shingle roofing down to the spaced sheathing boards.
2. Furnish and install new ice & water shield at eave edges, valley areas, built-in gutters, and roof-to-wall transitions.
3. Furnish and install new 5/8" x 24" pressure treated taper-sawn cedar shingles w/5-1/2" exposure, nailed with Type 316 Stainless Steel nails.
4. Furnish and install new rigid ridge ventilation strip, capped with 20 oz. copper.
5. Fabricate and install new copper built-in gutter lining w/new drainage tubes extending through the soffit.
6. Fabricate and install new copper valley flashing.
7. Fabricate and install new copper step & apron flashings. *(SEE NOTES)
8. Fabricate and install new copper flashing through to the flue @ three (3) chimneys (demolished and re-built by others).
9. Furnish and install new 5" half round copper gutter and 3" plain round leader, including built-in gutter leader drops.
10. Fabricate and install new copper boot flashings at al vent pipes.
11. Remove the existing flat roof area membrane down to the wood decking.
12. Furnish and install new ½" Dens-Deck Prime cover board, mechanically fastened to the wood deck.
13. Furnish and install new 60 mil reinforced Fire Rated E.P.D.M. membrane and associated flashings extending up the rising wall. *(SEE NOTES)
14. Fabricate and install new copper flashing along the perimeter edge, stripped in the roof system.
15. Remove and dispose of all roofing debris from the job site.

The Above Work Shall Be Completed For The Sum Of $ 107,850.00 ____ (init.)

Garage:

1. Remove the existing asphalt shingle roofing down to the deck.
2. Furnish and install new ice & water shield at all eave & rake edges.
3. Furnish and install new cedar breather underlayment and 30# felt underlayment over the remainder of the roof deck. *(SEE NOTES)
4. Furnish and install new copper flashing along the eave & rake edges.
5. Furnish and install new Timberline Lifetime HD architectural shingles and Timbertex shingles at ridges.
6. Remove the existing flat roof area membrane down to the wood decking.
7. Furnish and install new ½" Dens-Deck Prime cover board, mechanically fastened to the wood deck.
8. Furnish and install new 60 mil reinforced Fire Rated E.P.D.M. membrane and associated flashings extending beneath the wood shingle roofing.
9. Fabricate and install new copper flashing along the perimeter edge, stripped in the roof system.
10. Remove and dispose of all roofing debris from the job site.

The Above Work Shall Be Completed For The Sum Of $ 25,275.00 ____ (init.)

(continued)

(Proposal/Contract continued)

Out-Building:

1. Re-roof this area using similar methods as that of the main house.

The Above Work Shall Be Completed For The Sum Of $ 2,000.00 ____ (init.)

NOTES:

1. The scope of work described for the main house and wings is based upon the specification previously utilized at the Weston Public Library as discussed.
2. It is presumed that the garage roof is one layer of asphalt shingles with solid sheathing beneath, thus the 30# felt and cedar breather is to be utilized. If it is determined in the field that a different condition exists, additional or adjusted costs shall be discussed and agreed upon in writing before proceeding with the work.
3. If any deteriorated wood decking is uncovered upon removal of the existing asphalt shingle and flat roof areas, cost to replace shall be assessed at the rate of $ 3.00 per sq. ft., if 500 sq. ft. or over. If under 500 sq. ft., cost will be assessed on a time and material basis of $ 90.00 per hour per man, plus materials with a minimum charge of $ 300.00. If additional carpentry is required (i.e. replacement of deteriorated spaced sheathing, wood fascia, rake, or other trim repair/replacement, etc.), cost will be assessed on a time and material basis of $ 90.00 per hour per man, plus materials. If extensive structural issues are uncovered, cost shall be discussed and agreed upon in writing before proceeding with the work.
4. If any wood siding requires replacement as part of the step & apron flashing operations, cost will be assessed on a time and material basis of $ 90.00 per hour per man, plus materials. Refinishing of same shall be assessed in the same manner.
5. Chimney re-building shall be by others as discussed
6. No Sales Tax is included.

