

**BOARD OF SELECTMEN
REGULAR MEETING
Chaplin, Connecticut
THURSDAY, SEPTEMBER 4, 2025**

Members Present: Juan Roman, First Selectman; Joe Pinto, Selectman; James Harrington, Selectman

Members Absent: None

Others Present: Dick Weingart, Chair of BOF; Jordan Lumpkins, Shared Town Administrator; Leslie Ricklin, Gene Boomer

Call to Order: Meeting was called to order at 7:00 pm.

1. **First Audience of Citizens:** Gene Boomer of 137 Bedlam Road provided information from when he was the First Selectman regarding the Town's purchase of the Old Post Office. He stated that ground penetrating radar was used at the time of the sale (2000) and that there should be reports in the First Selectman's office regarding this testing. J Roman thanked Gene for this input saying that it is helpful to have the history of the property use. Leslie Ricklin of 138 England Road stated that since she, James Harrington and Juan Roman are running for the Board of Selectmen unopposed on the November 4, 2025 ballot, she would like to see the three candidates campaign in town together as a team. She proposed the idea that they could go around town introducing themselves and hand out recycling guide stickers which can be placed on resident's recycle bins. J Harrington and J Pinto agreed that it was a good idea and suggest that the upcoming Chaplin Day on 9/13/2025 would be a good place to begin introducing the residents to the candidates.
2. **Additions to the Agenda:** None
3. **Approval of Minutes:** *J Roman made a MOTION to approve the Minutes of the August 7, 2025 Regular Meeting; the Minutes of the June 6, 2025 Regular Meeting and the June 10, 2025 Special Meeting as presented. J Pinto seconded the MOTION. J Harrington abstained for the 6/6/2025 and 6/10/2025. All in favor, MOTION carried.*
4. **Communications and Reports**
 - A. Board Members Reports: J Roman reported that a yearly State mock emergency exercise will be held for polling places on 9/9/2025 at 9 AM.
 - B. Board of Finance Discussion: Board of Finance Chair D. Weingart reported that the Board of Finance will hold its next regular meeting on Monday, September 8, 2025. He expects to have a clear picture of how last fiscal year's budget turned out at that time. Since the Annual Town Meeting has been moved up by two weeks, he will be presenting a tentative budget schedule to the BOS at their 9/8/2025 meeting. D Weingart also reported that the shared town administrators continue to meet with staff regarding the budget process and that there are plans to meet with department heads and other Board of Finance members to get input on the budget process.

- C. Shared Town Administrator Report: Shared Town Administrator Jordan Lumpkins reported that a memo reporting his recent activities will be submitted soon but, in the meantime, he stated that his office is currently working on the submission of a Brownfield Funding Grant application for work to be done in the future at the Old Post Office. He shared that he and Town Administrator Mary Calorio continue to hold budget process meetings and that he has submitted the final documents to the State for Phase I of the Chaplin Connectivity and Accessibility Project. Approval of these documents will allow the Town to put this part of the project out to bid. He expects the results of the Connecticut Connectivity Grant Fund application, which would cover Phase II of the Connectivity Project, to be announced in September.
- D. Correspondence: None
- E. Building/Infrastructure: None
- F. Treasurer Report: None
- G. Department of Public Works Report: New speed signs have been received from T2/UConn and J Roman asked the Board where they think they should be placed. The Board agreed that the speed signs should be placed near Parish Hill High School and the Chaplin Elementary School for the start of the school year.
- H. Chaplin Volunteer Fire Department Report: None
- I. Senior Center Report: Please see attached.
- J. Public Library Report: Please see attached.

5. New Business

- A. Tax Collector Refunds: None
- B. All Pending and New FOI requests: J Roman reported that a FOIA was received on 8/20/2025 from Ryan & Alycia Salvas, Radical Roots Farm LLP, Canterbury, CT. Receipt of FOIA was acknowledged on 8/20/2025. J Roman reported that the request was extensive and primarily focused on documents from the Northeast Connecticut Council of Governments (NECCOG). He has followed up with the Director of NECCOG, Jim Rivers, who will advise. An FOIA was received on 9/4/2025 from Tim Coloumbe requesting the yearly salary of the First Selectman, his date of hire, disciplinary records and the date of re-election. The FOIA was responded to on 9/4/2025. FOIA is closed.
- C. Appointments and Resignations: ***J Roman made a MOTION to approve the following appointments: Daniel Pierce, Planning and Zoning Commission, Regular member to replace Kenneth Fortier for a term beginning 11/5/2019 and ending 11/4/2025, effective 9/4/2025. Brian Kelleher, Historic District Commission, Alternate Member, for a term beginning 9/1/2022 and ending 8/31/2027, effective 9/4/2025. J Pinto seconded the MOTION. All in favor, MOTION carried.***

