RECEIVED AND FILED
TOWN OF SUFFIELD
JAN - 6 2016
Kathleen C Dunai
SUFFIELD TOWN CLERK

Minutes of Town Meeting
12-29-2015

The Town Meeting was called to order by Kathleen C Dunai, Town Clerk, at 7:03 pm.

Upon nomination by Cathy McKeen, 32 Green Briar Drive with a second by Steven McKeen, 32 Green Briar Drive., Brian Fitzgerald, 1210 Newgate Road., was unanimously elected moderator by voice vote.

There were no additional nominations for moderator from the floor.

Amanda Thibedeau, 1510 North Stone Street., with a second from Steven McKeen, 32 Green Briar Drive., presented the following resolution and moved its adoption:

> ***Resolved: That the Town Meeting of the Town of Suffield authorize the expenditure of $39,760 from Open Space Funds for the purpose of purchasing a Conservation Easement (in cooperation with the State of Connecticut which is funding the balance of the cost), known as Development Rights, from the Stiles Farm consisting of 60.51 +/- acres located at 876 Mapleton Avenue.***
>
> ***Further Resolved: that the First Selectman is authorized to sign and execute all documents necessary to complete the above transaction.***

Town Planner Bill Hawkins discussed the resolution utilizing a PowerPoint presentation. A question and answer session was offered with no questions put forward.

The motion passed unanimously by voice vote.

Krystal Holmes, 42 Michael Lane., with a second from Virginia Bromage, 576 North Main Street., presented the following resolution and moved its adoption:

> ***Resolved: That the Town Meeting of the Town of Suffield authorize the expenditure of $32,958 from Open Space Funds for the purpose of purchasing a Conservation Easement (in cooperation with the State of Connecticut which is funding the balance of the cost), known as Development Rights, from the Bielonko Farm consisting of 119.32 +/- acres located at 1043 East Street North.***
>
> ***Further Resolved: that the First Selectman is authorized to sign and execute all documents necessary to complete the above transaction.***

Town Planner asked for any additional questions regarding the motion and the prior Power Point presentation that addressed both Conservation Easements. No questions were put forward.

The motion passed unanimously by voice vote.

Darlene Burrell, 623 Forrest Road., with a second from Virginia Bromage, 576 North Main Street., presented the following resolution and moved its adoption:

> ***Resolved: that the Town Meeting of the Town of Suffield authorizes the sale of 2.631 acres of land known as Lot 11-2 on the corner of East Street South and Bennett Road to CS Landscape Design and Construction for $115,000 and that the First Selectman is authorized to sign such documents necessary and appropriate to effectuate the sale.***

Town Economic Director Patrick McMahon discussed the resolution utilizing a PowerPoint presentation. A question and answer session was offered with no questions put forward.

The motion passed unanimously by voice vote.

Virginia Bromage, 576 North Main Street., with a second from Gloria Smith, 95 South Main Street., presented the following resolution and moved its adoption:

> ***Resolved: That the Town Meeting of the Town of Suffield authorizes the amendment to the Right of Way and Easement to Tennessee Gas Pipeline Company LLC pursuant to the development rights owned by the Town of Suffield on the Andrew Fish Jr. Farm and contingent on the State of Connecticut and Federal Natural Resource Conservation Service authorizing the expansion pursuant to their rights.***
>
> ***Further Resolved: That the First Selectman is authorized to sign and execute all documents necessary to complete the above transaction.***

Town Planner Bill Hawkins discussed the resolution utilizing a PowerPoint presentation. A question and answer session was offered with no questions put forward.

The motion passed unanimously by voice vote.

Virginia Bromage., 576 North Main Street., motioned to adjourn the meeting with a second by Ann Huntington-Mickelson, 2800 Mountain Road., The motion to adjourn passed unanimously by voice vote.

The meeting adjourned at 8:30 pm.