WARRANTY:

1. Cedar shingle roofing is to be covered by Contractor's 2 year warranty.
2. Flat Roof work is to be covered by manufacturer's 20 year labor and material warranty.

TERMS: To Be Discussed

Respectfully Submitted,

Joel D. Rosendahl
Estimating, Technical Support and Project Management

Fri, May 31, 2013

DARWIN SIGCHI EXTERIOR & INTERIOR PAINTING
If We Do It, We Do It Right
32 Limerick St., Stamford, CT. 06902.
dsigchi@gmail.com

First Selectman Gale Weinstein
48 Northfield Rd
Town of Weston, CT

PAINTING ESTIMATE LABOR & MATERIALS
For Interior at 48 Northfield Rd, Weston

FIRST FLOOR	
Blue bedroom with fireplace (right)	Repair the cracks, prime and paint the ceiling, walls and closets. Sand crown molding, windows, doors, fireplace and baseboards in the room and paint them.
Purple bathroom (front)	Repair, prime and paint ceiling, walls, closet, window, panels and door in the room.
Blue trim room with fireplace (left)	Repair the cracks, prime and paint the ceiling, walls and closets. Sand the trims, windows, doors, fireplace and baseboards in the room and paint them.
Book shelves room	Repair the cracks, prime and paint the ceiling and walls. Sand the trims, windows, doors and baseboards in the room and paint them. Scrape the loose paint, sand, prime and paint the walls, shelves, drawers and doors on the closets.
Yellow room	Repair walls, ceiling, crown molding, windows, doors and closet in the room, prime and paint them.
Second floor foyer	Repair the ceiling, walls, crown molding, trims, doors, balusters, stair risers and stairs steps, prime and paint them.
Big bathroom	Repair and paint walls, ceiling, doors, windows and baseboard in the room.
Laundry area	Sand, prime and paint walls, ceiling, doors, closets and folding tables.

Fri, May 31, 2013

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First Selectman Gale Weinstein
48 Northfield Rd
Town of Weston, CT

PAINTING ESTIMATE LABOR & MATERIALS
For Interior at 48 Northfield Rd, Weston

SECOND FLOOR	
Yellow room with fireplace (right)	Repair, prime and paint ceiling, walls, crown molding, windows, doors, fireplace and trims in the room.
Library	Remove paper from the walls, repair the cracks and skim coat the entire ceiling, sand doors, windows, crown molding, chair molding, book shelves and closet, prime and paint.
Office foyer	Repair, prime and paint the ceiling, windows and trims.
Brown room with fireplace	Repair ceiling, walls, crown molding, windows with panels under them, doors, baseboards and the fireplace in the room, prime and paint them.
Kitchen area	Repair, prime and paint ceiling, walls, kitchen cabinets (inside and outside), crown molding, windows, doors, fireplace and baseboard in room.
Bathroom by the kitchen	Remove wallpaper, repair, prime and paint ceiling, walls, medicine cabinets, vanity and door.
Hallway	Repair ceiling, walls, crown molding, main entrance, closet, trims, panels by the stairs, doors and baseboard.
Reception room	Repair, prime and paint ceiling, closet and two walls in the room.

Bathroom by the reception	Repair, prime and paint ceiling, walls, medicine cabinets, doors, chair molding and baseboard.
Big office in the back (main)	Repair and paint ceiling, walls and windows.
Office #3	Sand and paint ceiling, crown molding, chair molding, windows and baseboard.
Office #2	Repair and paint ceiling, walls, small cabinet, window, door trim, crown molding, chair molding and baseboard.
Office #1 (by the parking lot)	Repair and paint ceiling, walls, crown molding, chair molding, windows, door trim and baseboard.
Hallway by offices	Repair, prime and paint ceiling, walls and trims.
Entrance from the parking lot	Prime and paint ceiling, walls, stairs to the basement, door and trim.
TOTAL	$ 57,990.00

Paints to be used: Benjamin Moore Regal. Finish and color will be chosen by the customer.

