

SOUTH WINDSOR AGRICULTURE, ARTS & NATURE CENTER COMMITTEE

TOWN OF SOUTH WINDSOR

Minutes

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March 14, 2018

South Windsor Public Library – Board Room

1. Call Meeting to Order

The meeting was called to order at 5:32 p.m.

2. Roll Call

Members Present: Pat Botteron, Open Space Task Force
John Caldwell, Park & Recreation Department
Stephanie Dexter, Planning & Zoning Commission
Mary Etter, Director of S. W. Public Library
Ray Favreau, Director of Parks & Recreation
Jeff Folger, Senior Environmental Planner
Katie Graham, Park & Recreation Commission
Michele Lipe, Director of Planning
John Mitchell, Rotary Club
Andrew Paterna, South Windsor Food Alliance
Tim Shepard, South Windsor Land Trust
Councilor Jan Snyder, Town Council

Members Absent: Sandy Jeski, SWALPAC
Virginia Macro, Historic District Commission
Councilor Liz Pendleton, Town Council
Betty Warren, IWA/CC

3. Approval of Past/Meeting Minutes

Councilor Snyder made a motion to approve the February 14, 2018 minutes. Mrs. Etter seconded the motion; and the motion passed unanimously.

4. Public Input

None

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ITEM:

5. Discussion items

Brush Clearing around Farmhouse

Chairman Paterna thanked the Parks & Recreation Department for clearing the brush around the house at the Priest Farm property. There has been positive feedback. Mr. Caldwell reported that there are additional trees that have been tagged to be cleared. Committee members discussed the large trees next to the house. Mr. Caldwell will have the tree company give a quote and assess the trees. Councilor Snyder suggested that if additional funds are needed to do the remainder of the clearing, the Committee should request money from the Council through the contingency account.

Report on RFP for Historical Architect Work/Farmhouse

Mrs. Lipe stated that the RFP is out and the money may be higher than the \$20,000. The RFP closes on April 6, 2018. If the grant is received, then it will be ensured that the monies are used correctly.

Report on "Walk-Through" with Potential Bidders for Farmhouse Grant

Chairperson Paterna stated that the walk through would be on Tuesday, March 20, 2018 at 1:30 p.m. A staff person will be there to open the door and there will be flashlights available.

Concepts for Future Developments at Priest Farm

Committee members reviewed the drawings as shown in attached, **Exhibit A**. Mr. Shepard stated he would rather see parking on the north side of the house and keep the southern vista open. Councilor Snyder stated that the line of sight is very important. The dimensions of the barn are 38 feet wide by 62 feet in length. Chairperson Paterna explained that the Town could apply to have Cheney Tech come to build the barn. Committee members discussed relocating the driveway. Mrs. Lipe felt that a site plan should be established. Chairman Paterna stated that the barn fits into the design of the property which has been discussed. He suggested that this property have "Friends of the Farm" in order to have fund raisers to raise money for this project. Councilor Snyder stated that along with that would come the 5013C and she would like to see more funds put into the project from the Town. Mr. Mitchell explained that there used to be a Community Reinvestment Act and questioned if there is an organization around like this anymore. Councilor Snyder stated that there is an organization that is called the Neighborhood Assistance Act.

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ITEM:

5. Discussion items

Another vehicle would be a 6320 Corporation. The funding could be run through the Community Foundation. Committee members discussed further ways to finance this project.

6. New Business

Mr. Folger informed the Committee that a scout would be preparing panels for the window artwork. The artwork for the panels can be put out to the community. Mr. Folger stated he would draft a flyer that will go out to the community. People who are interested will receive instructions. Mr. Folger will review their conceptual drawing prior to anything being done. The drawings should remain agricultural.

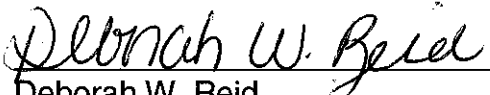
Mr. Folger questioned if the north property line should be filled in with trees? Mr. Caldwell explained that work needs to be done in that area before anything is planted. Mrs. Lipe stated that she would ask Bernie Drabek to flag the right of way out to Heritage Drive. Committee members stated that they would walk the property line on March 20, 2018, at 1:00 p.m. prior to meeting with the Architects to look to see if we can do some buffering. Mr. Shepard suggested taking a copy of the aerial of the property. Chairperson Paterna stated that he would contact Design Professionals.

7. Next Meeting Wednesday, April 11, 2018, at 5:30 p.m. at the South Windsor Public Library.

8. Adjournment

At 6:20 p.m. Councilor Snyder made a motion to adjourn the meeting. Mrs. Botteron seconded the motion; and it was approved, unanimously.