- D. Discussion and possible action on bids received for the CVFD Forestry Skid Unit: J Roman reported that 3 bids were received and opened on 9/4/2025 @ 12 PM. The three bids will be reviewed by the CVFD Truck Committee on 9/10/2025 and a recommendation will be given to the Board of Selectmen.
 - E. Discussion and possible action on Brownfield Grant Resolution: J Lumpkins explained the purpose of the resolution as a requirement for the Brownfields grant Application. J Harrington read the Resolution out loud. Please see attached. ***J Pinto made a MOTION to approve the First Selectman's signature on the resolution. J Harrington seconded the MOTION. All in favor, MOTION Carried.***
 - F. Discussion of Building Inspector Shared Services: J Roman reported that Building Inspector Joe Smith will be resigning from the Town of Windham in early October. A meeting has been requested by the Windham Town Manager to discuss Chaplin's Shared Service Agreements. J Roman would like any new selectmen coming in after the November election to participate in this discussion.
 - G. Discussion and possible action on installing a stop sign on Nyberg Road to stop eastbound traffic before the 3-way intersection: J Roman reported that the DPW has received several complaints about the eastbound traffic not being required to stop at the 3-way intersection for safety reasons. ***J Pinto made a MOTION to approve the installation of a stop sign on Nyberg Road to stop eastbound traffic at the 3-way intersection. J Roman seconded the MOTION. All in favor, MOTION CARRIED.***
- 6. Old Business**
- H. American Rescue Plan Funds: No news to report.
 - I. Update for the construction of fire pond and dry hydrant: Paving has been completed; the dry hydrant has been tested and is working and the gates have been installed.
 - J. Discuss/updates on Bedlam and England Road Bridges: Striping at the England Road Bridge is complete.
- 7. Second Audience of Citizens - Note: Comments are limited to agenda items and subject to Chair discretion:** None
- 8. Agenda Suggestions for next meeting:** None
- 9. Date, Time and Place of next meeting:** October 2, 2025 at 7 PM, Chaplin Town Hall.
- 10. Adjourn:** Regular Meeting adjourned at 8:10 PM

*Respectfully Submitted by,
Susan Welshman, Administrative Assistant to the First Selectman*

Senior Center Monthly Report

Date Aug 2025

Total number of guests for the month 906

Total lunches served for the month 450

Activities:

Breakfast 57

Fit & Fun 129

Mexican Train 4

Bingo 44

Mahjongg 72

Pickleball 51

Yoga 21

Memoir Group —

Walking Club —

Haircuts 11

Massage 11

Band 22

Tax Collector 51

Farm to Family 10

Special Activities

Car Show 52 Cars at least 200 people
200 Hotdogs + 200 Hamburgers Served

Fall Prevention Appointments 12

Fall Prevention Presentation 24

First Aid Class 9

Pot Luck Pic Nic 63

Chaplin Public Library Report---for July

– 596 people came into the library. The library was open 16 days with average of 37 people per day. Circulation – 885 (456 items checked out, 220 electronic checkouts).

-About 200 people attended in-person events.

- CT State Report almost done (will be ready to send out by Aug. 21).

- State asked for “Borrow It” Letter of Agreement (i.e. anyone who comes in with a library card can borrow any library materials and return to another library).

- Children’s Summer Reading is winding down.

-Books borrowed by Chaplin residents: 110

-Books borrowed by out-of-towners: 27

Total: 137

RESOLUTION AUTHORIZING THE FIRST SELECTMAN OF THE TOWN OF CHAPLIN
TO SIGN DOCUMENTATION RELATED TO A MUNICIPAL BROWNFIELDS GRANT
APPLICATION SUBMITTED BY NECCOG

WHEREAS, the federal government defines brownfields as “abandoned, idled or underused industrial and commercial properties where expansion or redevelopment is complicated by real or perceived environmental contamination”; and,

WHEREAS, 142 Chaplin Street is a former Post Office and gas station located in the Municipal Adaptive Reuse Overlay District (MAROD) and Chaplin Street Historic District; and,

WHEREAS, due to the age and uses of the property, 142 Chaplin Street may contain hazardous building materials and other contamination; and,

WHEREAS, funding from the Brownfield Grant Program will enable environmental assessments and the development of a remedial action plan with the intention of fully remediating the site and creating a redevelopment opportunity for the former school building; and,

WHEREAS, the Northeast Connecticut Council of Governments (NECCOG) will serve as the applicant for a regional grant application to the State of Connecticut Department of Economic and Community Development Municipal Brownfields Grant Program, pursuant to C.G.S. Section 32-763; and,

WHEREAS, a grant award will aid the Town in identifying hazardous building materials, soil contamination, and preparing remediation action plans in accordance with the Remedial Standard Regulations (RSRs); and,

WHEREAS, the environmental assessments and subsequent remediation plan for redevelopment of the former post office align with the Town of Chaplin’s Plan of Conservation and Development, which supports promoting economic development opportunities within the Municipal Adaptive Reuse Overlay District (MAROD) for commercial use;

NOW, THEREFORE, BE IT RESOLVED by the Board of Selectmen of Chaplin that the First Selectman, on behalf of the Town of Chaplin, is authorized to sign any and all documentation associated with the grant application and award related to 142 Chaplin Street, as submitted by NECCOG to the Connecticut Department of Economic and Community Development Municipal Brownfields Grant Program;

BE IT FURTHER RESOLVED that the First Selectman is authorized to sign documentation related to the application for funding in the amount of \$50,000, including any revisions, amendments, or modifications to said contract, and any associated state provisions deemed necessary to facilitate NECCOG’s acceptance of grant funding and implementation of the associated grant program activities.