

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

## **TOWN OF SOUTH WINDSOR**

**Revised Minutes**

**Page 1**

**February 13, 2019**

---

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

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

The meeting was called to order at 5:33 p.m.

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

Members Present: Pat Botteron, Open Space Task Force  
Mary Etter, Director of S. W. Public Library  
Ray Favreau, Director of Parks & Recreation  
Jeff Folger, Senior Environmental Planner  
Katie Graham, Park & Recreation Commission  
Virginia Macro, Historic District Commission  
John Mitchell, Rotary Club  
Deputy Mayor Andrew Paterna, Town Council  
Tim Shepard, South Windsor Land Trust  
Betty Warren, IWA/CC

Members Absent: John Caldwell, Park & Recreation Department  
Stephanie Dexter, Planning & Zoning Commission  
Sandy Jeski, SWALPAC  
Michele Lipe, Director of Planning  
Councilor Liz Pendleton, Town Council  
Councilor Jan Snyder, Town Council

#### **3. Approval of Past/Meeting Minutes (November 14, 2018, and December 12, 2018)**

Mrs. Etter made a motion to approve the November 14, 2018, and December 12, 2018 minutes. Mr. Mitchell seconded the motion; and it was approved, unanimously.

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

Mr. Bob Dickinson, 19 Birch Road came before the Committee to inform them that the Energy Commission would like the Town to do more solar projects. Mr. Dickinson felt that incentives should be given to commercial buildings both old and new. If there were more push to put solar on commercial buildings, then there would be less to put it on farmland. The Energy Committee is looking for ideas on how to have an incentive to do something like that.

Committee members briefly discussed this issue and there was a suggestion encouraging tax abatements be given in the future to new buildings in order to make the structures strong enough to accept solar panels.

## MINUTES

### South Windsor Agriculture, Arts & Nature Center Committee

February 13, 2019

Page 2

#### ITEM:

##### 5. Discussion items

###### Update/Discussion/Meeting with Architect and State Historic Preservation Office (Michele Lipe)

Mr. Folger reported that the lead needs to be removed from the farmhouse. All of the windows in the house have to be preserved and replacement windows will not be able to be used. Mr. Folger stated he would send the lead report to Dave Goslin who can factor this item into the estimates.

Committee members discussed the fact that the State Historic Preservation informed the Town that if the Town is going to apply for grant money for construction, the original product for restorations needs to be used. The Committee then discussed having a modular home built on the property for the resident farmer to live in rather than renovating the existing home. A portion of the existing home may be able to be used for educational purposes.

Committee members decided to get a cost estimate for the modular home and an estimate for the lead removal from Dave Goslin. This item will be discussed further at a future meeting.

###### What can we do to protect the farmhouse now?

Chairman Paterna stated that this item will be discussed at the next meeting.

##### 6. New Business/Additional Discussion Items

Mr. Favreau first informed the Committee that there are only one or two window panels that are not up yet. He then informed the Committee that he would be going to see a silo at 195 Melrose Road, in East Windsor. The silo looks like the silo on the Priest property. Mr. Folger stated that the silo on the Priest property should be evaluated by a structural engineer.

Mr. Favreau also informed the Council that the Holcomb Farm in Granby has a barn which they rent out for weddings. The cost per wedding is \$4,000 which would be a great revenue source for the farm.

## **MINUTES**

**South Windsor Agriculture, Arts & Nature Center Committee**

**February 13, 2019**

**Page 3**

### **ITEM:**

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

Wednesday, March 13, 2019, at 5:30 p.m. at the South Windsor Public Library.

#### **8. Adjournment**

At 6:11 p.m., Mrs. Macro made a motion to adjourn the meeting. Mr. Mitchell seconded the motion; and it was approved, unanimously.

Respectfully submitted,

---

Deborah W. Reid, Council Clerk

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

## **TOWN OF SOUTH WINDSOR**

**Revised Minutes**

**Page 1**

**February 13, 2019**

---

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

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

The meeting was called to order at 5:33 p.m.

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

Members Present: Pat Botteron, Open Space Task Force  
Mary Etter, Director of S. W. Public Library  
Ray Favreau, Director of Parks & Recreation  
Jeff Folger, Senior Environmental Planner  
Katie Graham, Park & Recreation Commission  
Virginia Macro, Historic District Commission  
John Mitchell, Rotary Club  
Deputy Mayor Andrew Paterna, Town Council  
Tim Shepard, South Windsor Land Trust  
Betty Warren, IWA/CC

Members Absent: John Caldwell, Park & Recreation Department  
Stephanie Dexter, Planning & Zoning Commission  
Sandy Jeski, SWALPAC  
Michele Lipe, Director of Planning  
Councilor Liz Pendleton, Town Council  
Councilor Jan Snyder, Town Council

#### **3. Approval of Past/Meeting Minutes (November 14, 2018, and December 12, 2018)**

Mrs. Etter made a motion to approve the November 14, 2018, and December 12, 2018 minutes. Mr. Mitchell seconded the motion; and it was approved, unanimously.

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

Mr. Bob Dickinson, 19 Birch Road came before the Committee to inform them that the Energy Commission would like the Town to do more solar projects. Mr. Dickinson felt that incentives should be given to commercial buildings both old and new. If there were more push to put solar on commercial buildings, then there would be less to put it on farmland. The Energy Committee is looking for ideas on how to have an incentive to do something like that.

Committee members briefly discussed this issue and there was a suggestion encouraging tax abatements be given in the future to new buildings in order to make the structures strong enough to accept solar panels.

## MINUTES

### South Windsor Agriculture, Arts & Nature Center Committee

February 13, 2019

Page 2

#### ITEM:

##### 5. Discussion items

###### Update/Discussion/Meeting with Architect and State Historic Preservation Office (Michele Lipe)

Mr. Folger reported that the lead needs to be removed from the farmhouse. All of the windows in the house have to be preserved and replacement windows will not be able to be used. Mr. Folger stated he would send the lead report to Dave Goslin who can factor this item into the estimates.

Committee members discussed the fact that the State Historic Preservation informed the Town that if the Town is going to apply for grant money for construction, the original product for restorations needs to be used. The Committee then discussed having a modular home built on the property for the resident farmer to live in rather than renovating the existing home. A portion of the existing home may be able to be used for educational purposes.

Committee members decided to get a cost estimate for the modular home and an estimate for the lead removal from Dave Goslin. This item will be discussed further at a future meeting.

###### What can we do to protect the farmhouse now?

Chairman Paterna stated that this item will be discussed at the next meeting.

##### 6. New Business/Additional Discussion Items

Mr. Favreau first informed the Committee that there are only one or two window panels that are not up yet. He then informed the Committee that he would be going to see a silo at 195 Melrose Road, in East Windsor. The silo looks like the silo on the Priest property. Mr. Folger stated that the silo on the Priest property should be evaluated by a structural engineer.

Mr. Favreau also informed the Council that the Holcomb Farm in Granby has a barn which they rent out for weddings. The cost per wedding is \$4,000 which would be a great revenue source for the farm.

## **MINUTES**

**South Windsor Agriculture, Arts & Nature Center Committee**

**February 13, 2019**

**Page 3**

### **ITEM:**

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

Wednesday, March 13, 2019, at 5:30 p.m. at the South Windsor Public Library.

#### **8. Adjournment**

At 6:11 p.m., Mrs. Macro made a motion to adjourn the meeting. Mr. Mitchell seconded the motion; and it was approved, unanimously.

Respectfully submitted,

---

Deborah W. Reid, Council Clerk