

**TOWN COUNCIL  
TOWN OF SOUTH WINDSOR**

**Minutes**

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**April 3, 2017**

**TOWN COUNCIL – REGULAR MEETING  
COUNCIL CHAMBERS – SOUTH WINDSOR TOWN HALL**

**1. Call Meeting to Order**

Mayor Mirek called the Regular Meeting to order at 7:03 p.m.

**4. Roll Call**

Members Present: Mayor Carolyn Mirek  
Deputy Mayor Janice Snyder  
Councilor M. Saud Anwar  
Councilor Cindy Beaulieu  
Councilor William Carroll  
Councilor Edward Havens  
Councilor Lisa Maneeley  
Councilor Matthew Riley

Members Absent: Councilor Liz Pendleton

Others Present: Matthew B. Galligan, Town Manager

Deputy Mayor Snyder made a motion to suspend the rules in order to go to Item 16 on the agenda. Councilor Maneeley seconded the motion; and it was approved, unanimously.

**16. Communications and Reports from Town Manager**

Mr. Galligan reported that there was a meeting between himself and the Superintendent of Schools regarding the budget on Friday, March 31, 2017. Mr. Galligan explained that he and the Superintendent reviewed both budgets to determine where cuts to both budgets could be made. On April 24, 2017 there will be a meeting between the Board of Education and the Town Council to review these cuts. All departments will have cuts to them on the General Government side. The fund balance will be increased slightly and the Capital Projects will remain as is. There is a Capital Non-Recurring account that will be moved to be shown as a revenue. The heath fund has high reserves at this time and will be used to help with the budget. On April 27, 2017 the State Legislature will be coming out with their budget. On that day the Town will have a better understanding of how the State budget will be impacting the Town of South Windsor's budget.

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**ITEM:**

**16. Communications and Reports from Town Manager (Continued)**

Mr. Galligan then stated that he attended the German American Business Forum on Wednesday, March 29, 2017 which was endorsed by CRCOG. The German Government is looking to invest in manufacturing in the State of Connecticut. It was explained that 81% of the manufacturers are family owned in Germany and that is why they do not outsource a lot of their products like is done in the United States.

Mr. Galligan reported that there is a lawsuit that was filed in the Town Clerk's Office concerning the Town of South Windsor and 460 Miller Road. The Town Attorney and CIRMA are reviewing and working on that lawsuit. The Town Council members are being asked not to make any comments on this item.

There is a discussion item on agenda regarding an update of the Connecticut Studios project. There is a conference call every Friday regarding this project. Presently Pacific Venture has their financing in place and are looking at letters from Maztek Corporation which talks about the building site. Maztek is hiring engineers to review the site for construction purposes. A development agreement and MOU's are being done at this time in order to move forward.

Answering questions from the Council, Mr. Galligan explained that the one OPED account is in a trust and cannot be used to help with the budget. The other account where funds are put into a checking account for retirees are the funds that will be used to help with the budget. This will not put the Town in jeopardy and are excess funds that can be used.

Councilor Riley requested that Senator Larsen, State Representative Tom Delnicki and State Representative Jeff Currey be invited to the next Town Council meeting on April 17, 2017 to discuss the State budget with the Town Council and how the State budget will impact the Town. Answering further questions, Mr. Galligan stated that there is plenty in the reserve for medical claims that may arise. The money that would be budgeted this year will be used to offset the budget. The funds will be brought into the budget as a revenue. The Town has the correct amount allocated in this fund as a reserve. Mr. Galligan explained to the Council that over a period

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**ITEM:**

**16. Communications and Reports from Town Manager (Continued)**

of two or three years the Town collects over 100% of taxes. If the collection rate is changed, the Town would be shorting the prior year tax revenues. Mr. Galligan said although everything will come out the same, he would do the calculation to show Council members. Mr. Galligan also informed the Council that there would be a tax sale this year.

Councilor Anwar stated that he likes the idea of cutting across the board and also agrees that the Capital Improvement Funds should not be used to help offset the shortfall in this budget.

Deputy Mayor Snyder informed the public that the Connecticut Studios project is actually at a different location. Mr. Galligan explained that the project will be on the Maztek property. This project is zoned correctly for the site but still needs to go the Planning & Zoning Commission for approval.

Deputy Mayor Snyder reviewed the dates for different budget items. There will be a budget discussion between the Board of Education and General Government budget on April 24, 2017 at Timothy Edward's Middle School. On April 27, 2017 the public hearings for both the Board of Education and General Government will be held at Timothy Edwards Middle School. This information should be put onto the website, Twitter, and Facebook.

Mayor Mirek informed the public that the Town Council Special Work Session scheduled for Wednesday, April 5, 2017 has been cancelled.

Councilor Beaulieu requested that the State budget numbers be sent to the Council as soon as possible.