Respectfully submitted,


Deborah W. Reid
Council Clerk

South Windsor Ct.

"The Barn"

The Barn that gives the youth of today
the opportunity to do Farming through
a hands on experience.

This "Barn" will be built by Trade School Students

Drawings by:

A.Ciccarello Building Co. LLC

860-485-2269

aciccarello1@yahoo.com

PO Box 347

NOTE: All drawings and details to be checked and field verified by building contractor.
Contractors to conform to all state and local building codes

Plans to be reviewed and stamped by a Structural Engineer or engineered lumber
supplier to review and specify all spans, joists, rafter, connectors and beam sizes.

Note: Not for construction strictly for review

LIST OF BARN DRAWINGS

A001 3D View
A002 Foundation plan
A003 1st Floor Plan
A004 2nd Floor Plan
A005 Typical Section

Title Page

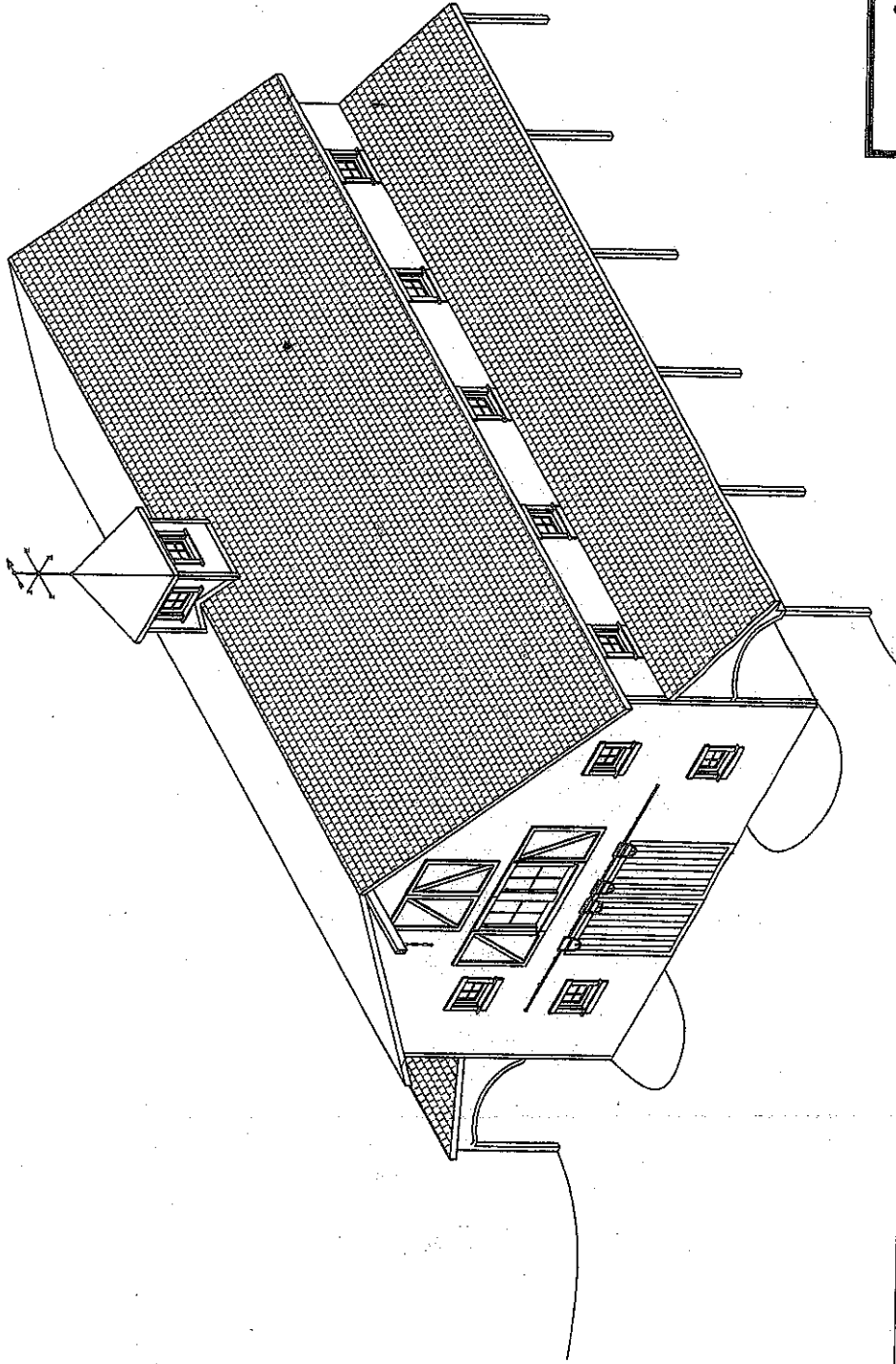
Priest Farm Project
Barn

South Windsor Ct.