Respectfully Submitted

Kathleen C Dunai

Kathleen C Dunai

Town Clerk

Town Meeting

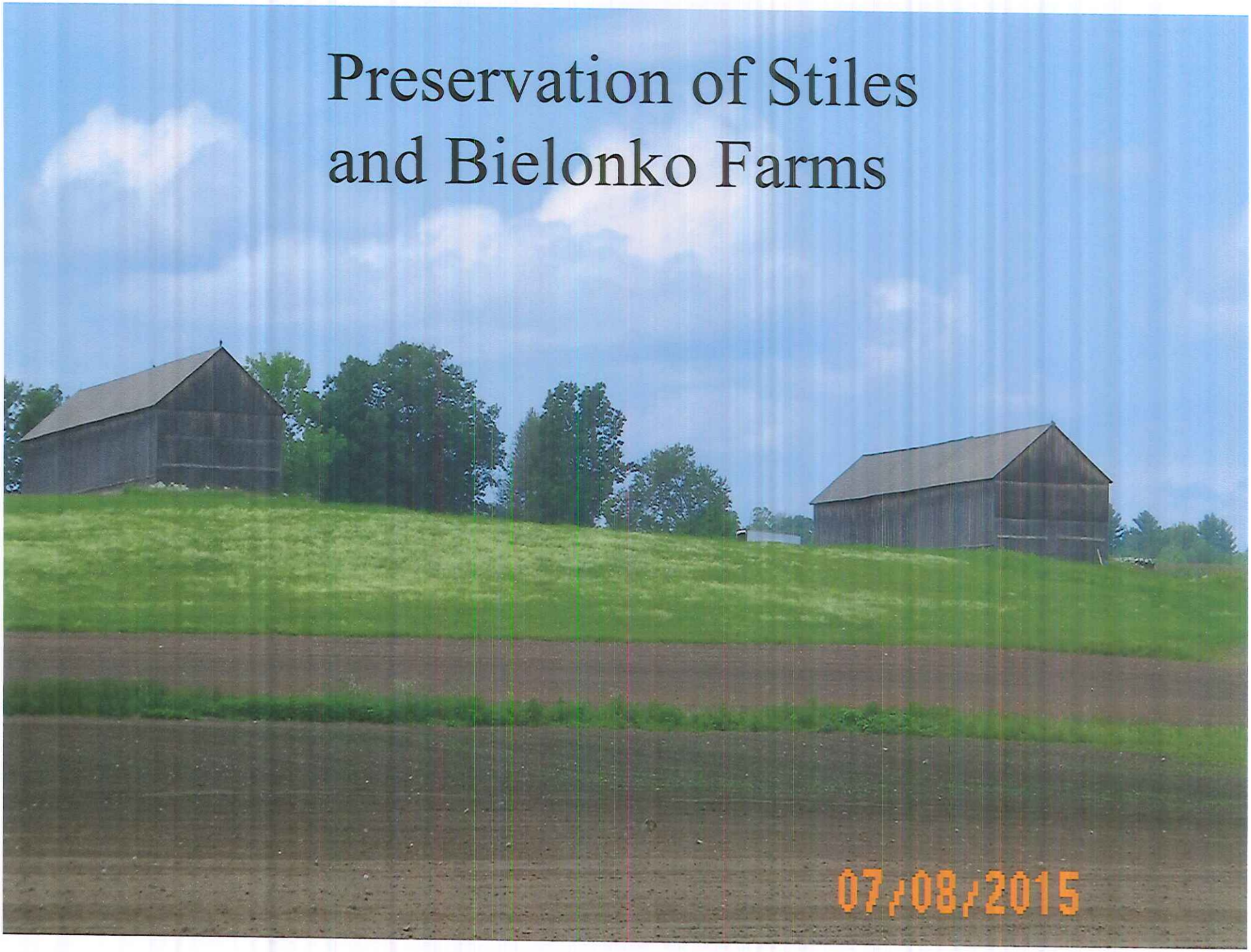
December 29, 2015

Presented by Board of Selectmen

Agenda

1. Discussion and votes on Purchase of Development Rights on Stiles and Bielonko Farms.
2. Discussion and vote on the Sale of 2.631 acres of industrial land known as Lot 11-2 on the corner of East Street South and Bennett Road to CS Landscape Design and Construction.
3. Discussion and vote on Authorizing an amendment to the Right of Way and Easement to Tennessee Gas Pipeline Co. on the Andrew Fish Jr. Farm.

Preservation of Stiles and Bielonko Farms



How Does Purchasing Development Rights Work?

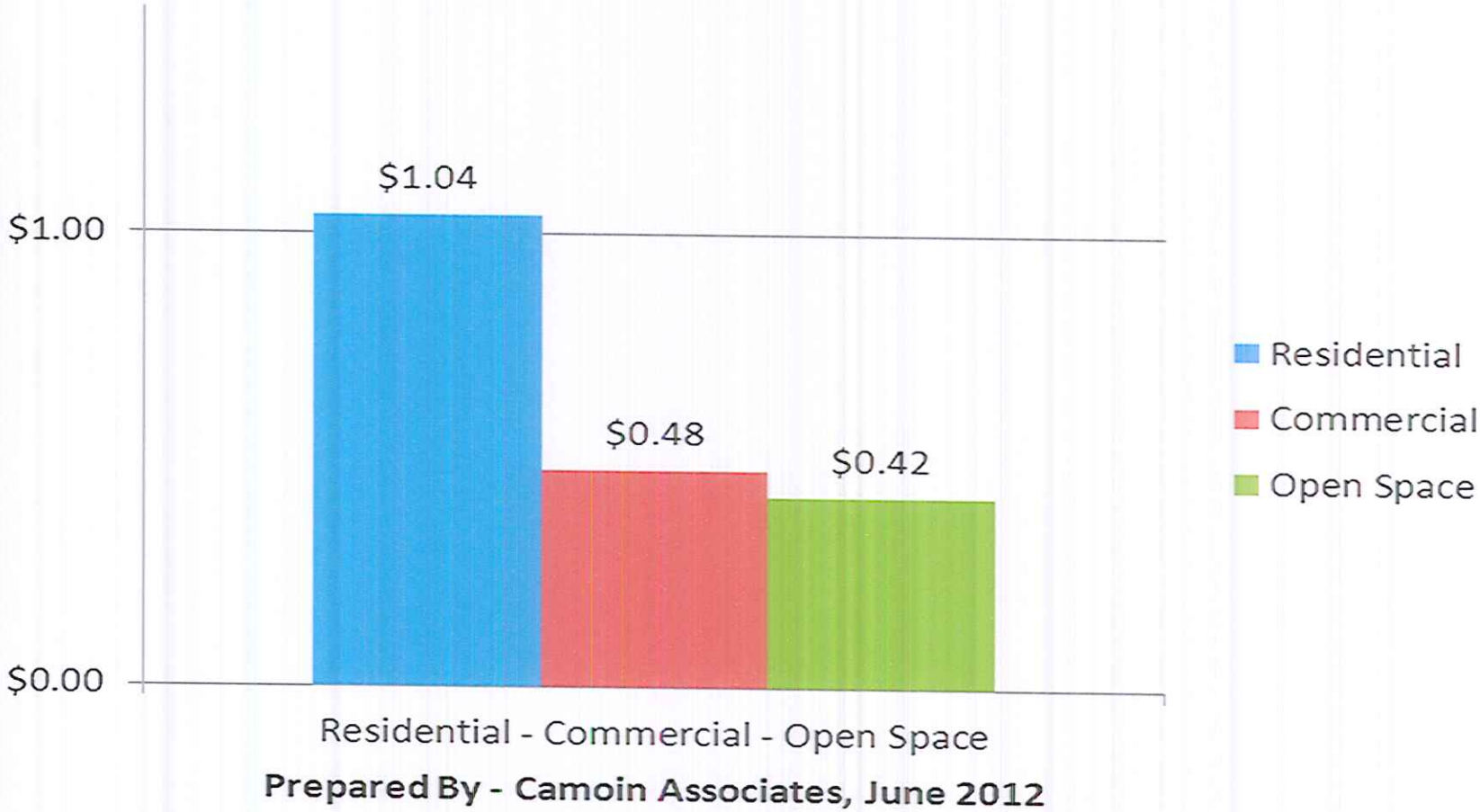
The town pays a one-time fee to an agricultural property owner who is willing to sell a permanent easement on their land which prohibits non-agricultural development.