Councilor Anwar felt that South Windsor should look into advanced manufacturing. Councilor Anwar requested that an Executive Session be added to the next meeting agenda for the lawsuit from the property owners at 460 Miller Road.

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**ITEM:**

**5. Public Input**

Mr. Don Gonsalves, 40 Bayberry Trail came before the Town Council and questioned the responsibility of the Town Attorney to a taxpayer. Mr. Gonsalves explained that he called the Town Attorney twice and also faxed him something and has not received a response.

Mr. Galligan explained that the Town Attorney will not respond to a taxpayer. The Town Attorney has a contractual obligation with the Town Council. If a taxpayer is looking for something from the Town Attorney, that resident needs to go through a Council member or the Town Manager to receive an answer to any question. Mr. Gonsalves stated he received a different opinion from a former Town Attorney.

**6. Environmental Health & Safety Message**

None

**7. Adoption of Minutes of Previous Meeting**

BE IT RESOLVED that the South Windsor Town Council hereby approves the Minutes of the following Town Council Meetings: Special Meeting Minutes of March 27, 2017.

Was made by Councilor Anwar  
Seconded by Deputy Mayor Snyder  
The motion was approved, unanimously

**8. Public Petitions**

None

**9. Communications from Officers and Boards Directly Responsible to Council**

Mr. Paul Burnham, 25 Pear Tree Lane and Chairperson of the Economic Development Commission came before the Town Council and explained that on the agenda under Item 14. H. there is a resolution approving a tax assessment agreement between the Town of South Windsor and Hartford Truck Equipment.

**(Discussion Continued on Next Page)**

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**ITEM:**

**9. Communications from Officers and Boards Directly Responsible to Council**  
*(Continued)*

The Economic Development Commission voted unanimously to support this abatement. This is a great project where a building will be constructed on the empty lot where the old bowling alley used to be. Hartford Truck Equipment is investing over \$2,000,000. Mr. Burnham then explained that at their last meeting, the Economic Development Commission had CGI Communications come in to talk about something called Mayor T.V. This is a program that would help promote the Town through economic development. The Commission is going to review this more in the future. The last issue Mr. Burnham reported on was the idea of having someone attend a program at UConn which will help with economic development. The cost of the program is \$15,000.

**10. Reports from Standing Committees**

Deputy Mayor Snyder informed the Council and public that the Energy Committee has been working with the Eversource Energy regarding the replacement of streetlights to LED's. This process was supposed to start in April, but began in March. There have been complaints regarding the glare of the lights and questioned if there was something that was supposed to be put on the lights to help with that glare.

Answering questions from the Council, Deputy Mayor Snyder explained that the retrofitting of the streetlights to LED's will not cost the Town anything. This program will save the Town between \$50,000 to \$60,000 in the first year.

Councilor Carroll told the Council that he had noticed that there is a less of a glare if the street light is not angled. Mr. Galligan stated he would have Town staff check on this.

Councilor Riley reported that he had attended an Open Space Task Force meeting. The Open Space Task Force strongly reaffirmed their interest in the Town moving forward with the purchase of the Collins property. Also the Open Space Task Force is in the process of updating their Master Plan for Town owned open space. They would like to incorporate additional targeted properties that are privately owned at this time but if they came up for sale they would like the Town to consider purchasing. It is expected that the Master Plan will come to the Council in May or June.

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**ITEM:**

**11. Reports of Temporary Committees**

None

**12. Consent Agenda**

Councilor Carroll and Councilor Anwar made a motion to approve Agenda Items 13. A (\*) through 13. E. (\*) and 14. A. (\*) through 14. C. (\*) as the Consent Agenda. Councilor Havens seconded the motion; and it was approved, unanimously.

**13. Unfinished Business**

**\* A. Resolution Appointing Erik Dabrowski (R) to the Blighted Property Appeals Board**

BE IT RESOLVED that the South Windsor Town Council hereby appoints Erik Dabrowski (R) to the Blighted Property Appeals Board for a term ending November 30, 2020.

**(Approved by Consent Agenda)**

**\* B. Resolution Appointing Jamie Gamble (R) to the Blighted Property Appeals Board**

BE IT RESOLVED that the South Windsor Town Council hereby appoints Jamie Gamble (R) to the Blighted Property Appeals Board for a term ending November 30, 2020.

**(Approved by Consent Agenda)**

**\* C. Resolution Appointing Garvin Boudle (D) to the Blighted Property Appeals Board**

BE IT RESOLVED that the South Windsor Town Council hereby appoints Garvin Boudle (D) to the Blighted Property Appeals Board for a term ending November 30, 2020.

