

SOUTH WINDSOR AGRICULTURE, ARTS & NATURE CENTER COMMITTEE

TOWN OF SOUTH WINDSOR

Minutes

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June 12, 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 (arrived 5:54 p.m.)
Stephanie Dexter, Planning & Zoning Commission
Ray Favreau, Director of Parks & Recreation
Jeff Folger, Senior Environmental Planner
Katie Graham, Park & Recreation Commission
Virginia Macro, Historic District Commission
Michele Lipe, Director of Planning
Mayor Andrew Paterna, Town Council
Tim Shepard, South Windsor Land Trust
Councilor Jan Snyder, Town Council
Betty Warren, IWA/CC

Members Absent: John Caldwell, Park & Recreation Department
Mary Etter, Director of S. W. Public Library
Sandy Jeski, SWALPAC
John Mitchell, Rotary Club
Councilor Liz Pendleton, Town Council

3. Approval of Past/Meeting Minutes (April 10, 2019)

Mrs. Lipe made a motion to approve the April 10, 2019 minutes. Mrs. Warren seconded the motion.

Under Other Options for the Farmhouse Construction, it says “the cost estimate of \$321,000 to have a modular home brought on the Priest property”; and should read “the cost estimate of **approximately** \$321,000 to have a modular home brought on the Priest property.”

Mayor Paterna called for a vote on the amended minutes; they were approved, unanimously.

4. Public Input

None

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ITEM:

5. Discussion items

A. Update/Discussion Farmhouse Renovations (Michele Lipe)

Mrs. Lipe stated that she and Ginny Macro met with an individual from the State Historic Preservation Office. The South Windsor could apply for a grant up to \$100,000, but the Town would have to match any amount that is given as a grant. If the Committee decides to use these funds to update or restore the Priest house, any other work done on the property would need approval by the State. Mr. Folger added that enforcement is dependent upon staff.

Mrs. Lipe explained that the State does not want the Town to modernize the inside after funds are spent to keep the outside a certain way. Mrs. Lipe also informed the Committee that the person they were dealing with had left her position, so there will not be anyone in the position until August.

B. Other Options for the Farmhouse (Tim Shepard)

Mr. Shepard informed the Committee that the South Windsor Land Trust was given a house by Hartford Audubon. The house will be put on the market, and those assets could be rolled into the Priest Farm. There are twenty acres of land. The Town could see if the Open Space Task Force would be interested in buying that property, and those funds could go towards the Priest Farm.

Committee members discussed the following items:

- Replacing the house with a modular home, keeping the addition, and getting a cost estimate.
- Replacing the house with a modular home, eliminating the addition, and getting a cost estimate.
- The construction of a barn for livestock, activities, events, meeting room, and educational purposes.
- Replacing the house with a home built by the Amish and getting a cost estimate.
- Hiring an estimator who would work on putting numbers to the architectural drawing and would be using modern materials that look like the time period when the house was built.
- Relocating the barn from the Burnham property to the Priest property.

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ITEM:

5. Discussion items (Continued)

B. Other Options for the Farmhouse (Tim Shepard) (Continued)

- The Committee should be aware of what the Town can and cannot do in regards to the open space that was purchased with bonded funds.

Mrs. Macro suggested that the Committee define what we would like to see happen on this property. This would help to decide if the house should be renovated or if a replica should be put in its place. Councilor Snyder added that the Committee should think about the primary component that the Committee would like to see happening on the Priest property. The main thing that needs to be decided at this time is if the Committee would like to see the house in its original splendor or would the Committee like to see someone living on the property and farming the property.

Committee members decided that the following would be voted on at the next meeting:

- Replacing the existing house with a Modular or Amish built house (this would also include the demolition of the existing house).
- Demolish the existing house and construct a barn that would be used for the different activities on the property.
- Restore the existing house to its original period.
- Renovate the existing house using modern materials that would or would not be the period of time when the house was originally built.

6. New Business/Additional Discussion Items:

Mayor Paterna informed the Committee that the Town Manager has been putting together, along with some private companies, hemp farming in South Windsor. The idea is to bring the farming, the extraction plant, and the processing plant to South Windsor. Mr. Galligan has suggested that some acreage at the Priest property be used for hemp farming. Mr. Shepard

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ITEM:

7. Next Meeting

Wednesday, July 10, 2019, at 5:30 p.m. at the South Windsor Public Library.

8. Adjournment

At 6:32 p.m., Mr. Shepard made a motion to adjourn the meeting. Mrs. Botteron seconded the motion; and it was approved, unanimously.

Respectfully submitted,

Deborah W. Reid
Council Clerk