

SOUTH WINDSOR AGRICULTURE, ARTS & NATURE CENTER COMMITTEE

TOWN OF SOUTH WINDSOR

Minutes

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December 12, 2018

South Windsor Public Library – Board Room

1. Call Meeting to Order

The meeting was called to order at 5:40 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
John Mitchell, Rotary Club
Deputy Mayor Andrew Paterna, Town Council
Councilor Jan Snyder, Town Council

Members Absent: Ray Favreau, Director of Parks & Recreation
Jeff Folger, Senior Environmental Planner
Katie Graham, Park & Recreation Commission
Sandy Jeski, SWALPAC
Michele Lipe, Director of Planning
Councilor Liz Pendleton, Town Council
Virginia Macro, Historic District Commission
Tim Shepard, South Windsor Land Trust
Betty Warren, IWA/CC

4. Public Input

None

5. Discussion items

Visit by Steven Munno, Farm Manager, Massaro Farm/Woodbridge, CT.

Mr. Munno explained that the Massaro Farm has been in operation since 2010. He had heard about the Farm Manager position through an on-line farm job posting and was hired through an application process at the end of 2009. Massaro Farm originally was a dairy farm but has been out of production for approximately 20 years. The vision for the farm was to grow vegetables, have a CSA program, have educational programs, and have a food donation program; all of which he had experience with. The Town owns the land, and the farm leases the land from the Town. There is a one-mile walking trail that is a loop around the property with a

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ITEM:

5. Discussion items (Continued)

Visit by Steven Munno, Farm Manager, Massaro Farm/Woodbridge, CT. (Continued)

smaller loop within that. The farm partnered with cub scouts, boy scouts, and girl scouts to get the trails completed. The trails need light maintenance. One obstacle was securing funds to renovate the barn and the house. There was a budget of \$300,000 that was used to purchase equipment used for the farm through federal grants. Those funds were used to purchase a tractor, truck, building a greenhouse, high tunnel, deer fencing, new well for irrigation, and miscellaneous tools.

Answering questions from the Committee, the farm received \$25,000 to \$40,000 in State monies which were limited and specific and used to fix the roof on the barn. These were matched funds through donations and fund raisers. There were other grants secured which helped the farm grow. Part of his pay includes the use of the house. The money to run the farm is through the sale of vegetables which has grown from 4 acres to 10 acres. The maximum of 15 acres will eventually be used to grow vegetables on the farm. The Town does not have a budget for the farm, but there are other opportunities where Town's do have budgets for this same type of operation. The total acres of the Massaro farm property is 57 acres with 30+ being woods or wetlands that will not be in production. The only type of animals on the farm are chickens. There are fifteen bee hives on the property used for educational purposes.

Mr. Munno explained further to the Committee that the farm holds educational programs for surrounding colleges, high schools, and elementary schools. The farm partners with the Recreation Department to hold summer camps on the farm. There are also adult education programs, and annual events held. The farm is its own entity and does not need Town approval to do programs unless permits are needed.

In 1916, the Massaro family moved into the house and built an addition off of the original structure.

There was approximately \$50,000 put into the house to restore it. A lot of the work and items were donated as the restoration took place. An architectural firm was hired to do the plans for the house, barn, and overall drawing of the property.

Mr. Munno told the Committee that there are two full-time employees (Executive Director and Farm Manager) with an annual review and contract renewal. There are also 3-4 full-time seasonal employees, and a couple part-time seasonal employees. The number of people who attend different programs is kept track of, and the farm keeps track of produce with 10% of the produce being donated yearly.

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ITEM:

5. Discussion items (Continued)

Visit by Steven Munno, Farm Manager, Massaro Farm/Woodbridge, CT (Continued)

There are soil tests done annually, and the type of fertilizer used depends on the type of crop.

Update/Discussion/Meeting with Architect and State Historic Preservation Office (Mary Dunn, Michele Lipe, David Gosselin, and Andrew Paterna)

Deputy Mayor Paterna explained to the Committee that the State Historic Preservation Office felt that the proposed renovations to the house were too extensive and would not give a grant with the plans proposed. Mr. David Gosselin created new plans for the Committee to review, as shown in attached, **Exhibit A**, which will be reviewed by the State Historic Preservation Office for approval. Committee members felt that it might be cheaper to tear down the house and re-build. Deputy Mayor Paterna stated that this item could be discussed further at the next meeting.

6. New Business/Additional Discussion Items

Lead Testing

This item will be discussed at the next meeting.

