

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

## **TOWN OF SOUTH WINDSOR**

**Minutes**

**Page 1**

**March 9, 2016**

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### **South Windsor Town Hall – Madden Room**

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

The meeting was called to order at 5:45 p.m.

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

Members Present: Pat Botteron, Open Space Task Force  
Mayor Tom Delnicki, Town Council  
Stephanie Dexter, Planning & Zoning Commission  
Mary Etter, Director of S. W. Public Library  
Ray Favreau, Director of Parks & Recreation  
Michele Lipe, Director of Planning  
Virginia Macro, Historic District Commission  
Andrew Paterna, South Windsor Food Alliance  
Councilor Jan Snyder, Town Council

Members Absent: John Caldwell, Park & Recreation Department  
Jeff Folger, Senior Environmental Planner  
Katie Graham, Park & Recreation Commission  
Sandy Jeski, SWALPAC  
John Mitchell, Economic Development Commission  
Councilor Liz Pendleton, Town Council  
Tim Shepard, South Windsor Land Trust  
Betty Warren, IWA/CC

Others Present: Sara Nelson, Nelson, Edwards Company Architects LLC  
Thomas Elmore, Elmore Design Collaborative, Inc.  
Elaine Van S. Carmichael, Economic Stewardship, Inc.  
Laura Boyer, NEC Architect

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

1. Review of Work
2. Economic Development
3. Structural and Architectural Assessments
4. Landscape Assessment
5. Conceptual Development Options

**(Discussion Continued on Next Page)**

## MINUTES

South Windsor Agriculture, Arts & Nature Center Committee

March 9, 2016

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### ITEM:

#### 5. Discussion items (Continued)

Ms. Elaine Carmichael came forward to discuss the uses that are envisioned on the property, as shown in attached Exhibit A.

Ms. Laura Boyer came forward and explained to the Committee what would need to be done to the main house to temporarily stabilize the house which includes securing the building from vandals (which has been taken care of), and at the L in the back the ridge is sagging so a support wall should be placed under the ridge, and in the attic the insulation should be removed.

Ms. Boyer explained the work that would need to be done for the main house to be inhabited. These items will be included in the report.

Ms. Boyer then reviewed the conditions of the outbuildings on the property, as shown in attached **Exhibit B**. It is felt that a tenant farmer should be brought on early in the process in order to allow input about the way the farm and outbuildings should be structured.

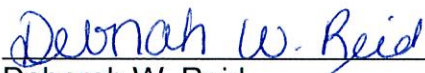
Ms. Sara Nelson came forward and reviewed the current conditions on the property, as shown in attached **Exhibit C**.

Mr. Tom Elmore came before the Committee to address the landscaping currently found on the property and what he would propose that the landscape improvements be such to make this property a vibrant wooden landscape. It should be kept with the heritage of the property and the intent to purchase it. Mr. Elmore presented two proposed site plans for the Committee to review, as shown in attached **Exhibit D**.

#### 8. Adjournment

The meeting adjourned at 8:10 p.m.

Respectfully submitted,



Deborah W. Reid  
Council Clerk







|                                           |                                                                                                            |                                  |                                                  |                                                |
|-------------------------------------------|------------------------------------------------------------------------------------------------------------|----------------------------------|--------------------------------------------------|------------------------------------------------|
| Elements of<br>South<br>Windsor's<br>COPD | Farmland<br>Strategy D:<br>Help<br>Support and<br>Expand the<br>Market for<br>Locally<br>Grown<br>Products | Strategies<br>for Town<br>Center |                                                  | A. Reinforce a "South Windsor Center" brand    |
|                                           |                                                                                                            |                                  |                                                  | B. Draw More People to the Center              |
|                                           |                                                                                                            |                                  |                                                  | C. Enhance Center Via Physical Improvements    |
|                                           |                                                                                                            |                                  |                                                  | D. Convey Vision Via Longer Term Redevelopment |
|                                           |                                                                                                            |                                  | 1. Market Locally Grown Products                 |                                                |
|                                           |                                                                                                            |                                  | 2. Use Locally Grown Products Around Town        |                                                |
|                                           |                                                                                                            |                                  | 3. Promote the Farmer's Market                   |                                                |
|                                           |                                                                                                            |                                  | 4. Operate a Winter Farmers Market               |                                                |
|                                           |                                                                                                            |                                  | 5. Help Farmers Assess if CSA is a Viable Option |                                                |
|                                           |                                                                                                            |                                  | 6. Work with Farmers on Agri-Tourism Activities  |                                                |
|                                           |                                                                                                            |                                  | 7. Publicize Agritourism Activities              |                                                |
|                                           |                                                                                                            |                                  | 8. Implement the Food Alliance Master Plan       |                                                |
|                                           |                                                                                                            |                                  | 9. Support Creating Add'l Community Gardens      |                                                |



## Exhibit A



*Image source: Out and About Mom.com*



# Public Land Improvements: Community Gardens



*Image source: Cleveland Water*

..... PRIEST FARM .....