Design and drawings by:
A. Ciccarello Building Co. LLC

Scale: as shown

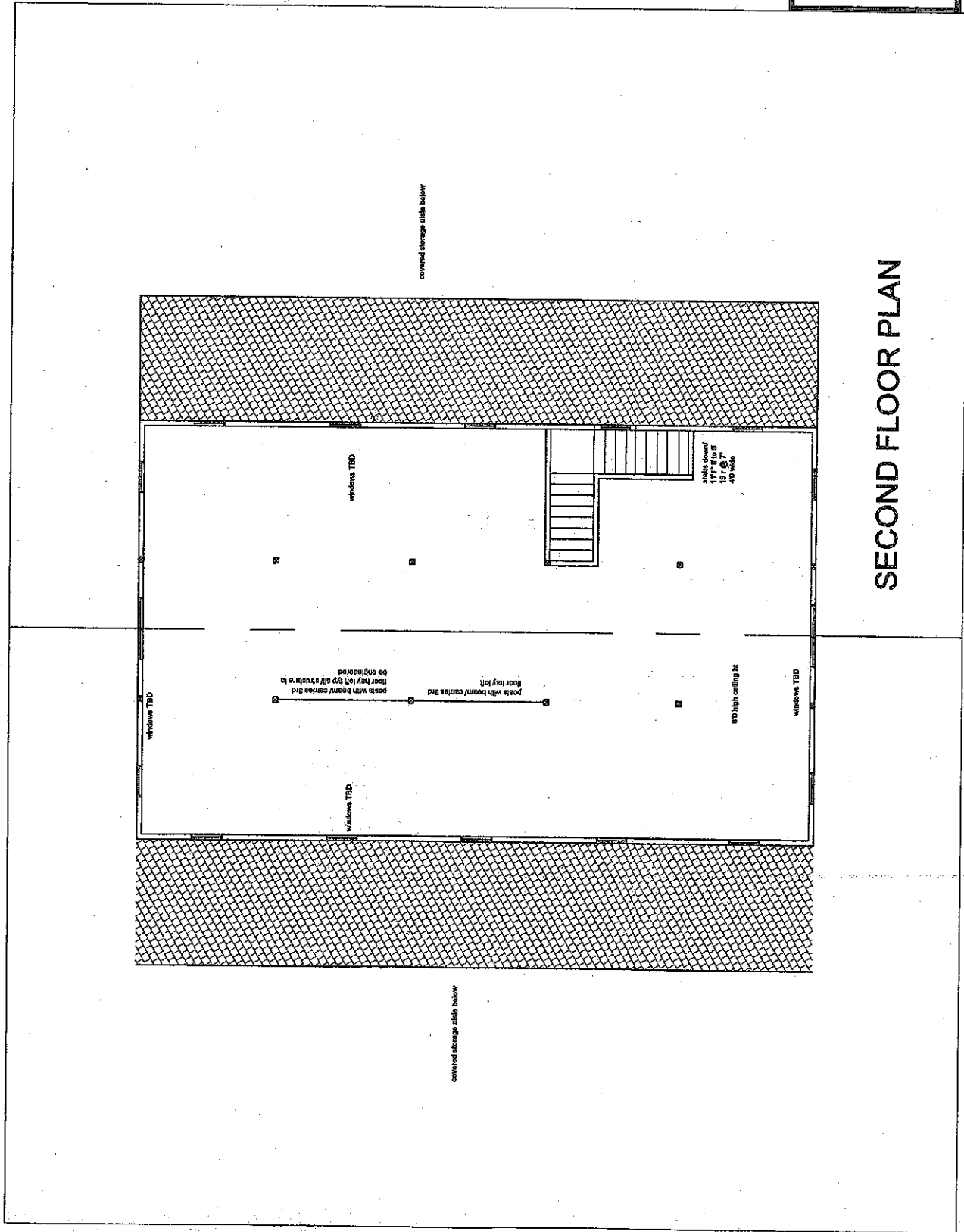
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3 D View