**(Approved by Consent Agenda)**

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**ITEM:**

**13. Unfinished Business (Continued)**

- \* D. Resolution Appointing James Ainsworth (R) an Alternate to the Blighted Property Appeals Board**

BE IT RESOLVED that the South Windsor Town Council hereby appoints James Ainsworth (R) an Alternate to the Blighted Property Appeals Board for a term ending November 30, 2020.

**(Approved by Consent Agenda)**

- \* E. Resolution Appointing James Kupchunos (D) an Alternate to the Blighted Property Appeals Board**

BE IT RESOLVED that the South Windsor Town Council hereby appoints James Kupchunos (D) an Alternate to the Blighted Property Appeals Board for a term ending November 30, 2020.

**(Approved by Consent Agenda)**

**14. New Business**

- \* A. Resolution Reappointing Arthur Utay (U) to the Demolition Delay Committee and Postponing Consideration of this Motion until the Town Council's Next Regularly Scheduled Meeting**

BE IT RESOLVED that the South Windsor Town Council hereby reappoints Arthur Utay (U) to the Demolition Delay Committee for a term ending December 31, 2017 and postpones consideration of this motion until the Town Council's next regularly scheduled meeting.

**(Approved by Consent Agenda)**

- \* B. Resolution Appointing Sandy Jeski (D) to the Demolition Delay Committee and Postponing Consideration of this Motion until the Town Council's Next Regularly Scheduled Meeting**

**(Resolution Continued on Next Page)**

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**ITEM:**

**14. B. (Continued)**

BE IT RESOLVED that the South Windsor Town Council hereby appoints Sandy Jeski (D) to the Demolition Delay Committee for a term ending December 31, 2018 to fill the expired term of Wayne McKinney and postpones consideration of this motion until the Town Council's next regularly scheduled meeting.

**(Approved by Consent Agenda)**

**\* C. Resolution Reappointing Joseph Kennedy (D) to the Agricultural Land Preservation Advisory Commission and Postponing Consideration of this Motion until the Town Council's Next Regularly Scheduled Meeting**

BE IT RESOLVED that the South Windsor Town Council hereby reappoints Joseph Kennedy (D) to the Agricultural Land Preservation Advisory Commission for a term ending November 30, 2019 and postpones consideration of this motion until the Town Council's next regularly scheduled meeting.

**(Approved by Consent Agenda)**

**D. Resolution Approving a Transfer of \$5,408.98 from the Sewer Fund Vehicle Equipment Account to the General Fund Vehicle Equipment Account and the General Fund Fleet Repair and Equipment Account**

BE IT RESOLVED that the South Windsor Town Council hereby approves a transfer of \$5,408.98 from the Sewer Fund Vehicle Equipment Account, with \$2,425.99 going to the General Fund Vehicle Equipment Account and \$2,982.99 going to the General Fund Fleet Repair Equipment Account.

Was made by Councilor Havens  
Seconded by Councilor Anwar

Mr. Galligan explained that this is a charge back from the Sewer Fund back to the General Fund. A transfer from one department to the next cannot be done without the Council's approval.

Mayor Mirek called for a vote on the motion; it was approved, unanimously.



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**ITEM:**

**14. New Business (Continued)**

**E. Resolution Authorizing the Town Manager to Contribute \$2,000 to South Windsor High School's 2017 "Operation Graduation Fund"**

BE IT RESOLVED that the South Windsor Town Council hereby authorizes Town Manager, Matthew B. Galligan, to contribute \$2,000 to South Windsor High School's 2017 "Operation Graduation Fund", said funds to be taken out of the Town Manager's Professional Account.

Was made by Councilor Maneeley  
Seconded by Deputy Mayor Snyder  
The motion was approved, unanimously

Deputy Mayor Snyder made a motion to suspend the rules in order to go to Item 14. K. Councilor Carroll seconded the motion; and it was approved, unanimously.

**K. Discussion Item: Solicitors of Donations for Veterans Organizations (requested by Councilor Carroll)**

Councilor Carroll explained that the Patriotic Commission would like an ordinance drafted that would require organizations and individuals who are soliciting donations for Veteran organizations to go through a permitting process.

Mr. Arthur Sladyk, a member of the Patriotic Commission came forward and stated that there has been an increase in donations being sought. The Town Manager and Town Attorney are reviewing what steps need to be followed.

Mr. Kent Carlson, Chairman of the Patriotic Commission explained that the reason for this is to ensure the organization that wants to solicit funds is registered with the State of Connecticut. If organizations come into Town without a permit, they would be informed of the procedure before soliciting for funds.

Answering questions from the Council, Mr. Carlson explained that he does not believe the Town could put the ratings of different organizations onto the Town's website. The drafting of this ordinance will take a burden off of the shop owners where soliciting is happening.