# Public Building Purposes and Improvements: Community Commercial Kitchen



*Image source: Harvest Moon*



# Public Building Purposes and Improvements: Non-Profit Business Support Center



*Image source: Bee Space*



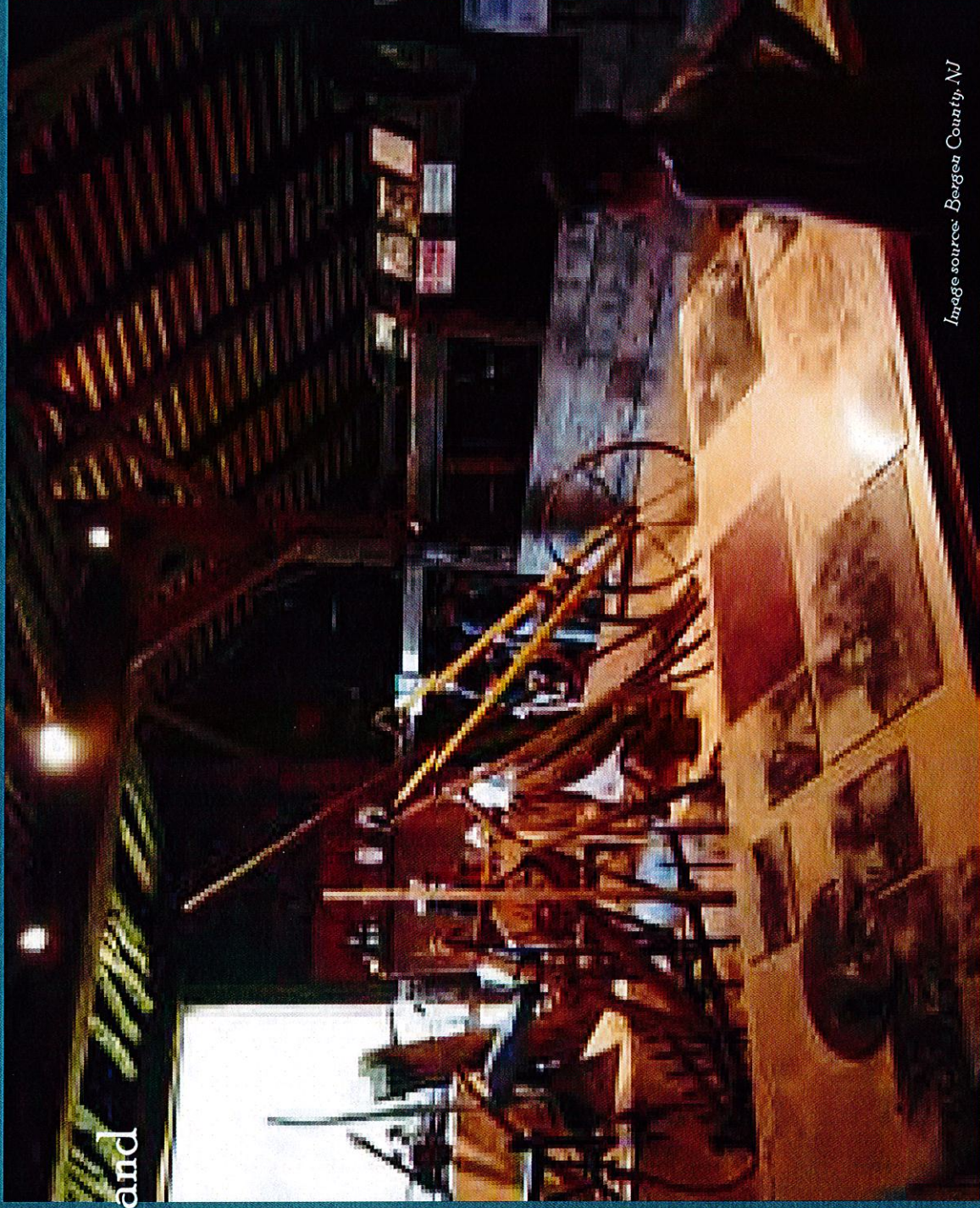
Public  
Building Purposes and  
Improvements:  
Public Event Venues  
And  
Classrooms