Every room will get one coat of oil primer and two coats of latex finish on the walls and ceiling.

While, doors, windows and trims will get one coat of oil primer and two coats of oil satin impervo.

Any alteration or deviation from above specifications involving additional labor and materials will become an extra charge.

I look forward to work with you...

Iacono Mason Contractor, LLC

May 30, 2013

Dear First Selectman Weinstein:

Iacono Mason Contractor would like to thank you for the opportunity to provide you with the following estimate for the property owned by the Town of Weston at 48 Norfield Rd.:

Iacono Mason Contractor will perform the following to:

- The two brick chimneys located at the main part of the house:
  - Will be demolished down to the attic floor level and rebuilt to the same size (about 7 feet higher off the roof peak) for an approximate height of 20 feet from attic floor to the top of the Bluestone chimney cap.
- The brick chimney located at the driveway end of the house:
  - Will be demolished and rebuilt to the same size from the roof peak to a height of 12 feet from the peak of the roof to the top of the chimney cap.

Estimated Cost of Labor and Materials..... $58,000.00

Please Note:

- **This estimate is approximate.**
- **It does *not* include cost of chimney flashing or liners needed. Labor and materials for flashing and liners will be provided by others.**
- **We strongly recommend that the chimney be examined by a structural engineer prior to beginning work.**

Property at Norfield Rd corner.

Upon preliminary walk through, needed electrical work observed included:

Service entrance cable needs to be secured to building.

Many fixtures throughout are missing, including; upstairs hall, bdrm., closet, vanity, foyer light and switch, dining rm, library, exterior north wall, exterior side entrance, exterior front porch, exterior office porch.

Laundry room lighting, dimmer not working, ceiling heat/vent unit fan motor failing.

Kitchen light not working, office hall recessed lighting not working.

Several receptacles need to be changed to 3 prong.

Several locations need receptacles changed to GFCI with weatherproof covers where required, including; basement outlets, office reception powder room, east side patio, garage, north end near parking area.

Fixture on front of garage should be replaced with suitable exterior fixture.

Many basement lights not working, may just be bulbs.

Junction boxes in basement need covers.

Wire hanging from spotlight over office walkway, light not working.

Post light at driveway needs repair/replacement.

Older canvas type wire was observed in places, and may have deteriorated to the point of needing replacement.

No boxes, panel covers , or fixtures were opened or removed in this walk thru.

TOWN of WESTON, CONNECTICUT

Incorporated 1787

Office of the First Selectman

To: The Global Facilities Committee

From: Gayle Weinstein

Date: June 19, 2013

Subject: Potential uses for 48 Norfield Road

In preparation for Friday's discussion, I had a conversation with Lynne Langlois, Chair of the Historic District Commission. Put simply, the Historic District Commission has purview over anything that is visible from a public right of way. Any changes would require a "Certificate of Appropriateness." So, we could make potentially make additions to the building, add parking, change fencing, etc., but would need approval from the Commission first.

I did also ask about the procedure should the Town wish to demolish the existing structure. Technically you could, but you would need a majority of Commission members to support that.

The Board of Selectmen, along with members of the community at a Public Hearing, has asked that we discuss and determine potential uses for the property. While I personally believe the location alone makes it incredibly valuable, I also believe this is an important exercise to give residents necessary information to determine if the Town should purchase this property.

To begin our discussion, I offer the following suggestions for use municipal use:

1. Land Use Departments
2. Parks and Rec/ Senior Services/Youth Services/Social Services
3. Community Center
4. EMS/Public Safety

It has also been suggested that it may make sense for the Town to purchase the property, and lease it for non-municipal use, such as:

1. Professional offices
2. Restaurant
3. Affordable or Senior Housing (quasi-public)

I look forward to addressing the pros and cons of the above mentioned items, as well as adding to the list of potential uses.

56 Norfield Road, P.O. Box 1007, Weston, CT 06883 Tel. (203) 222-2656 FAX (203) 222-8871