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**ITEM:**

**14. New Business (Continued)**

**F. Resolution Designating the Public Building Commission as the Building Committee for the Construction of the New Eli Terry Elementary School**

WHEREAS, the referendum authorizing construction of a new Eli Terry Elementary School was passed on March 21, 2017; and

WHEREAS, the deadline for the grant application for State reimbursement is June 30, 2017

NOW, THEREFORE, BE IT RESOLVED that the South Windsor Town Council hereby designates the Public Building Commission as the Building Committee for the construction of the new Eli Terry Elementary School; and

BE IT FURTHER RESOLVED that the South Windsor Town Council authorizes said Building Committee to proceed with the preparation of the necessary schematic drawings and outline specifications for the project; and authorizes the South Windsor Board of Education to file application for a School Construction Project Grant.

Was made by Councilor Anwar  
Seconded by Councilor Carroll

Answering questions from the Council, Mr. Galligan explained that there are two resolutions designating the Public Building Commission as the Building Committee for the construction of the new Eli Terry Elementary School and the new Philip R. Smith Elementary School because all of the reporting that has to go to the State is separate even though this was done together on the referendum. When the audit is done, the projects need to be separate.

Mayor Mirek called for a vote on the motion; it was approved, unanimously.

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**ITEM:**

**14. New Business (Continued)**

**G. Resolution Designating the Public Building Commission as the Building Committee for the Construction of the New Philip R. Smith Elementary School**

WHEREAS, the referendum authorizing construction of a new Philip R. Smith Elementary School was passed on March 21, 2017; and

WHEREAS, the deadline for the grant application for State reimbursement is June 30, 2017

NOW, THEREFORE, BE IT RESOLVED that the South Windsor Town Council hereby designates the Public Building Commission as the Building Committee for the construction of the new Philip R. Smith Elementary School; and

BE IT FURTHER RESOLVED that the South Windsor Town Council authorizes said Building Committee to proceed with the preparation of the necessary schematic drawings and outline specifications for the project; and authorizes the South Windsor Board of Education to file application for a School Construction Project Grant.

Was made by Councilor Riley  
Seconded by Councilor Anwar  
The motion was approved, unanimously

Councilor Beaulieu made a motion to suspend the rules in order to bring Item 19. Executive Session forward. Councilor Anwar seconded the motion; and it was approved, unanimously.

**19. Executive Session**

At 8:03 p.m. Deputy Mayor Snyder made a motion to go into Executive Session to discuss a possible tax assessment agreement which would result in disclosure of public records or information contained therein which is exempt from disclosure at this time pursuant to Connecticut General Statutes §1-210(b)(1) and §1-210(v)(5)(B). Councilor Anwar seconded the motion; and it was approved, unanimously.

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**ITEM:**

**19. Executive Session (Continued)**

The following individuals went into Executive Session:

Mayor Mirek, Deputy Mayor Snyder, Councilor Anwar, Councilor Beaulieu, Councilor Carroll, Councilor Havens, Councilor Riley, and Town Manager Matthew B. Galligan. Councilor Maneeley recused herself from this item.

At 8:34 p.m. Deputy Mayor Snyder made a motion to adjourn the Executive Session. Councilor Anwar seconded the motion; and it was approved, unanimously.

**14. New Business (Continued)**

**H. Resolution Approving Offer of a Tax Assessment Agreement with Hartford Truck Equipment, Inc.**

WHEREAS, a Request for Tax Abatement has been received from Hartford Truck Equipment, Inc., the owner of property at 95 John Fitch Boulevard, South Windsor, CT; and

WHEREAS, the Town of South Windsor's Tax Partnership Program established pursuant to Connecticut General Statutes Section 12-65b, is intended to encourage the development and expansion of quality businesses in Town through tax and other economic incentives, and is designed to retain and attract businesses that will generate substantial additional tax revenues and employment opportunities for the Town while providing quality goods and services; and

WHEREAS, the Town Manager recommends, pursuant to said program, that a tax assessment agreement be offered to Hartford Truck Equipment, Inc. as an incentive to invest an estimated \$2,500,000 in total costs, including construction of a new building in South Windsor (the land and building improvements collectively referred to as the "Real Property")

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**ITEM:**

**14. H. (Continued)**

NOW, THEREFORE, BE IT RESOLVED that the South Windsor Town Council is pleased to offer a tax assessment agreement between the Town and Hartford Truck Equipment, Inc. reducing the amount of the estimated real property assessment of the Real Property by 70% for a period of seven (7) years with an estimated tax benefit reduction of \$45,742 annually, commencing with the Grand List following the date of the Certificate of Occupancy is issued; provided, however, that if such assessment is changed by any future Town revaluation, the new assessment value of the Real Property shall be reduced by the percentage applicable to the year within the seven (7) year period such assessment is changed; and

BE IT RESOLVED that the South Windsor Town Council's offer to Hartford Truck Equipment, Inc. is conditioned upon Hartford Truck Equipment, Inc. (1) meeting the estimated \$2,500,000 construction cost figure and agreeing to the estimated assessment figure; and (2) continuing to pay the real estate taxes on the Facility for a minimum of ten (10) years from the date the Certificate of Occupancy is issued; if Hartford Truck Equipment Inc. shall refund the Town of South Windsor all of the tax benefit reductions it has received; and

BE IT FURTHER RESOLVED that the South Windsor Town Council's offer is contingent upon Hartford Truck Equipment Inc. execution of a written agreement reflecting the terms set forth in the resolution and such other terms as the Town may require.