*Image source: River Cottage Plymouth*



# Public Building Purposes and Improvements: Exhibit Space



*Image source: Bergen County, NJ*



# Public Building Purposes and Improvements: Shop

Exhibit A



*Image source: Kneeland Glen Farmstand*



Tenant Farm  
Purposes and  
Improvements:  
Animal Facilities





# Tenant Farm Purposes and Improvements: Animal Facilities

## Small herd easier for small farms

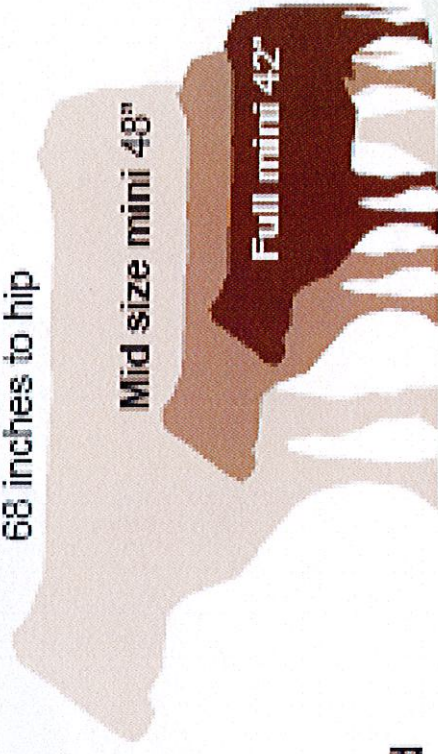
Breeders are raising miniature cattle that are ideal for small farms. There are currently 26 breeds, sold for small-scale milk production, breeding and as pets.

### A human-friendly breed

Full-size steer  
68 inches to hip

Mid size mini 48"

Full mini 42"



Easy on facilities,  
equipment and  
pastures



Docile,  
easy to  
handle



Can be kept  
on as little as  
an acre



Efficient feed  
converters

SOURCE: International Miniature Cattle Breeders Society and Registry

AP



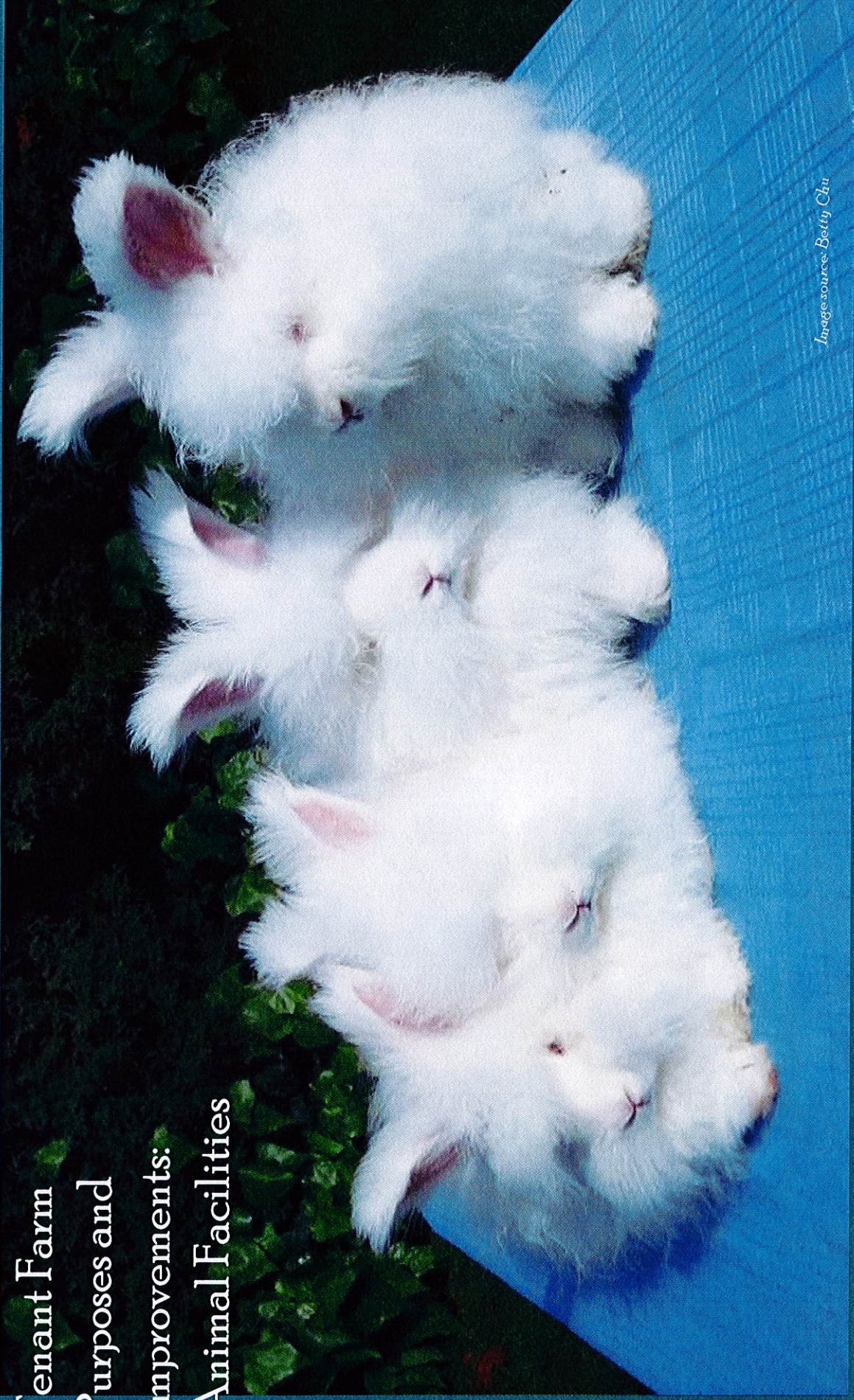
Tenant Farm  
Purposes and  
Improvements:  
Animal Facilities