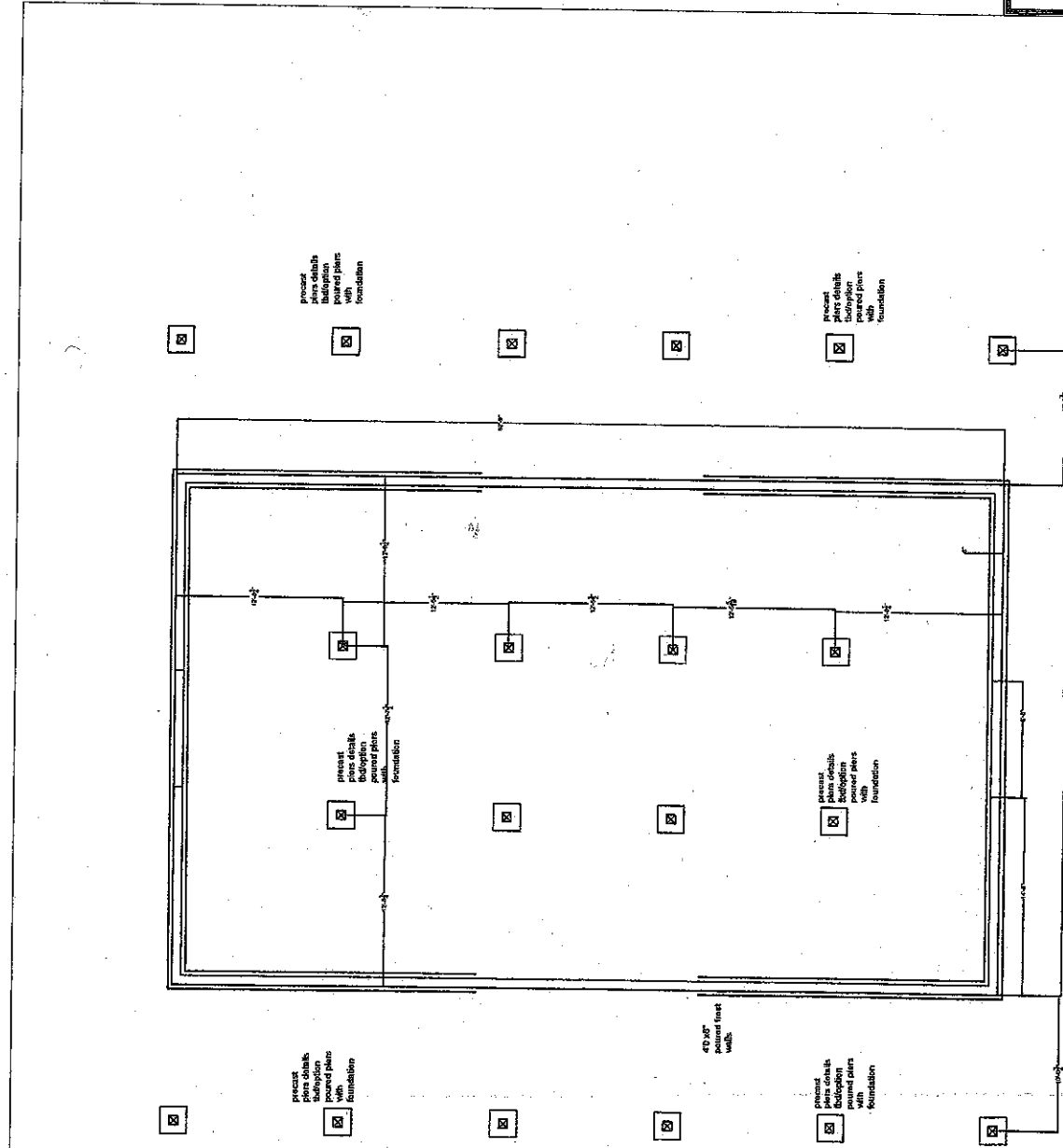
3 D View
Priest Farm Project
"The Barn"
South Windsor Ct.
Design and drawings by:
A. Ciccarello Building Co. LLC
Scale: as shown

A-001



2nd Floor Plan
Priest Farm Project
"The Barn"
South Windsor Ct.
Design and drawings by:
A. Ciccarello Building Co. LLC
Scale: as shown

A-004



Foundation

Priest Farm Project

"The Barn"

