

# **SOUTH WINDSOR AGRICULTURE, ARTS & NATURE CENTER COMMITTEE**

## **TOWN OF SOUTH WINDSOR**

**Minutes**

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**September 12, 2018**

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### **South Windsor Public Library – Board Room**

#### **1. Call Meeting to Order**

The meeting was called to order at 5:30 p.m.

#### **2. Roll Call**

Members Present: Pat Botteron, Open Space Task Force  
Stephanie Dexter, Planning & Zoning Commission  
Mary Etter, Director of S. W. Public Library  
Jeff Folger, Senior Environmental Planner  
Katie Graham, Park & Recreation Commission  
Michele Lipe, Director of Planning  
Virginia Macro, Historic District Commission  
Deputy Mayor Andrew Paterna, Town Council  
Councilor Jan Snyder, Town Council

Members Absent: John Caldwell, Park & Recreation Department  
Ray Favreau, Director of Parks & Recreation  
Sandy Jeski, SWALPAC  
John Mitchell, Rotary Club  
Tim Shepard, South Windsor Land Trust  
Councilor Liz Pendleton, Town Council  
Betty Warren, IWA/CC

#### **3. Approval of Past Meeting Minutes**

Mrs. Etter made a motion to approve the July 11, 2018 minutes. Mrs. Dexter seconded the motion; and they were approved, unanimously.

#### **4. Public Input**

None

#### **5. Discussion items**

##### **Review of Site Plan/Traffic Statement (Design Professionals Report)**

Mrs. Lipe stated that the site plan that shows topography, wetlands, and elements of the property. The three entrance points were evaluated, but none of

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#### ITEM:

#### 5. Discussion items

##### Review of Site Plan/Traffic Statement (Design Professions Report) (Continued)

them rated very well because of poor site lines as shown in the report (**Exhibit A**) which is attached. The Committee can move forward with plans for the site.

Answering questions from the Committee, Mrs. Lipe explained that the charge for these services from Design Professionals was approximately \$3,600. The cost also included a Soil Scientist doing a site analysis. At the next meeting, Mrs. Lipe stated she would have an accounting of funds still available.

##### Review of Architectural Deliverables, Drawings, and Specifications

Mrs. Lipe explained that the report consists of items as shown in the Table of Contents (**Exhibit B**). Items that will be put into the house are shown in attached **Exhibit C**. Option B was chosen for the heating source, which was evaluated by John Mitchell, Jr. and a consultant of the Town. This option consists of a split system air conditioning unit with natural gas combo boiler. An attic fan was put into the plan as well.

Answering questions from the Committee, Mrs. Lipe explained that the structure of the house allows for solar to be added in the future. A washer and dryer will be placed in the mudroom.

##### Review of Hazardous Material Report and Cost Estimates for Remediation

Mr. Folger informed the Committee that there is quite a bit of asbestos in the basement. The pipes are wrapped in asbestos, and it is degrading. There was asbestos in the red floor tiles in the Kitchen. Remediation would cost approximately \$28,000. This cost estimate was provided to the Town by Environmental Service.

##### Discussion Regarding Grants

Mrs. Lipe informed the Committee that the Connecticut Trust Grant that she was looking at for \$50,000 is only for historic industrial properties so it would not be able to be used for this project. The Committee will need to research the SHPO grant to

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#### ITEM:

#### 5. Discussion items

##### Discussion Regarding Grants (Continued)

see if there are any conditions put on that grant. The paperwork needs to be submitted by December 31, 2018, and the grant will be awarded in March of 2019.

There is a \$15,000 match grant through Connecticut Trust that may be able to be used for this project.

Deputy Mayor Paterna stated that Dave Goslin might have another grant program that the Committee could review.

##### Update on Window Designs

Committee members discussed the fact that they had felt there would be landscaped scenes that would be painted on the boards that are being used to board of the windows of the Priest house. Committee members felt that the front windows should be painted with a landscaped scene. The Priest Farm logo should be one of the scenes painted on a board of one of the windows. Mrs. Graham said she would discuss this with Ray Favreau.

##### General Discussion – Layout of Phase I

Mrs. Lipe stated that the Town has a new GPS system and it is felt that over the winter trails can be laid out.

Councilor Snyder requested that an artistic rendering of the house with a summary of the project be drafted. This would be helpful when trying to receive donations for this project. The Community Foundation picks one project per year to make a donation towards, and she would like to go to them with a request and be able to hand them information such as a brochure regarding the project. Councilor Snyder will draft something to go on the brochure.

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### **ITEM:**

#### **6. New Business/any New Discussion**

Mrs. Graham stated that if a sidewalk is constructed, a fund raiser could be held where individuals can buy a brick that would have their name on it.

Deputy Mayor Paterna reminded the Committee that when trails are established, at the trail head, the Lions Club should be recognized for their donation to this project. Mrs. Lipe felt that the logo should be placed on all of the different signage on the property.

#### **7. Next Meeting**

Wednesday, October 10, 2018, at South Windsor Library at 5:30 p.m.

#### **8. Adjournment**

Councilor Snyder made a motion to adjourn the meeting at 6:10 p.m. Mrs. Graham seconded the motion; and it was approved, unanimously.

Respectfully submitted,

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Deborah W. Reid  
Council Clerk