JEREMY/PAUL



Tenant Farm  
Purposes and  
Improvements:  
Animal Facilities



*Imagesource: Betty Chu*



# Tenant Farm Purposes and Improvements: Animal Facilities





## Tenant Farm

### Purposes and

### Improvements:

### Crops and Gardens





# Tenant Farm Purposes and Improvements: Agriculture



*Image source: Kneeland Glen Farmstand*

..... PRIEST FARM .....



# Tenant Farm Purposes and Improvements: Aquaculture





Tenant Farm  
Purposes and  
Improvements:  
Indoor Farming



*Image Credit: Sharada's Farm*



Tenant Farm  
Purposes and  
Improvements:  
Food Hub



*Image source: Food Well*



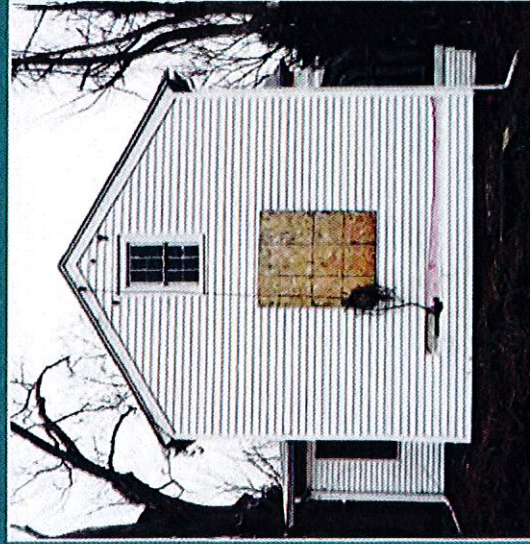
Thank you!



*Image source: Australian Miniature Cattleway Association*



Exhibit B



FARM HOUSE

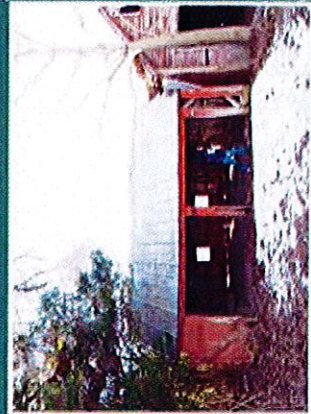
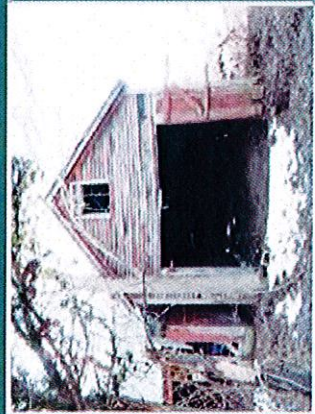
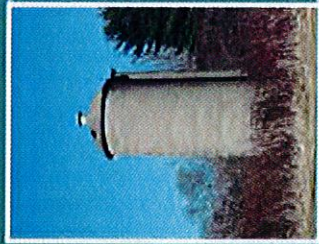
TEMPORARY STABILIZATION

WORK TO DO BEFORE INHABITATION

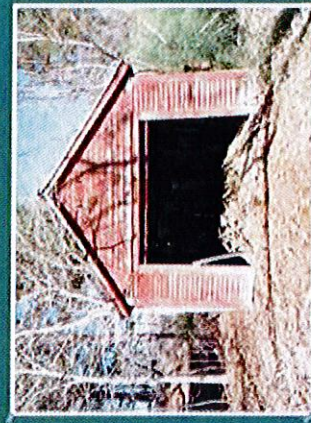
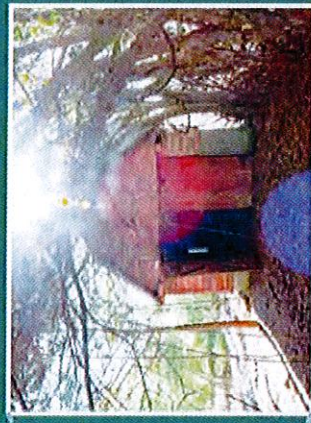
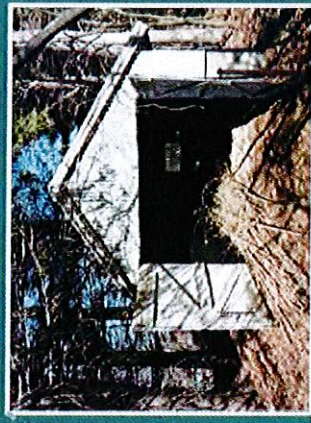
OTHER ISSUES