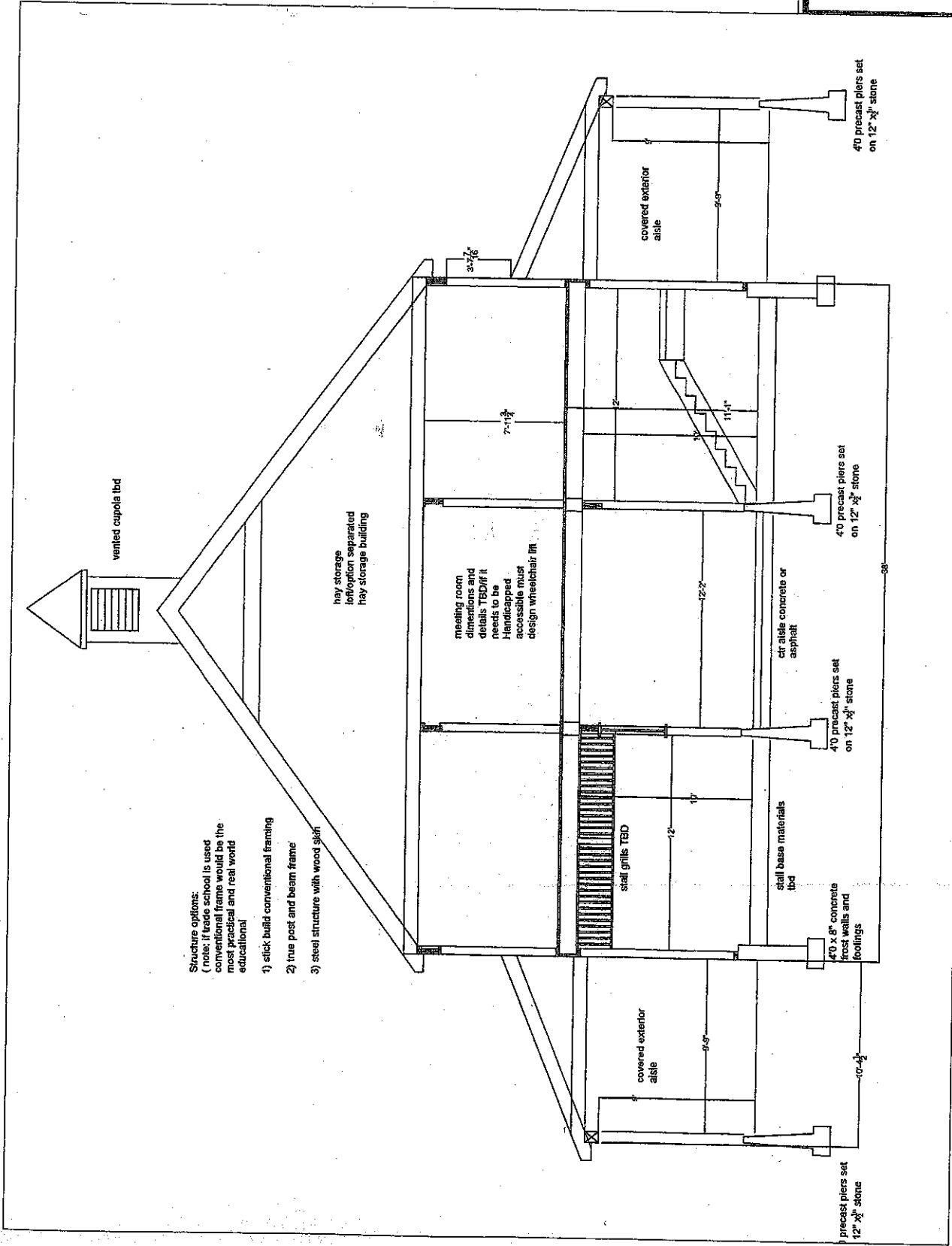
South Windsor Ct.

Design and drawings by:

A. Ciccarello Building Co. LLC

Scale: as shown

A-002



Structure options:
 (note: if trade school is used
 conventional frame would be the
 most practical and real world
 educational)

- 1) stick build conventional framing
- 2) true post and beam frame
- 3) steel structure with wood skin

meeting room
 dimensions and
 details TBD/it
 needs to be
 Handicapped
 accessible must
 design wheelchair lift

hay storage
 information separated
 hay storage building

vented cupola tbd

covered exterior
 aisle

40 precast piers set
 on 12\" x 8\" stone

40 precast piers set
 on 12\" x 8\" stone

ctr aisle concrete or
 asphalt

40 precast piers set
 on 12\" x 8\" stone

stall base materials
 tbd

40 x 8\" concrete
 frost walls and
 footings

40 precast piers set
 on 12\" x 8\" stone

covered exterior
 aisle

Typical Section
Priest Farm Project
"The Barn"
 South Windsor Ct.
 Design and drawings by:
 A. Ciccarello Building Co. LLC
 Scale: as shown

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