Was made by Councilor Beaulieu  
Seconded by Councilor Carroll

Mr. Peter DeMallie, President of Design Professionals, Inc. came before the Council to give a brief overview of the reasoning for the tax abatement request. Mr. DeMallie explained that Hartford Truck Equipment, Inc. is proposing to expand their business which is on the corner of Route 5 and McGuire Road. They would be constructing a new building where the old bowling alley was located and moving to that location. Hartford Truck

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**ITEM:**

**14. H. (Continued)**

Equipment, Inc. presently has approximately ten employees. With this new building they plan to hire an additional three employees, but this building can potentially have up to twenty-seven employees.

Answering questions from the Council, Mr. DeMallie explained that the new building is approximately 16,500 square feet. The construction of this building will not increase truck traffic. The current property is contiguous to the property where they are proposing their new building. Access from Route 5 through the new site will be maintained to their old site because there are other businesses that will use it.

Mayor Mirek called for a vote on the motion; it passed 6 to 0 with Councilor Maneeley abstaining.

Deputy Mayor Snyder made a motion to suspend the rules in order to go to Item 14. L. Councilor Anwar seconded the motion; and it was approved, unanimously.

**L. Discussion item: Agricultural Land Preservation Advisory Commission *(requested by Mayor Mirek)***

Mr. Andy Paterna, 301 Strawberry Lane explained that the Agricultural Land Preservation Advisory Commission is in the process of updating its Master Plan. The roles of the Commission will be changed. Mr. Paterna informed the Council that a project that is in progress right now is the Raymond and Birden properties which are on the corner of Ferry Lane and Main Street. Both properties have applied to the Town for farmland preservation and purchase of development rights and have recently submitted an application to the State. These properties consist of 134 acres.

Mr. Joseph Kennedy, Chairman of the Agricultural Land Preservation Advisory Commission informed the Council that the Commission would like to change its name to the Agricultural Commission. The reason why the Commission would like this change is explained in **Exhibit A**. Mr. Kennedy then explained that the Commission would also like to change the composition of the Commissions membership because it is hard to find a

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**ITEM:**

**14. L. (Continued)**

representative from the Hartford County Soil & Water Conservation District who is a resident of South Windsor. The change will require an amendment to the ordinance. Mr. Kennedy then told the Council about another project which consists of the purchase of development rights for 577 Barber Hill Road consisting of approximately 13 acres. Mr. Kennedy announced that the Annual Fishing Derby will be held on April 22, 2017 from 9:00 a.m. to 1:00 p.m. at Dzen Pond.

Answering question from the Council, Mr. Paterna explained that the Commission would like to change its name because it is felt that the present name limits the Commission to a very narrow focus. There are more aspects of supporting farming that should be addressed. These changes will be reflected in the Master Plan.

Mr. Galligan stated that a public hearing would have to be held if an amendment is done to the ordinance. He also felt that the composition of the membership should be updated taking Hartford County Soil and Water Conservation District out of the requirements and voiced concern about requiring four members to be farmers because that may be hard to fill in the future. Mr. Galligan also suggested that the number of members on the Commission be reconsidered. Any amendments should be reviewed by the Town Attorney before coming to the Town Council.

Councilor Beaulieu felt it would be helpful to track all changes so the Council can see the proposed changes to the ordinance.

**I. Resolution Approving a Refund of Taxes to Twenty-Nine (29) South Windsor Taxpayers**

BE IT RESOLVED that the South Windsor Town Council hereby approves a refund of property taxes to twenty-nine (29) South Windsor Taxpayers, the total of said refund being \$3,761.79, and as more fully described on attached **Exhibit B**.