What Happens to the Land Once the Town Purchases the Development Rights?

- These farms continue to remain in private ownership and pay taxes.
- Farmers may sell their property for farming.
- Helps keep farmland affordable for future generations.

Cost of Community Services

Purchasing Development Rights/ Conservation Easements for Protection of Open Space and Farmland Preservation



Prepared By - Camoin Associates, June 2012

Median cost per dollar of revenue raised to provide public services.

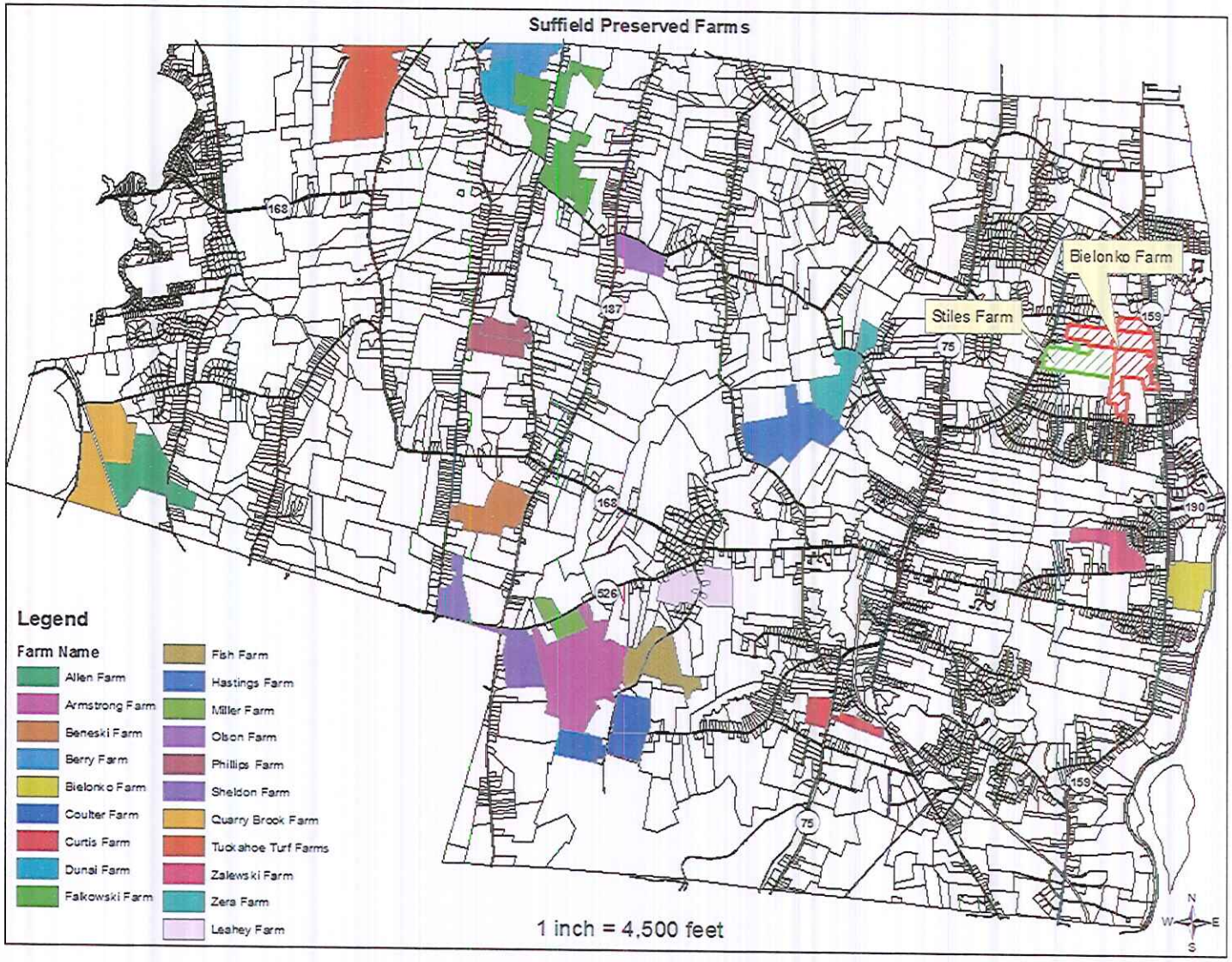
Heritage Farmland / Open Space Subcommittee

Members: Chet Kuras, Bill Leahey, Jack Quinn, Mike Stanley, Ray Wilcox

Subcommittee reviews requests made by Suffield Farmers who are interested in inclusion in the Farmland Preservation Program and makes recommendations to the Heritage Committee.