Exhibit B

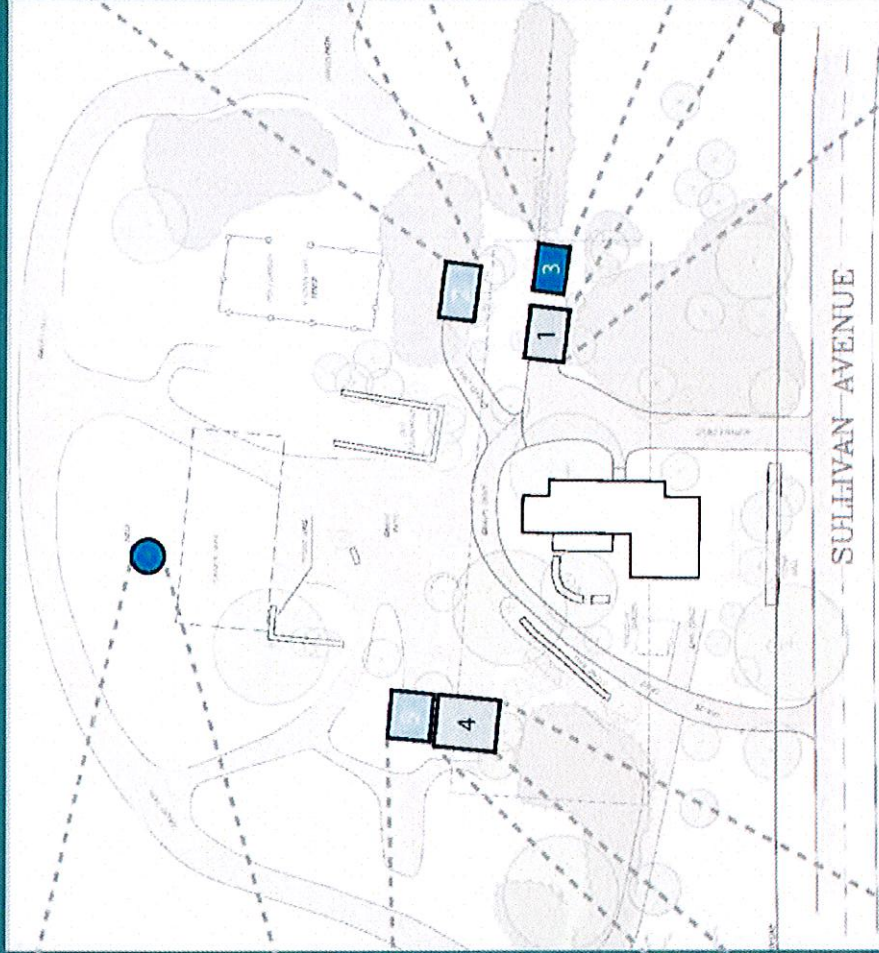
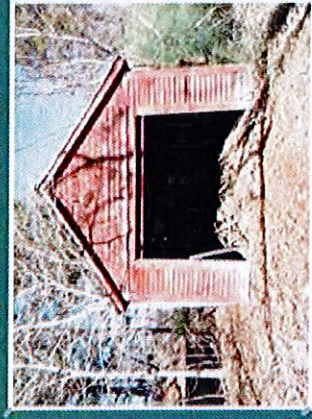
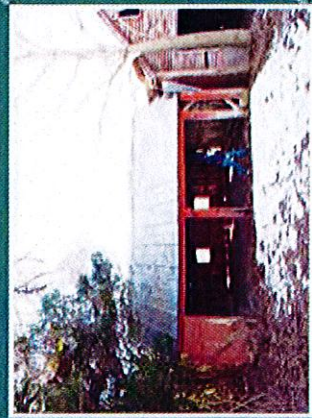
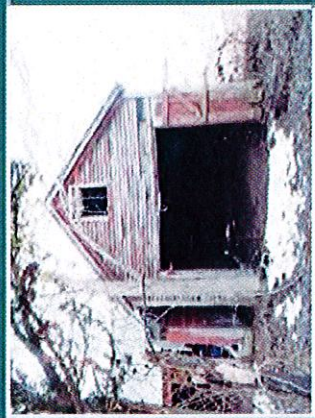
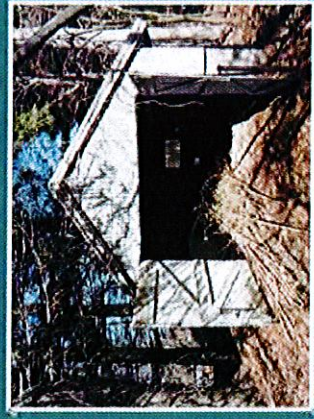
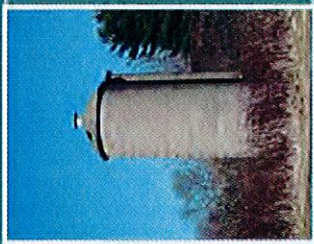


| ARCHITECTURAL/HISTORIC SIGNIFICANCE                                                                                         |                      |
|-----------------------------------------------------------------------------------------------------------------------------|----------------------|
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #4CAF50; border: 1px solid black;"></span> | SIGNIFICANT          |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #8BC34A; border: 1px solid black;"></span> | SOMEWHAT SIGNIFICANT |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #C8E6C9; border: 1px solid black;"></span> | LIMITED SIGNIFICANCE |