Was made by Councilor Anwar  
Seconded by Deputy Mayor Snyder  
The motion was approved, unanimously

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**ITEM:**

**14. New Business (Continued)**

**J. Discussion item: Virtual Net Metering Project with Lodestar  
(requested by Town Manager, Matthew B. Galligan)**

Mr. Galligan explained that the Town has been negotiating with a company called Lodestar who is building a solar farm in East Windsor. Lodestar has received its approval from the Siting Council. South Windsor has negotiated successfully a deal that would give the Town a savings of approximately \$77,000 for 20 years without building a solar project in Town. The savings would be produced through credits that will be used against the Town's electric bills. The financing is for 15 years with a guaranteed savings for 20 years. Lodestar has received their approvals from Eversource and have their Power Purchase Agreement. The Town Attorney has reviewed the agreement and feels it is a good agreement. The Town Council will receive a copy of the contract in the near future. At the next meeting, the Council will receive a proforma to show the savings.

Answering questions from the Council, Mr. Galligan explained that there will be no cost to the Town for this project, but there will be a reduction to the Town's bill. The savings range from \$69,000 to \$72,000 per year. Mr. Galligan stated he would have the Town Attorney write a full brief on this project.

**15. Passage of Ordinance**

None

**17. Public Input**

Mrs. Mary Etter, the Director of the South Windsor Public Library came forward to invite the Town Council and public to Poetry Day on Sunday, April 9, 2017 at 2:00 p.m. There is also a program on Wednesday, April 12, 2017 at 7:30 p.m. regarding Forensics, How to Read a Crime Scene like a Novel.



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**ITEM:**

**18. Communications and Petitions from Council**

None

Deputy Mayor Snyder made a motion to suspend the rules in order to bring Item 14. K. forward. Councilor Carroll seconded the motion; and it was approved, unanimously.

**19. Executive Session**

At 9:13 p.m. Deputy Mayor Snyder made a motion to go into Executive Session to discuss a possible tax assessment agreement which would result in disclosure of public records or information contained therein which is exempt from disclosure at this time pursuant to Connecticut General Statutes §1-210(b)(1) and §1-210(v)(5)(B). Councilor Maneeley seconded the motion; and it was approved, unanimously.

The following individuals went into Executive Session:

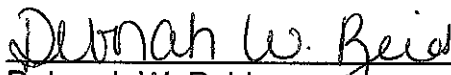
Mayor Mirek, Deputy Mayor Snyder, Councilor Anwar, Councilor Beaulieu, Councilor Carroll, Councilor Havens, Councilor Maneeley, Councilor Riley, and Town Manager Matthew B. Galligan.

At 9:30 p.m. Deputy Mayor Snyder made a motion to adjourn the Executive Session. Councilor Maneeley seconded the motion; and it was approved, unanimously.

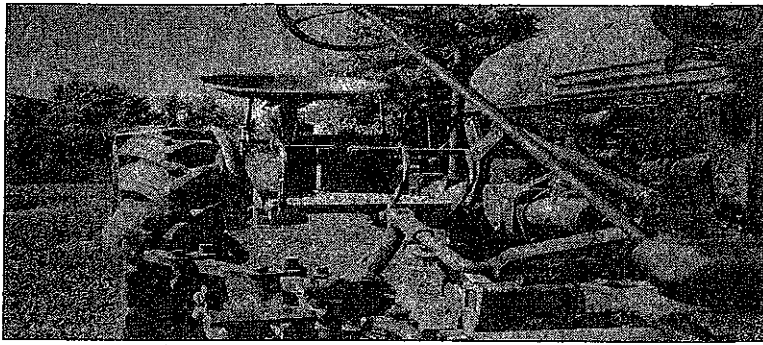
**20. Adjournment**

At 9:30 p.m. Deputy Mayor Snyder made a motion to adjourn the Regular Meeting. Councilor Maneeley seconded the motion; and it was approved, unanimously.

Respectfully submitted,



Deborah W. Reid  
Clerk of the Council



### **THE MASTER PLAN/ANNUAL REPORT 2017:**

The Town of South Windsor is a suburban community located along the Connecticut River near Hartford. Starting in the 1950s, highways provided easy access to jobs in nearby cities. As a result, South Windsor experienced a rapid transition from an agricultural community

to a suburban residential community. The town's residential housing patterns were firmly established during a housing boom in the 1980s and 90's.

The South Windsor Plan of Conservation and Development identified some emerging themes, based on resident responses: Residents feel that South Windsor offers a very high quality of

life as a result of town services and programs, including recreation, parks and open space and convenience to jobs nearby.

