Intro – The Priest Farm

- Consists of 75 acres on Sullivan Ave,
- Adjacent to 14 acres near Pierce Rd (Knights of Columbus)
- Adjacent to 19 acres owned by the South Windsor Land Trust
- The original farm dates to 1823 and remained in the same family until the Town Of South Windsor purchased the property in 1998 (in partnership with the Trust for Public Land) --Utilizing Open Space Bond Funds
- The Town currently leases the farmland to a local farmer
Priest Farm Planning Team

- Saud M. Anwar  
  Town Council
- Patricia Botteron  
  Open Space Task Force
- John Caldwell  
  Parks & Recreation Dept
- Thomas Delnicki  
  Town Council
- Stephanie Dexter  
  Planning & Zoning Commission
- Mary Etter  
  Library
- Raymond Favreau  
  Parks & Recreation Dept
- Jeffery Folger (Co-Chair)  
  Planning Dept
- Katie Graham  
  Park & Recreation Commission
- Sandy Jeski  
  Agricultural Land Preservation Adv Comm
- Michele Lipe  
  Planning Dept
- Virginia Macro  
  Historic District Commission
- John Mitchell  
  SW Rotary Club
- Andrew Paterna (Co-Chair)  
  SW FOOD Alliance
- Elizabeth Pendleton  
  Town Council
- Charles (Tim) Shepard  
  SW Land Trust
- Janice Snyder  
  Town Council
- Elizabeth Warren  
  Inlands-Wetlands/Conservation Commission

Official Town Recorder: Deborah Reid
Priest Farm Aerial View

Photo by: Alan Witkin
As the only publicly owned remnant of a working farm, the site will serve to help preserve the key elements of the cultural landscape of the town's history.

Funding for this Feasibility Study was supported by a $24,000 grant awarded by the State Office for Historic Preservation, and by a $4,000 grant awarded by the South Windsor Community Foundation.
Priest Farm Aerial View

Photo by: Alan Witkin
Physical Features:

- While the original farmhouse has important historical significance, one of the most outstanding features of the farm is a CEMENT SILO located directly behind the farmhouse.
Cement Silo @ Priest Farm
South Windsor
Agriculture, Arts & Nature Center (Priest Farm)

- Referenced--Town Plan of Conservation and Development
- Identified as a ‘valuable asset’ and ‘value to the town’ by:
  - South Windsor Agricultural Land Preservation Advisory Commission
  - Open Space Task Force
- Potential for developing Community Gardens at this site
- Potential future home for the South Windsor Farmers Market

- The South Windsor Town Council supported this project and approved a resolution creating this Planning Committee
The Farmhouse -- built in 1823

Property of Wood Memorial Library Museum
2023 will be the 200th Anniversary
The Farmhouse – present day-side view
The Farmhouse—Present Day
Priest Farmhouse—present day
Priest Farmhouse—present day
Priest Farm—present day
Town Council Resolution – Approved June 2015

Created a bipartisan committee for planning—the South Windsor Agricultural, Arts and Nature Center on the Priest Farm

- The purpose of the committee is to help create a project celebrating the farm heritage of South Windsor
  - The farm can become a source of education
  - The farm can create access to a beautiful open space near the center of town
Our Process:

- Monthly meetings have been held since June 2014
- We conducted visits to 5 Community Farms in CT
- We received grant funding for the initial feasibility study
- We Accepted the consulting team’s final report
Monthly Meetings: ideas, discussions...

- event barn
- education programs
- farm museum
- crops
- food hub
- road access
- workshops
- farm manager & farm equipment
- food co-op
- water
- working farm
- community gardens
- art
- tree
- silo
- farmers market
- community
- well
- utilities
- CSA
- education
- sewer
- water
- farm-access
- trails
- farm-table dinners
- working farm
- commercial kitchen
- art
The Community Farm Visits

- Auer Farm – Bloomfield
- Massaro Community Farm – Woodbridge
- Northwest Park – Windsor
- Strong Family Farm – Vernon
- Wind Hill Community Farm – Glastonbury

Lessons Learned:

- Some farms owned by a town, some by a 501(c)3
- Some hired resident farm/manager
- All stated the need for financial sustainability
- All include educational programs as part of a successful community farm
- All include active farming and community gardens
Consultant Report/Findings

PRIEST FARM
FEASIBILITY REPORT
& CONCEPT PLAN

TOWN OF SOUTH WINDSOR, CT
1407 SULLIVAN AVE, SOUTH WINDSOR, CT

MAY 16, 2016

NELSON EDWARDS COMPANY ARCHITECTS, LLC
1136 MAIN STREET, BRANFORD, CT 06405

ELMORE DESIGN COLLABORATIVE, INC.
615 MATHER STREET, SUFFIELD, CT 06078

ECONOMIC STEWARDSHIP, INC.
20 WEST PINE STREET, STURGEON BAY, WI 54235

GNCB CONSULTING ENGINEERS, P.C.
130 ELK STREET P.O. BOX 802 OLD SAYBROOK, CT 06475

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Phase I

create trails - with historical markers,
develop drawings/plans, rehab farmhouse,
install water and sewer to farm, begin site work

fence pastures, install gravel drive and trailhead,
site improvements around farmhouse

Phase I Concept Drawing
South Windsor
Agriculture, Arts & Nature Center

Phase II

rehab SILO, establish produce & livestock plan, enclose pastures, clear area for community gardens, rehab & restore outbuildings, site work for outbuildings

install water to community gardens, construct shade & picnic pavilion

Phase II Concept Drawing
South Windsor
Agriculture, Arts & Nature Center

Phase III

construct a community event barn,
install water & sewer for barn,
install site lighting, gravel base for driveway and parking

create business plan, food hub, commercial kitchen,
event center, develop paved access to farm,
develop museum partnership

PHASE III Concept Drawing
South Windsor
Agriculture, Arts & Nature Center

1. Phase I Estimate  ($700,000-$820,000)
   create Trails, develop drawings/plans, rehab farmhouse, begin site work,
   install water and sewer to farm, fence pastures, install gravel drive and trailhead, site improvements
   around farmhouse

2. Phase II Estimate  ($570,000-$650,000)
   rehab SILO, establish produce & livestock plan, enclose pastures,
   clear area for community gardens, rehab & restore outbuildings,
   site work for outbuildings,
   install water to community gardens, construct shade & picnic pavilion

3. Phase Estimate III ($4-$5 Million)
   construct a community event barn; install water & sewer for barn; install site lighting, gravel base for
   driveway and parking, create business plan, food hub, commercial kitchen, event center,
   develop paved access to farm, plan museum partnership
Where do we go from here?

1. Secure the farmhouse—with Town Council funding
2. Secure the $9,000 Eversource easement fee for house repairs
3. Secure Town Council input/support to continue the project
4. Involve surrounding neighborhood in discussions
5. Search grant funding applications and fund raising programs in planning for Phase I recommendations

**Potential Grant Funding Sources:**
- Hartford Foundation for Public Giving
- State Office of Historic Preservation
- Connecticut Dept. of Agriculture
- Connecticut Dept. of Economic & Community Development
- CT Trust for Historic Preservation
- The 1772 Foundation
- Historic New England Foundation
- South Windsor Community Foundation
OUR GOAL

Celebrate the 200th Anniversary of the Priest Farm in 2023---and the Grand Opening of:

The South Windsor Community Farmhouse

You can follow this project on the Town of South Windsor webpage:

www.southwindsor.org/agriculture-arts-nature-sub-committee