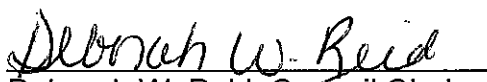
7. Next Meeting

Wednesday, January 9, 2019, at 5:30 p.m. at the South Windsor Public Library.

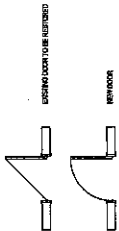
8. Adjournment

The meeting adjourned at 6:35 p.m.

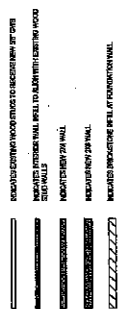
Respectfully submitted,


Deborah W. Reid, Council Clerk

DOOR SWING LEGEND



CONSTRUCTION LINETYPE LEGEND



CONSTRUCTION NOTES

1. ALL EXISTING WALLS TO REMAIN SHALL BE REINFORCED WITH 4" MIN. THICK CONCRETE.
2. ALL EXISTING WALLS TO BE REMOVED SHALL BE REMOVED TO EXPOSE THE FRAMING.
3. ALL FRAMING SHALL BE REINFORCED WITH 4" MIN. THICK CONCRETE.
4. ALL MATERIALS ARE TO BE REINFORCED WITH 4" MIN. THICK CONCRETE.
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PARTITION NOTES

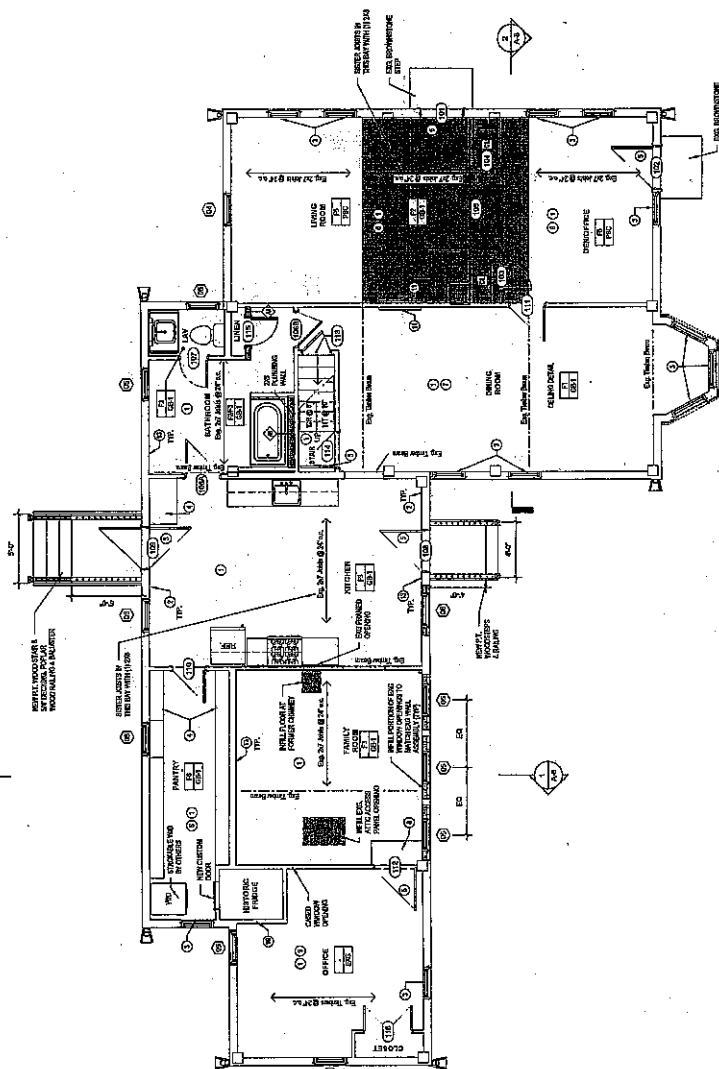
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RESTORATION KEY NOTES

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1 FIRST FLOOR PLAN & SECOND FLOOR FRAMING PLAN

SCALE: 1/8" = 1'-0"

NOTE: LIVE LOAD CAPACITY = 30PSF WITH REINFORCEMENT

ITEM	QUANTITY	UNIT	PRICE
1. REINFORCEMENT	100	LB	1.50
2. CONCRETE	100	CU YD	120.00
3. FORMWORK	100	SQ YD	10.00
4. TOTAL	200		131.50