#### **Challenges identified in the POCD:**

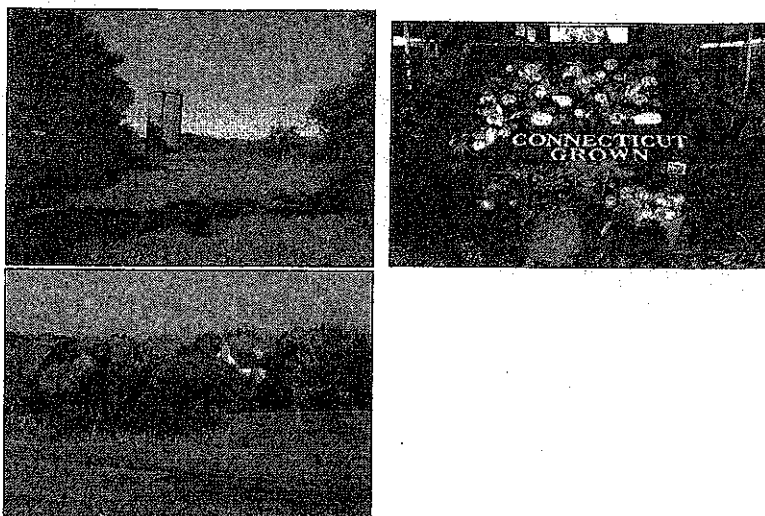
- ability to pay for those town services and programs important to the community
- the loss of town character as farmland and open land is developed and as buildings and ground are not maintained
- managing impacts from new development

The word 'balance' comes up again and again when residents described South Windsor and its overall approach to **growth and preservation**. Many believed that South Windsor has done a good job protecting what is important while planning for new development. A continued balanced approach will allow the town to build upon its successful open space preservation efforts, **increase farmland protection**, while welcoming new businesses to town to build the tax base. *\*Town of South Windsor Plan of Conservation and Development*

It is clear that preserving farmland is a goal and priority of Town Officials and residents, and is an important goal for the State of Connecticut. Our partner in these efforts will be the State Department of Agriculture and its goal of increasing the number of acres preserved through the purchase of Farmland Development Rights. In 2016 the Town of South Windsor requested a soils survey and the results identified South Windsor as an area containing 'prime farmland soils' and 'locally important farmland soils'.

It is important to note, as of December 2015, the State of Connecticut Farmland Purchase of Development Rights (PDR) program has preserved more than 41,500

acres on 315 farms. The long-term goal is to preserve 130,000 acres and the Dept. of Agriculture has encouraged towns to participate in the Farmland Preservation Program. In fact, South Windsor has now completed all the requirements to begin this process: Soil Survey, Town Council Resolution, PDR Policy, completed Town/State partnership agreement.



**The PROPOSAL for SWALPAC Name Change to: Agricultural Commission:**

The town of South Windsor established the South Windsor Agricultural Land Preservation Advisory Commission (SWALPAC) to provide guidance and make recommendations regarding the preservation of farmland in the Town Of South Windsor in 1987. Since that date, however, there are additional farmland issues that should be considered as an integral part of our mission in 2017 for the future of farmland in South Windsor:

- Conducting- inventories of present farmland
- Protecting- farmland, the business of farming, and natural resources
- Recommending- local farms for farmland preservation (purchase of development rights and farmland purchase)
- Identifying- concerns of farmers in town policies and regulations
- Insuring- all town Commissions know the impact of their policies on the farming community
- Increasing- public awareness regarding the benefits of local farms
- Identifying- ways for the town to support the business and land use needs of local farms
- Facilitating- farmer/neighbor conflict resolution
- Sponsoring- town celebrations of agriculture
- Supporting- the South Windsor Farmers Market

- Coordinating- with the Open Space Task Force to identify future land use policies, open space acquisitions, and the purchase of development rights for farmland
- Investigating- grants from the State of CT Ag Viability Grant Program—to create Agri-tourism in town, promote a farm-link program to help provide land to young and future farmers, and developing the Right to Farm Ordinance.

In view of these multiple issues and concerns, we propose to change the identification of SWALPAC to:

The Agriculture Commission (AgCom)