# Exhibit B

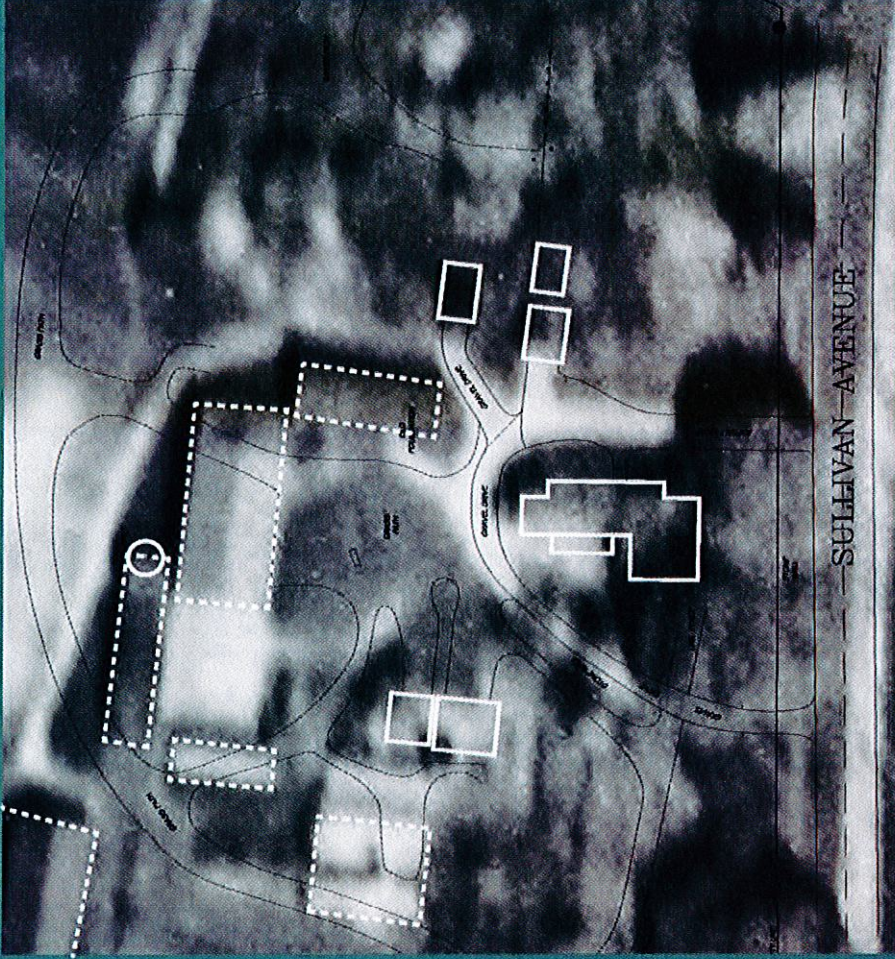
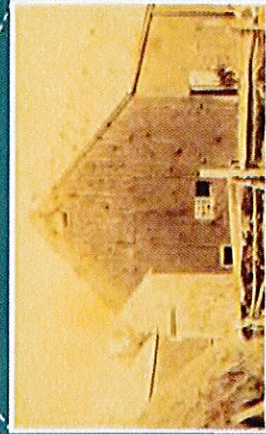
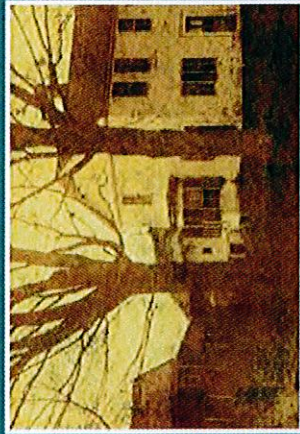
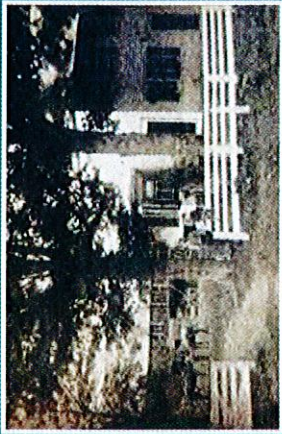