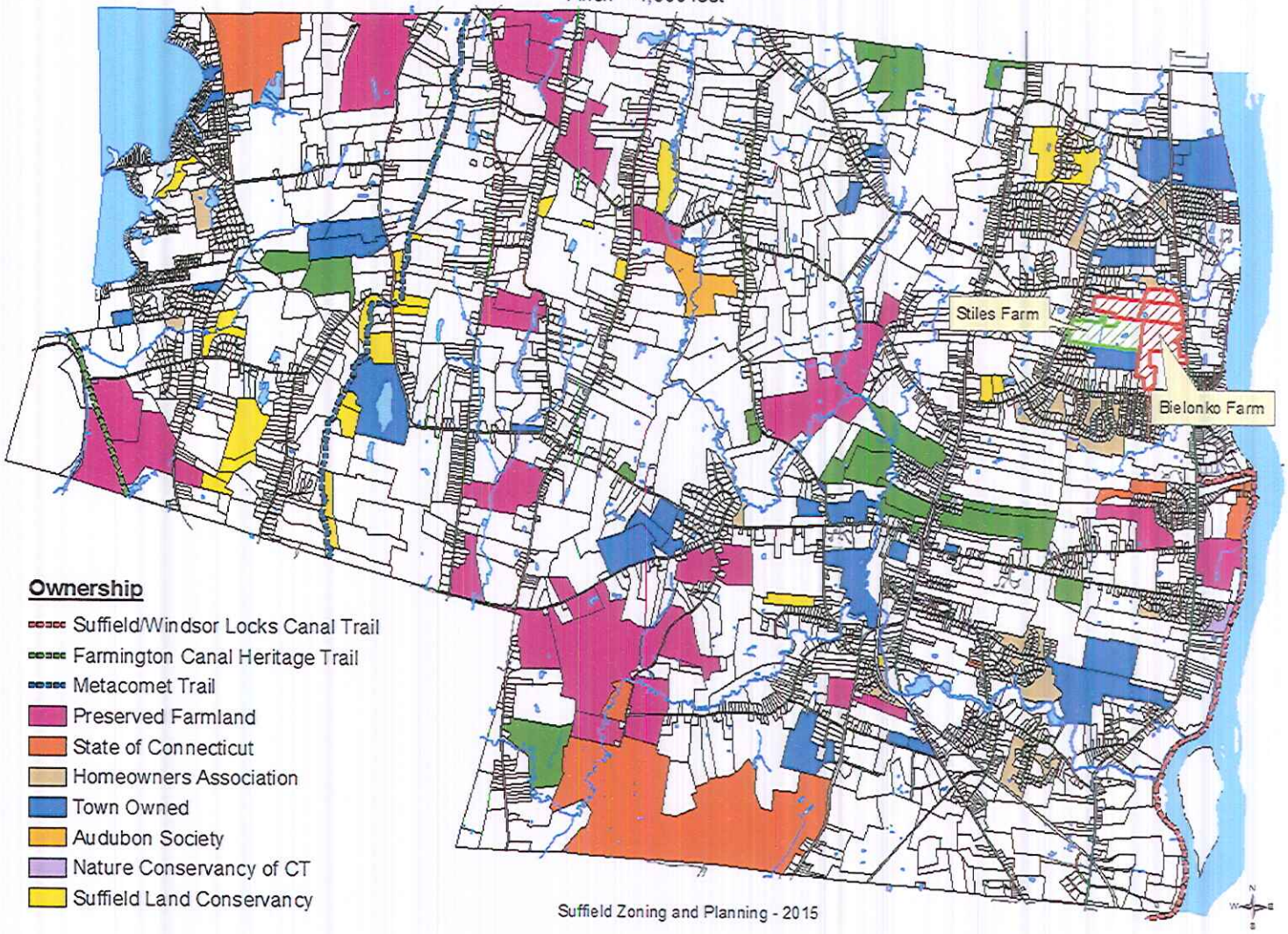
LOCAL RATING CRITERIA

	Points 1	2	3
1. Size of Parcel (Acres)	<50	50-100	>100
2. Suitability for Agricultural Use (Soils)	good		excellent
3. Site Location			sewered area
4. Contiguous with Open Space	no	nearby	adjacent
5. Visual impact from Public Streets	low	medium	high
6. Natural Resource Significance (DEP & Biodiversity Maps)		yes	
7. Residential Development Pressures	low	medium	high
8. Within DNL of 65 dB of Bradley Airport		yes	
9. Town Funding Level (percent of easement value)	30-51%		<30%
10. Percent Cropland	50-75%		>75%


Suffield Preserved Farms
Bielonko Farm
Stiles Farm
Legend
Farm Name
Allen Farm
Armstrong Farm
Beneski Farm
Berry Farm
Bielonko Farm
Coulter Farm
Curtis Farm
Dunai Farm
Falkowski Farm
Fish Farm
Hastings Farm
Miller Farm
Olson Farm
Phillips Farm
Sheldon Farm
Quarry Brook Farm
Tuckahoe Turf Farms
Zalewski Farm
Zera Farm
Leahey Farm
1 inch = 4,500 feet
N
W
E
S

