

PUBLIC HEARING MINUTES

**September 4, 2018
8:00 p.m.**

South Windsor Town Council

PURPOSE: To receive citizen input on the Establishment of a Senior Tax Stabilization Ordinance

Mayor Anwar called the Public Hearing to order at 8:00 p.m.; and requested that the Clerk of the Council read the call of the meeting (a copy of which is attached hereto, **Exhibit A**). There were approximately twelve (12) people present in the audience. The Ordinance is shown in **Exhibit B**.

Mayor Anwar asked if there was anyone from the public that would like to speak.

Mr. Will Paquette, 220 Avery Street came forward and explained that he also owns 255 Avery Street. Mr. Paquette stated that he is in favor of any relief the Town can give to seniors. Another item of concern is that the pipe line for gas is short by 1500 feet and the residents on the top of the hill will not be able to get gas. It should be considered while the road is torn up to have gas available for everyone on the road. Mr. Paquette also informed the Council that it is a burden for him to spend \$300 a year to keep snow off of the sidewalk.

Mr. Dan Edwards, 131 Hilton Drive, stated he would like the definition of real property and would like to know if individuals in 55 years and older communities would also be eligible for this program. Mr. Edwards stated that he is concerned with the seven month requirement and would like to see it extended one or two months.

Mr. Robert Dziedzic, 271 Avery Street came forward and stated that he is in favor of the establishment of a Senior Tax Stabilization Ordinance.

Mr. Joe Claffey, 25 Pond Lane said he feels the establishment of a Senior Tax Stabilization Ordinance is a good idea for seniors who own their own property and spend their time in South Windsor.

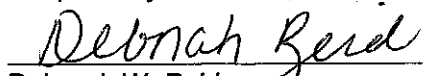
Mr. and Mrs. Charles Liebler, 136 Beezlebub Road wrote a letter to the Town Council in support of the establishment of a Senior Tax Stabilization Ordinance.

Mayor Anwar asked for a Straw Vote, the results of which were as follows:

Those supporting the establishment of a Senior Tax Stabilization Ordinance: 10
Those opposing the establishment of a Senior Tax Stabilization Ordinance: 0

The public hearing was closed at 8:10 p.m.

Respectfully submitted,



Deborah W. Reid
Clerk of the Council

**Public Hearing Notice – Exhibit A
Senior Tax Stabilization Ordinance – Exhibit B**



OFFICE
OF THE
TOWN COUNCIL

Town of South Windsor

1540 SULLIVAN AVENUE • SOUTH WINDSOR, CT 06074-2786
AREA CODE 860/644-2511
FAX 860/644-3781

Exhibit A

Received August 30, 2018 e
Jonie Z. Arty, ATC 2:20 pm

TO BE PUBLISHED IN THE JOURNAL INQUIRER

August 28, 2018

LEGAL AD

TOWN OF SOUTH WINDSOR

Notice is hereby given that the South Windsor Town Council has set Tuesday, September 4, 2018, at 8:00 p.m., in the Council Chambers of the South Windsor Town Hall, 1540 Sullivan Avenue, South Windsor, Connecticut as the time and place for a Public Hearing to receive citizen input on the Establishment of a Senior Tax Stabilization Ordinance.

Dated at South Windsor, Connecticut this 24th day of August 2018.

Attested to by:

Deborah W. Reid
Deborah W. Reid
Clerk of the Council

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Dated at South Windsor, Connecticut this 24th day of August 2018.

Attested to by:

Deborah W. Reid
Clerk of the Council

Journal Inquirer
August 28, 2018

DRAFT

Senior Tax Stabilization Ordinance

Program Established:

- (1) The Town of South Windsor hereby establishes a Local Option B, as an additional program for municipal *tax relief for homeowners age 65 or over, or permanently or totally disabled*, pursuant to C.G.S. § 12-129n.

Eligibility:

- (1) Municipal *tax relief* shall apply only to real property owned and occupied as a principal residence by residents of the town who meet the following qualifications:
 - a. They are 65 years of age and over, or their spouses, living with them, are 65 years of age or over, or 62 years of age or over, and, the surviving spouse of the taxpayer qualified under this section at the time of their death, or with respect to real property on which such residents or their spouses are liable *for taxes* under C.G.S. § 12-170v;
 - b. Applicant must live in their primary residence in South Windsor for at least seven months of each year.
 - c. If an applicant is under age 65 (as of Dec 31 of the calendar year prior to application), they can be eligible if they receive permanent total disability benefits under Social Security.
 - d. Residents, or their spouse, described in this ordinance, shall have been taxpayers of the town for **FIVE years** immediately preceding their receipt of *tax relief benefits* under this section.
 - e. The income eligibility requirements are: **\$50,000 for unmarried individuals** and **\$65,000 for married individuals**.
 - f. This program shall **not** provide assistance for industrial/commercial properties, nor the portion of properties considered excess acreage parcels that may qualify for other state or local *tax relief* programs.

Benefits:

- (1) Eligible applicants will be granted a reduction in their municipal real estate tax liability in an amount set annually by the Town Council, as a flat rate. The applicant's municipal real estate tax liability, as calculated by adding together the relief from all state and local programs, may not exceed 75 percent of their total municipal real estate tax liability for that year.

Administration:

- (1) This program shall be administered in the form and manner prescribed by the assessor for the town under the following conditions:
 - a. Those who meet all the requirements of subsection (b-Eligibility) above, shall be entitled to a reduction in their municipal real estate tax liability in an amount set annually by the town council, as a flat rate. For the first year of the program, based on the October 2019, Grand List, the benefit amount under this section shall be \$250.00.
 - b. This benefit described here, shall apply only to homeowners who have lived in South Windsor for a period of five years as identified by the tax Assessor.
 - c. The participants are not required to repay the tax relief benefit at any time.
 - d. The Tax Relief/Local Option B--CANNOT be transferred to any other family member or occupant of the 'real property'.
 - e. The residence in South Windsor must be the primary residence of the participant and the homeowner must verify they are NOT receiving tax relief in any other state.
 - f. The applicant must own the property for which tax relief is sought; Or, she/he must hold a tenancy for life use, for a term of years in such property and this tenancy makes her/him liable for the payment of property taxes under C.G.S.-Section 12-48. The life use, or life tenancy, must be recorded on the town land records for the applicant to be eligible.
 - g. Applications for property owners must be made to the South Windsor Tax Assessor between Feb. 1 and May 15 of the calendar year following the October 1st Grand List being published.