## CONDITION OF BUILDING

- GOOD CONDITION - BUILDING REQUIRES LITTLE WORK
- FAIR CONDITION - BUILDING REQUIRES SIGNIFICANT WORK
- POOR CONDITION - BUILDING REQUIRES EXTENSIVE WORK



# Exhibit B



## HISTORIC SITE PLAN (SPECULATIVE)

 BUILDINGS EXISTANT

 BUILDINGS PREVIOUSLY DEMOLISHED (INFERRED FROM PHOTOS)

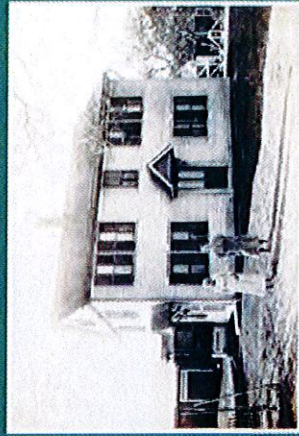
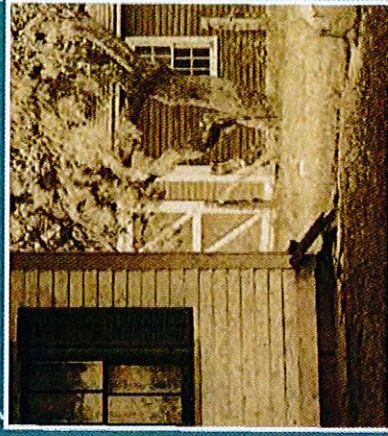
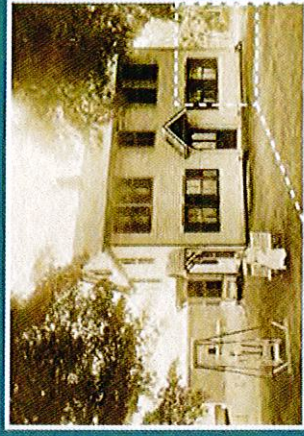
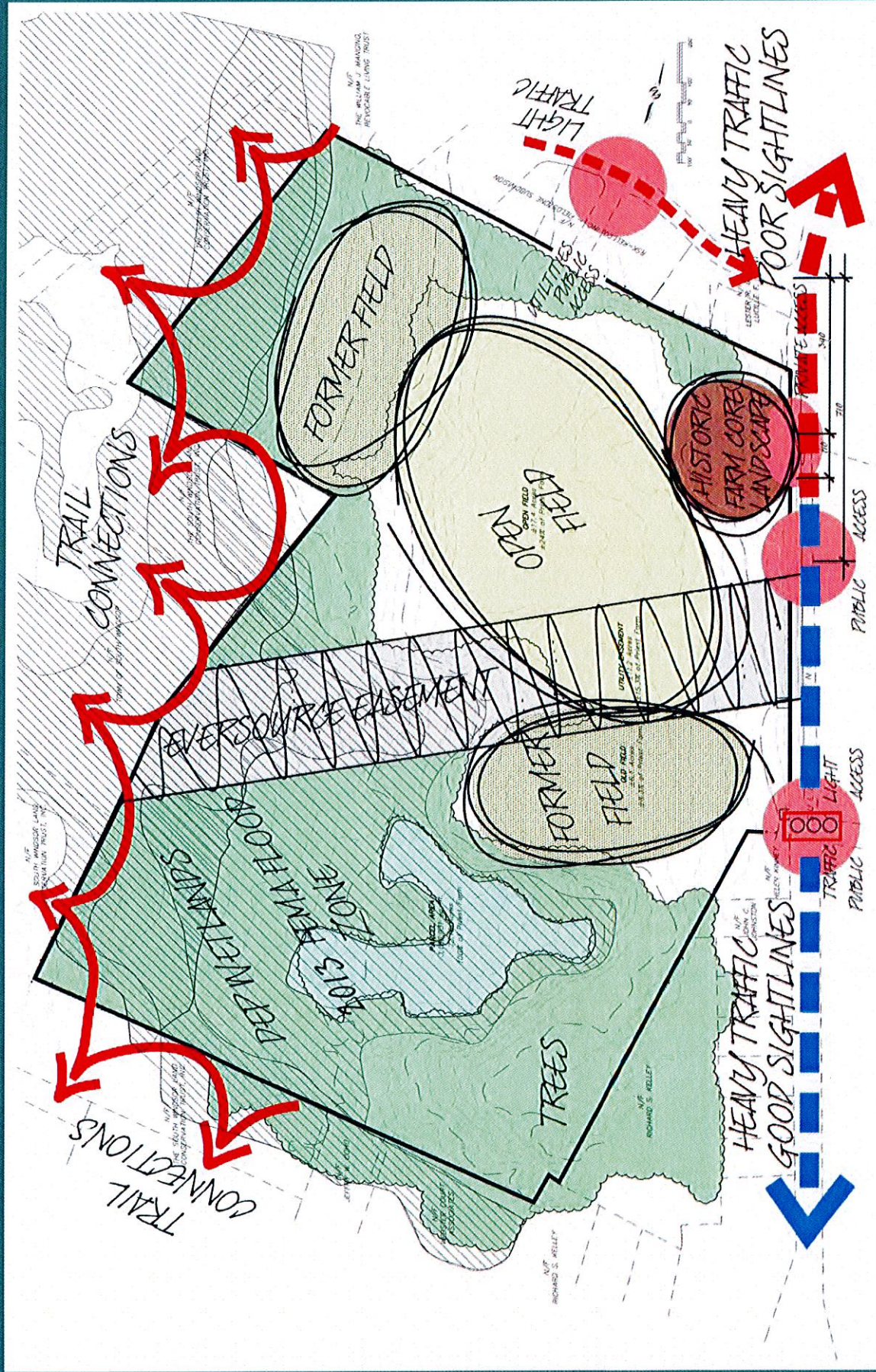