PRIEST FARMHOUSE
1407 SULLIVAN AVENUE, SOUTH WINDSOR, CT
TOWN OF SOUTH WINDSOR
1407 SULLIVAN AVENUE, SOUTH WINDSOR, CT

Drawn: J.C.
Checked: J.C.
Date: 12/17/18
Scale: As Shown

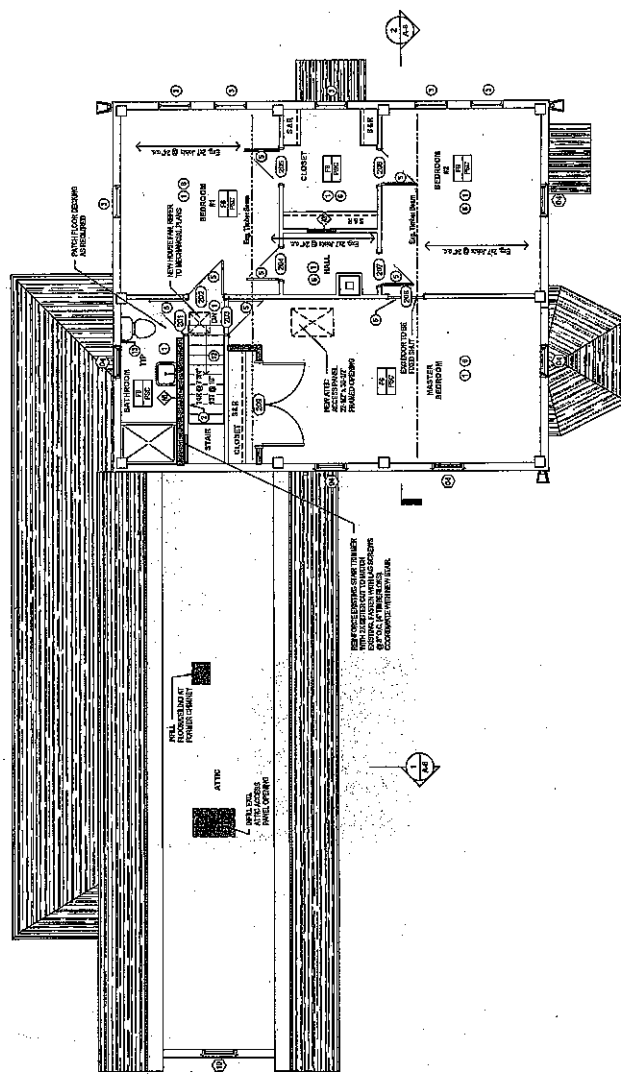
NO.	DATE	DESCRIPTION
1	12/17/18	REVISED

A-2

PRIEST FARMHOUSE
Copyright © 2018

Exhibit A

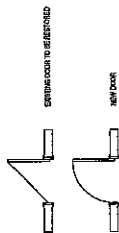
1 SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



FLOOR	SQUARE FOOTAGE (SQ. FT.)
FIRST FLOOR	1,038 SF
SECOND FLOOR	778 SF
TOTAL	2,816 SF



DOOR SWING LEGEND



CONSTRUCTION LINETYPE LEGEND

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CONSTRUCTION NOTES

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PARTITION NOTES

1. ALL WALLS ARE TO BE FINISH WITH EXISTING WALLS.
2. ALL NEW WALLS TO BE 24" THICK UNLESS NOTED OTHERWISE.
3. NEW VENTILATORS TO BE INSTALLED ON BOTH SIDES OF EXISTING STUDS TO
VENTILATE AND DRY WALLS.

RESTORATION NOTES

1. ALL MATERIALS TO BE RESTORED AND FINISHED PER FINISH SCHEDULE.
2. ALL EXISTING TRANSFORMING & WALL BASE TO BE RESTORED AND FINISHED PER FINISH SCHEDULE.
3. PATCHES: ROOF & GUTTER COAT NO. 1, REMAINING PLASTER AND LATH.

RESTORATION KEY NOTES

1. **WINDLOADING** FOR THE MEMBERS.
2. **REDUCE DIMENSIONS**
3. **USE STRENGTHENED CONCRETE**
4. **USE STRENGTHENED STEEL**
5. **USE STRENGTHENED JOINTS**
6. **USE STRENGTHENED DOOR AND WINDOW FRAMES**
7. **USE STRENGTHENED WALLS**
8. **USE STRENGTHENED FLOORS**
9. **USE STRENGTHENED ROOFS**
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