Open Space & Preserved Farmland

1 inch = 4,500 feet



Suffield Zoning and Planning - 2015

Account Sources

Open Space Fund Account Sources

State Prison Expansion (2001)	$1,000,000
Town Budget Allocation (FY 1999-2003)	385,000
Town Budget Allocation (FY 2007)	500,000
Town Budget Allocation (FY 2008)	500,000
Town Budget Allocation (FY 2009)	400,000
Town Budget Allocation (FY 2010)	150,000
Town Budget Allocation (FY 2011)	200,000
Town Budget Allocation (FY 2012)	200,000
Town Budget Allocation (FY 2013)	0
Town Budget Allocation (FY 2014)	300,000
Town Budget Allocation (FY 2015)	300,000
Town Budget Allocation (FY 2016)	100,000
ZPC Fee-in-lieu of Open Space (began 1991)	$219,207
TOTAL	$4,254,207

Account Summary

Open Space Fund Account Since Inception	$4,254,207
Less Committed Open Space Funds	($3,410,117)
Less Pending DR Purchase	($72,718)

Remaining Open Space Funds $771,372

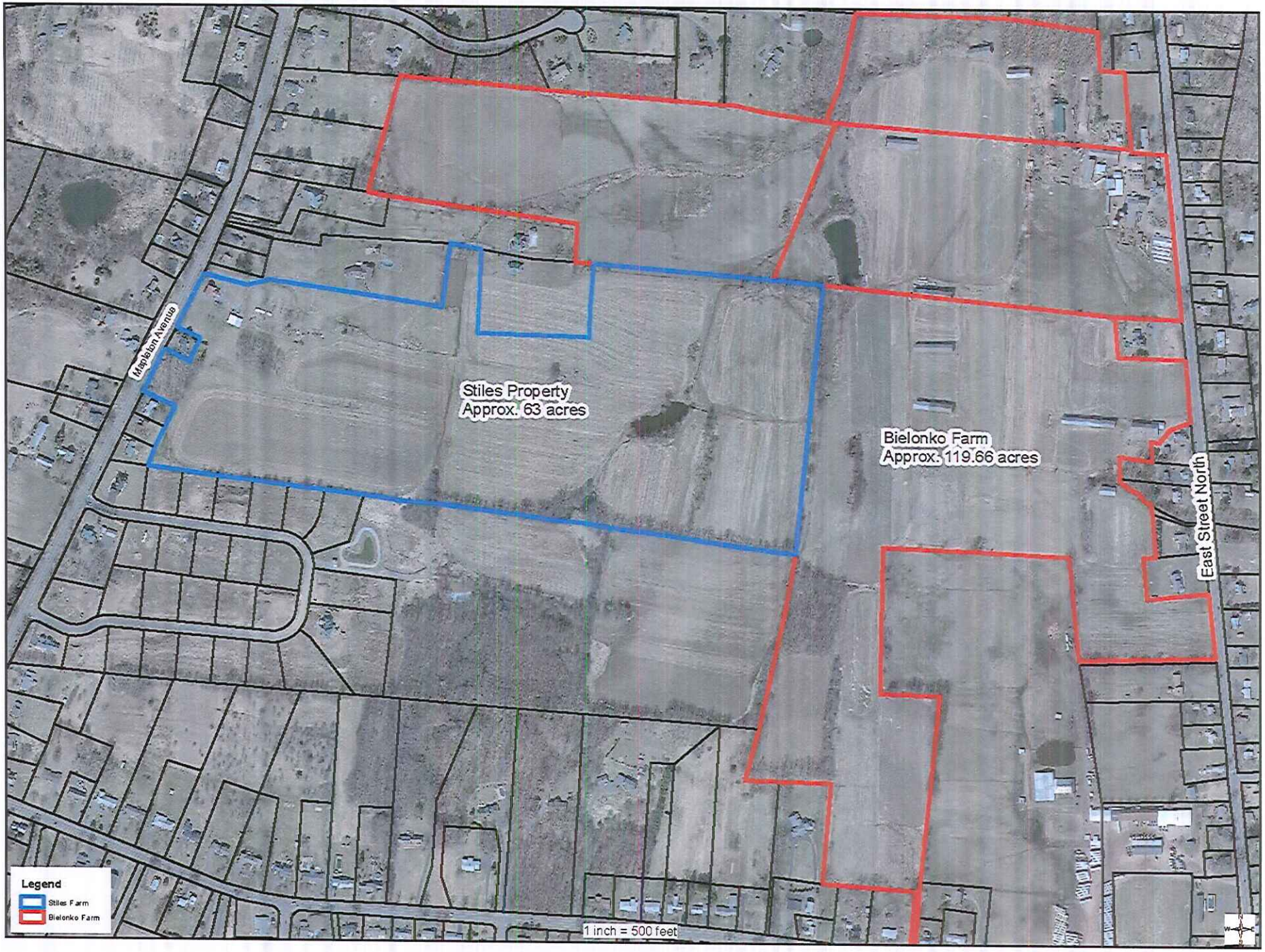
Farmland Preservation Program

- Leveraged $9,738,222 in State & Federal Funds
- Town's Share of Total Cost - 28.44%
- 1,294 Acres Preserved
- Cost to Town - $2,552/acre
- Estimated 636 homes could be developed on these properties

Town of Suffield

Conservation Easement approved for Town Meeting by:

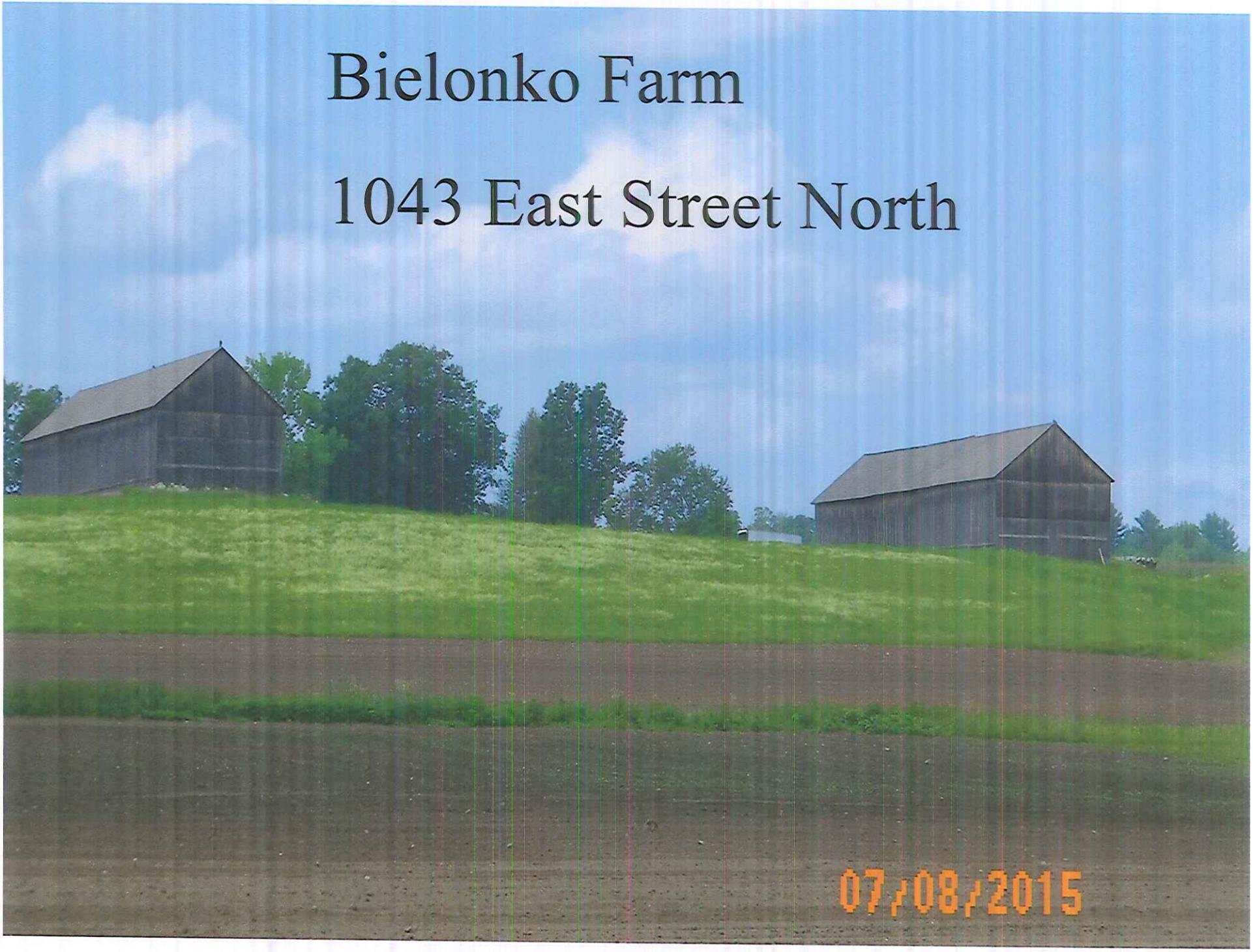
- Open Space Sub-Committee of the Heritage Committee
- Board of Selectmen
- Board of Finance
- State Properties Review Board
- CT Department of Agriculture


Stiles Property
Approx. 63 acres
Bielonko Farm
Approx. 119.66 acres
Mapleton Avenue
East Street North
Legend
Stiles Farm
Bielonko Farm
1 inch = 500 feet

