

SOUTH WINDSOR AGRICULTURE, ARTS & NATURE CENTER COMMITTEE

TOWN OF SOUTH WINDSOR

Minutes

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July 10, 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: Stephanie Dexter, Planning & Zoning Commission
Mary Etter, Director of S. W. Public Library
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
Councilor Jan Snyder, Town Council
Betty Warren, IWA/CC

Members Absent: Pat Botteron, Open Space Task Force
John Caldwell, Park & Recreation Department
Ray Favreau, Director of Parks & Recreation
Sandy Jeski, SWALPAC
Councilor Liz Pendleton, Town Council
Tim Shepard, South Windsor Land Trust

3. Approval of Past/Meeting Minutes (June 12, 2019)

Councilor Snyder made a motion to approve the June 12, 2019 minutes. Mrs. Macro seconded the motion; and it was approved, unanimously.

4. Public Input

None

5. Discussion items

Committee members reviewed a memo from Ray Favreau and John Caldwell (Exhibit A), as well as an email from Tim Shepard (Exhibit B).

Committee members then discussed taking down the house and constructing a barn on the property that could be used for all of the activities.

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ITEM:

5. Discussion items (Continued)

Mr. Folger made a motion to postpone the vote on the different options that were discussed at the previous meeting. Councilor Snyder seconded the motion; and it was approved, unanimously.

Options were as follows:

1. Replace the house with a modular home, keeping the addition, with a cost estimate.
2. Replace the house with a modular home, eliminating the addition, with a cost estimate.
3. Construction of a barn for livestock, activities, events, meeting room, and education purposes – no renovation of farmhouse.
4. Replace the farmhouse with construction by the Amish, with cost estimate.
5. Hire an estimator who would work putting numbers to the architectural drawings and using modern materials to produce a complete restoration of the original farmhouse/demolish the addition.
6. Relocate the barn from the Burnham property to the Priest Farm.

Committee members discussed getting a working barn on the property and then looking at renovating or demolishing and constructing the house in the future. If the barn were used to make money for this project, the bond would have to be revisited.

Committee members felt that the property should be accessible to the public. A parking lot, picnic area, and trails should be established on the property. This would gain public interest in the property. Mrs. Lipe stated that Town staff would go to the site to establish where each activity could be located on the site. The Committee also felt that the silo should remain on the property, but would require a Structural Engineer to evaluate its condition.

6. New Business/Additional Discussion Items:

None

7. Next Meeting

Wednesday, September 11, 2019, at 5:30 p.m. at the South Windsor Public Library.

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ITEM:

8. Adjournment

At 6:21 p.m., Councilor Snyder made a motion to adjourn the meeting. Mrs. Warren seconded the motion; and it was approved, unanimously.

Respectfully submitted,



Deborah W. Reid
Council Clerk



**SOUTH WINDSOR
Parks & Recreation**

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Memo

To: S.W.A.A.N. COMMITTEE
From: Ray Favreau, CPRP, Director of Parks & Recreation
CC: John Caldwell, Parks Superintendent
Date: 7/10/2019
Re: Position on the Fate of the Priest farm House

As both John and I have a conflicting early starting meeting with the Park & Recreation Commission we are unable to attend the SWAAN meeting on Wed., July 10th. That being said we'd like to share our thoughts on the priest farm house options outlined at the previous meeting of June 12.

We favor conditional demolition of the Priest farm house and offer the following in support of that:

- First and foremost – we simply don't have the funds for restoration or replacement.
- We believe we need to question the public benefit and value of restoring the home for private/personal use in relation to the cost to accomplish that.
- The property has been and can continue to be leased for farming without the liability and responsibility of the Town serving as landlord.
- In theory relocating the barn from the former Burnham property sounds terrific, but this can be very cost prohibitive. If there is a reasonable and cost effective way to make this happen perhaps this could be considered.
- The 20 acre former Audubon property now under the SW Land Trust is already a protected town asset, so why would we ask the Open Space Task Force to recommend its purchase with bonded funds for land acquisition? If the committee does decide to go this route, please do not include the house in the purchase as we have suffered extreme expenses mitigating structures from previous acquisitions. If the house on the property can be sold, can the net gain be diverted to the Priest project?

- We see conditional demolition defined as follows:
 - First, due to the age of the structure we would have to go through the demolition delay process for official approval to do so. We can assist with this.
 - Second, if approved, we suggest selective demolition. There are some wonderful architectural features that we should try to preserve, especially the solid chestnut roof structure with pegged post and beam timber framing. If you've seen the attic you can appreciate the wonderful craftsmanship which could be potentially salvaged and exposed in a future structure or pavilion at the site for all to enjoy.

Reid, Deborah

From: Paterna, Andrew
Sent: Monday, July 15, 2019 4:00 PM
To: Reid, Deborah
Subject: SWAAN notes/ Tim Shepard

ok Debbie
here is the note from Tim Shepard about SWAAN.

At our last meeting Mrs Macro said her initial interest was having the farmers market at Priest Farm, and Ray Favreau asked if the house was critical to the mission. I was feeling our options were more expensive than we needed. I would vote for liquidating the unique components of the house to folks like Sunderland Period Homes, for an appropriate value, with land filling the balance.

If, in 4 months private parties wanted to make the house code ready, but not restored, I would accept that possibility. If the investor had the house for a \$1 rental and could keep the rent check until the investor was paid back the costs plus 2%.

The Town would approve of the renter and a reasonable rent for the home. Just a thought to circumvent the process a municipality has to experience.

the net is 'tear down process' commences, with a possible pardon up to 4 months. just adding my thoughts for the committee.

Tim Shepard