## TAX REFUNDS

Chang, Raul Ciro & Patricia M. 57 Lefoll Blvd. South Windsor, CT 06074-4210 1997/Honda/1HGCD5529VA007413 Reason: sold 7/16	\$ (11.84)	Honda Lease Trust 600 Kelly Way Holyoke, MA 01040-9681 2012/Honda/1HGCP2F39CA165213 Reason: Turned in lease 7/16	\$ (57.72)
Corbin, Kyle J. & Paulette E. 510 Ellington Road South Windsor, CT 06074-4119 2006/Chevr/3GNDA23D76S672638 Reason: Total loss 7/16	\$ (24.05)	Honda Lease Trust 600 Kelly Way Holyoke, MA 01040-9681 2014/Honda/2HGFG3B53EH504370 Reason: Out of state registration NH 10/15	\$ (366.45)
Correale, Derek J. 15 Rugby Lane South Windsor, CT 06074-4268 2008/Toyota/JTMBK33V686039132 Reason: Sold 7/16	\$ (48.10)	Honda Lease Trust 600 Kelly Way Holyoke, MA 01040-9681 2014/Acura/JH4KC1F51EC003017 Reason: Sold 5/16	\$ (275.65)
Daimler Trust 13650 Heritage Pkwy. Fort Worth, TX 76177-5323 2014/Mercede/WDDHF8JBXE8055217 Reason: Out of state registration 7/16	\$ (176.12)	Honda Lease Trust 600 Kelly Way Holyoke, MA 01040-9681 2012/Honda/5FNYP4H54CB074570 Reason: New owner 10/15	\$ (670.07)
Ellis, Elizabeth G. 271 Hilton Drive South Windsor, CT 06074-3418 2002/Satur/1G8ZK54722Z135110 Reason: Overpayment	\$ (70.67)	Honda Lease Trust 600 Kelly Way Holyoke, MA 01040-9681 2014/Honda/2HGFB2F5XE531438 Reason: Sold 7/16	\$ (67.34)
Environmental Services Inc. 90 Brookfield Street South Windsor, CT 06074 Real estate Reason: Overpayment	\$ (86.98)	Hyundai Lease Titling TR, Attn: Property Tax 3161 Michelson Dr. Suite 1900 Irvine, CA 92612 2013/Hyun/5NPEB4AC2DH810240 Reason: Sold 5/14	\$ (402.31)
Environmental Services Inc. 90 Brookfield Street South Windsor, CT 06074 2004/Cargo/5FGC6122441013872 Reason: Overpayment	\$ (122.47)	Hyundai Lease Titling TR, Attn: Property Tax 3161 Michelson Dr. Suite 1900 Irvine, CA 92612 2013/HYUND/KMHFG4JG2DA244804 Reason: Turned in lease 12/15	\$ (385.72)
Environmental Services Inc. 90 Brookfield Street South Windsor, CT 06074 1999/Utili/1UYFS2489XA071509 Reason: Overpayment	\$ (92.50)	Hyundai Lease Titling TR, Attn: Property Tax 3161 Michelson Dr. Suite 1900 Irvine, CA 92612 2014/Hyun/5XYZTDLB6EG130594 Reason: Sold	\$ (152.81)
Figueiredo, Elidio M. & Joann M. 175 Diane Drive South Windsor, CT 06074-3234 1995/Chevr/1GNDDT1328SK232701 Reason: sold 4/16	\$ (11.84)	Hyundai Lease Titling TR, Attn: Property Tax 3161 Michelson Dr. Suite 1900 Irvine, CA 92612 2013/HYUN/5NPDH4AE4DH287928 Reason: Sold	\$ (62.48)
Griebel, Erich Steven 337 Evergreen Circle Pickerington, OH 43147-8090 2006/Chrys/2C3LA73W16H244204 Reason: Out of state registration, OH	\$ (30.30)	Mao, Degen & Sun, Ellen Y. 17 Summerwind Drive South Windsor, CT 06074-3851 2007/Lexus/JTHBJ46GX72061824 Reason: Total loss	\$ (83.06)
Honda Lease Trust 600 Kelly Way Holyoke, MA 01040-9681 2013/Honda/2HKRM4H50DH619869 Reason: Sold 75/16	\$ (179.82)	Merchants Automotive Group, Inc. 1278 Hooksett Road Hooksett, NH 03106-1839 2012/Nissa/3N1BC1CP1CK276329 Reason: Sold 7/16	\$ (42.40)

Mazzarella, Paul 29 Dart Hill Road South Windsor, CT 06074-1701 2007/Nissa/1N4AL21E67C200364 Reason: Sold	\$ (16.72)	Siftex Equipment Company Inc. 52D Connecticut Avenue South Windsor, CT 06074 2006/Honda/2HJYK16576H515132 Reason: Sold 5/16	\$ (112.63)
Mazzarella, Paul 29 Dart Hill Road South Windsor, CT 06074-1701 1999/Dodge/1B7KF2369XJ534654 Reason: Sold	\$ (21.35)	Spiegel, Lawrence, Linda M. 233 Northview Drive South Windsor, CT 06074-3520 2000/Toyot/JT2BG22K3Y0444041 Reason: Paid in Waterbury	\$ (102.86)
Michaud, Luc J. 70 Stanley Drive South Windsor, CT 06074-3546 2004/Ford/1FTPX14594NA44822 Reason: register in Canada 7/14	\$ (34.78)	Stolar, Drew B. or Stolar, Laura R. 4577 Ramsay Road North Vancouver, BC 00V7K-02N6 2006/Pont/5Y2SL65846Z442169 Reason: register in Canada 7/14	\$ (36.10)
Richards, Shirley J. 90 Oakland Road South Windsor, CT 06074-2835 1996/GMC/1GKDT13W952522489 Reason: Sold 6/16	\$ (16.65)		

Mrs. Bonnie Rabin, Collector of Revenue

**Total**  
4/3/2017

\$3,761.79