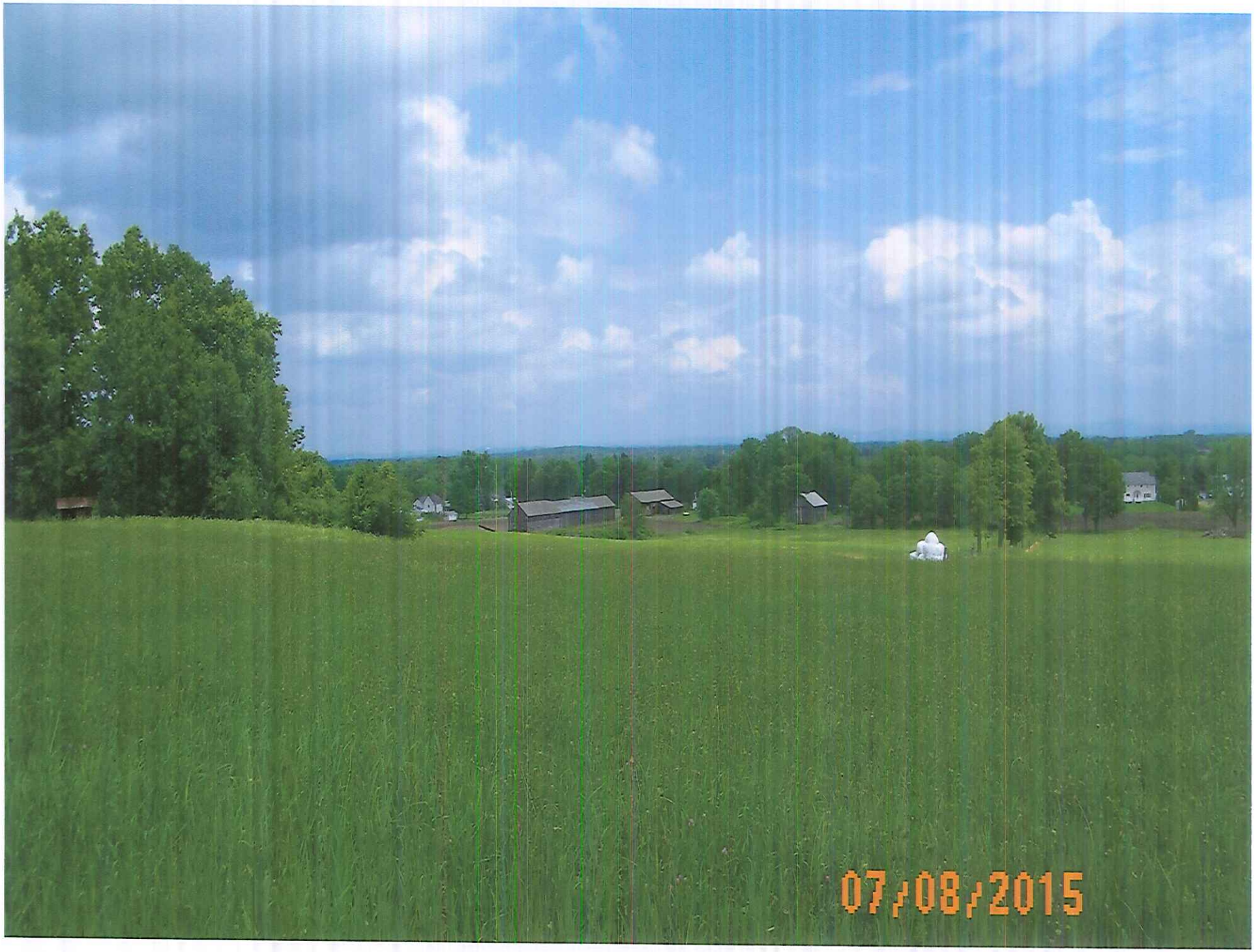
Stiles Farm
876 Mapleton Avenue
07/07/2015

07/07/2015

07/07/2015


Bielonko Farm
1043 East Street North
07/08/2015

07/08/2015


07/08/2015

Stiles Farm PDR

Conservation Easement Acquisition(60.51+/-Acres)

- **<u>Stiles Farm, 876 Mapleton Avenue</u>**

Total Cost: $702,000 ($11,601 per acre), includes State Grant totaling $662,240

Town Cost: $39,760 ($657 per acre) from Town Open Space Account

Bielonko Farm PDR

Conservation Easement Acquisition(119.32+/-Acres)

- **<u>Bielonko Farm Trust Property, 1043 East Street North</u>**

Total Cost: $1,074,000 ($9,001 per acre), includes State Grant totaling $1,041,042

Town Cost: $32,958 ($276 per acre) from Town Open Space Account

Stiles Farm PDR

Public Input and Vote on Resolution

- **Resolved**: That the Town Meeting of the Town of Suffield authorize the expenditure of $39,760 from Open Space Funds for the purpose of purchasing a Conservation Easement (in cooperation with the State of Connecticut which is funding the balance of the cost), known as Development Rights, from the Stiles Farm consisting of 60.51 +/- acres located at 876 Mapleton Avenue.

- **Further Resolved**: that the First Selectman is authorized to sign and execute all documents necessary to complete the above transaction.

Bielonko Farm PDR

Public Input and Vote on Resolution

- **Resolved**: That the Town Meeting of the Town of Suffield authorize the expenditure of $32,958 from Open Space Funds for the purpose of purchasing a Conservation Easement (in cooperation with the State of Connecticut which is funding the balance of the cost), known as Development Rights, from the Bielonko Farm consisting of 119.32 +/- acres located at 1043 East Street North.

- **Further Resolved**: that the First Selectman is authorized to sign and execute all documents necessary to complete the above transaction.

Sale of Lot 11-2 Bennett Road
Parcel

Sale of Lot 11-2 Bennett Rd.

- Property acquired by Town through donation in 2011
- Lot 11-2 is 2.631 acres zoned Planned Development Industrial Park (PDIP)
- Purchaser is CS Landscaping Design and Construction
- Will construct a 3,630 s.f. facility with a 1,370 s.f. covered storage area
- Property will be used for landscaping equipment and retail sale of mulch and landscaping product
- Access to property will be from Bennett Road
- Purchase price is $115,000

Sale of Lot 11-2 Bennett Rd.

- Negotiated Purchase price is $115,000
- Assessor's Card Appraised Value $113,000
- Independent Appraisal Dated October 26, 2015 - $140,000
- Buyer sought discounts based on cost of clearing – approximately $10,500 - and removal of a concrete foundation at a cost of $5,000.
- Expected new tax revenue once building is completed – est. $5,688/year real estate taxes.

Sale of Lot 11-2 Bennett Rd.