Exhibit C





## Exhibit D

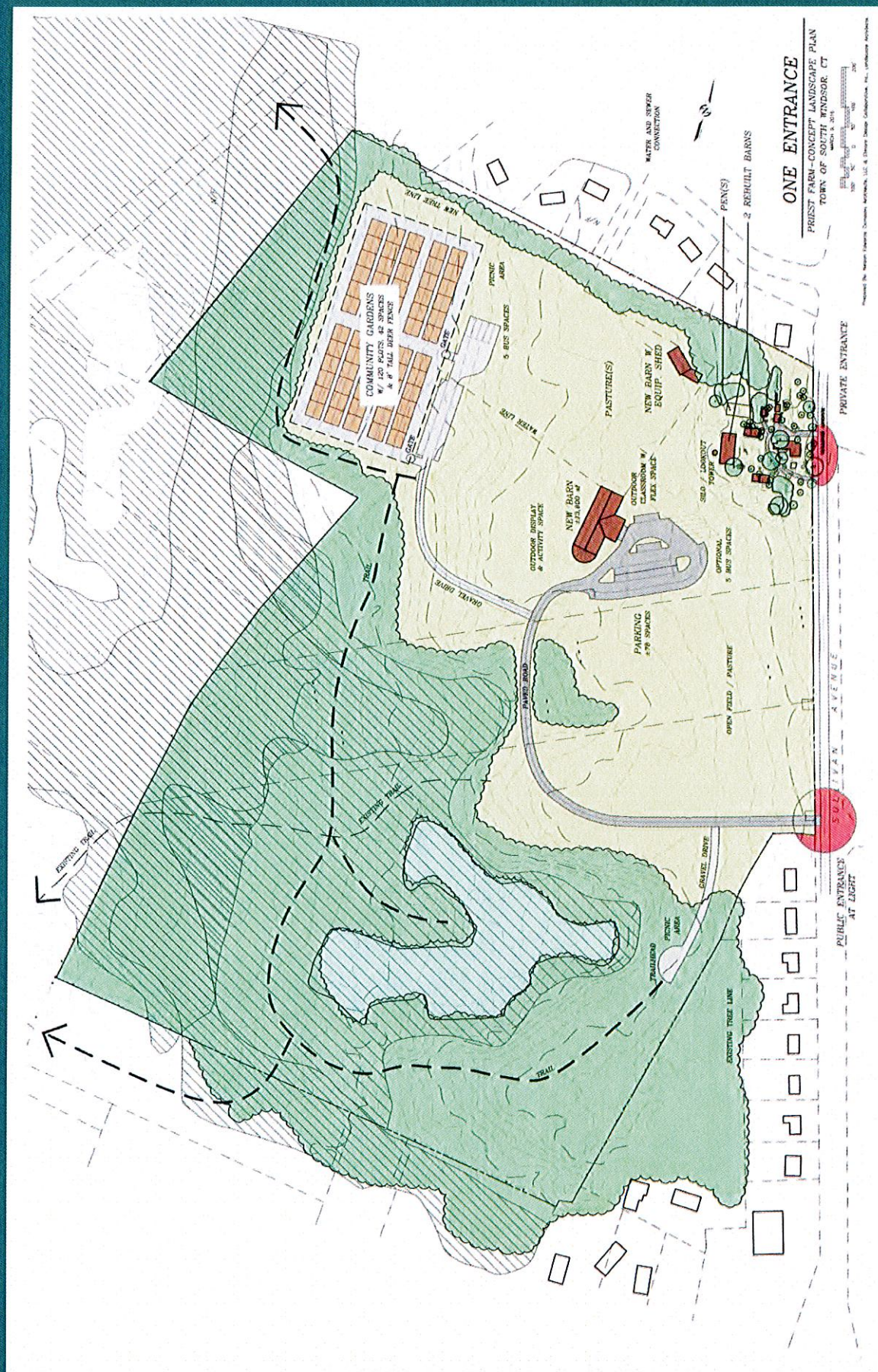




Exhibit D