- Sale Approved for Town Meeting By:
  - Suffield Economic Development Commission
  - Zoning and Planning Commission
  - Board of Finance
  - Board of Selectmen

Facing East Street South

Rear of the Building

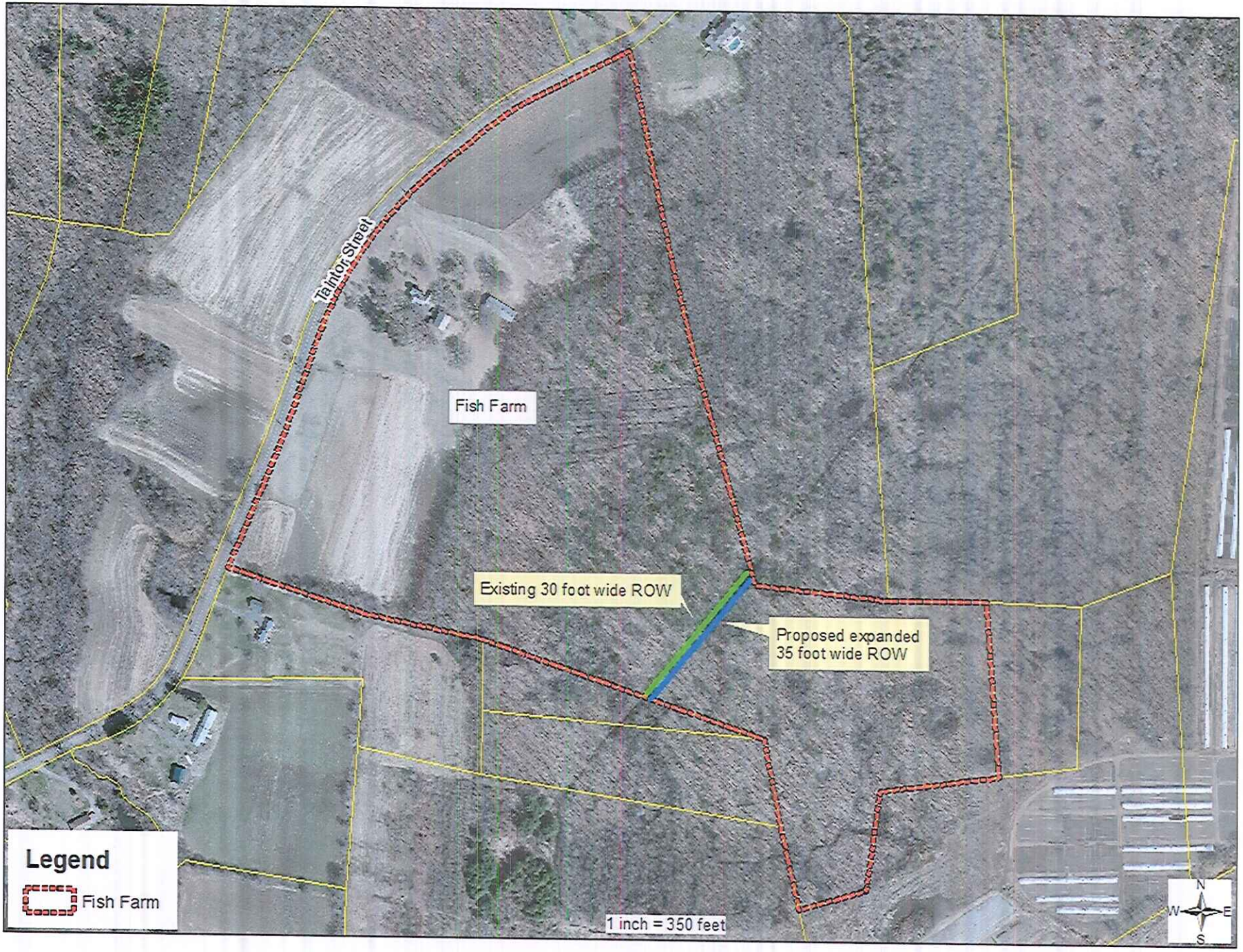
Sale of Lot 11-2 Bennett Rd.

Public Input and Vote on Resolutions

- **Resolved:** that the Town Meeting of the Town of Suffield authorizes the sale of 2.631 acres of land known as Lot 11-2 on the corner of East Street South and Bennett Road to CS Landscape Design and Construction for $115,000 and that the First Selectman is authorized to sign such documents necessary and appropriate to effectuate the sale.

Amendment to Easement over Fish Farm

- Tennessee Gas is planning to construct a new 24" diameter pipe adjacent to its existing 16" pipe within an existing Right of Way.
- Part of a 8.1 mile utility expansion project.
- The line is slated to cross the Andrew Fish Farm at 410 Taintor Street.
- The Town has acquired 28.6% of the development rights on the property through our Farmland Preservation Program.
- Tennessee Gas would pay the Town $8,000 for the right to extend the line through this property.


Taunton Street
Fish Farm
Existing 30 foot wide ROW
Proposed expanded
35 foot wide ROW
Legend
Fish Farm
1 inch = 350 feet
N
W
E
S

Easement Amendment

Public Input and Vote on Resolution

- **Resolved:** That the Town Meeting of the Town of Suffield authorizes the amendment to the Right of Way and Easement to Tennessee Gas Pipeline Company LLC pursuant to the development rights owned by the Town of Suffield on the Andrew Fish Jr. Farm and contingent on the State of Connecticut and Federal Natural Resource Conservation Service authorizing the expansion pursuant to their rights.
- Further Resolved: That the First Selectman is authorized to sign and execute all documents necessary to complete the above transaction.