

# **TOWN OF EAST WINDSOR BOARD OF SELECTMEN**

## ***REGULAR MEETING***

**Thursday, September 2, 2021**

**7:00 p.m.**

Town Hall Meeting Room  
11 Rye Street, Broad Brook, CT. 06016

**In-person meeting**

**AND**

Meeting also available via remote ZOOM Teleconference

**Meeting ID: 332 683 3563**

**Passcode: townhall**

## **Meeting Minutes**

**\*\*\* *These Minutes are not official until approved at a subsequent meeting* \*\*\***

### **Board of Selectmen:**

Jason E. Bowsza, First Selectman  
Marie DeSousa, Deputy First Selectman  
Alan Baker, Selectman  
Sarah Muska, Selectman  
Charlie Nordell, Selectman

**ATTENDANCE:** First Selectmen Bowsza hosted the inperson meeting. Deputy First Selectman DeSousa, Selectman Baker, Selectman Muska and Selectman Nordell were present in person this evening.

**ABSENT:** All Selectmen were present this evening.

**GUESTS/SPEAKERS:** **Planning and Zoning Commission:** Michael Kowalski, Joseph Sauerhoefer in-person, Anne Gobin remotely; **Director of Planning and Development/Town Planner:** Ruthanne Calabrese in-person; **Planning Consultant** Michael D'Amato remotely; **Tax Collector:** Patti Kratochvil; Jim Stanton.

**GUESTS/SPEAKERS signing in to teleconference remotely:** Ronald Olstein, Charlie Rice, Anthony Brock, and Ron McCord.

**TOWN OF EAST WINDSOR  
BOARD OF SELECTMEN  
Regular Meeting – September 2, 2021  
In-person and  
ZOOM Teleconference  
Meeting ID: 332 683 3563  
Passcode: townhall  
MEETING MINUTES**

**Public signing in remotely (as identified in the Meeting participation list):** Jaime Lee Johnson;  
**Board of Finance:** Tom Lansner.

**1. TIME AND PLACE OF MEETING:**

First Selectman Bowsza called the September 2, 2021 Regular Meeting of the East Windsor Board of Selectmen to Order at 7:04 p.m. in the Town Hall Meeting Room, 11 Rye Street, Broad Brook, CT.

**2. ATTENDANCE:**

First Selectman Bowsza noted the Board has established a quorum with five members present in person.

**3. PLEDGE OF ALLEGIANCE:**

First Selectman Bowsza requested Michael Kowalski, of the Planning and Zoning Commission, to lead the group in the Pledge of Allegiance.

First Selectman Bowsza welcomed the members of the Planning and Zoning Commission who have joined the Board of Selectmen this evening for the discussion later in the meeting regarding two issues which are unrelated, but of timely importance to the Town. First Selectman Bowsza noted the discussion will occur under **NEW BUSINESS, Items B. and C.,** recent marijuana legislation and the Town strategy regarding solar developments. First Selectman Bowsza suggested it made sense for discussion to occur amongst the Board of Selectmen as the policy making board and the Planning and Zoning Commission as the regulatory board under the one meeting.

**4. APPROVAL OF MEETING MINUTES:**

**A. August 19, 2021 Board of Selectmen Regular Meeting Minutes:**

First Selectman Bowsza called for comments or questions from the Board regarding the Minutes of Regular Meeting dated August 19, 2021.

Deputy First Selectman DeSousa referenced discussion on page 5, paragraph 3, under Agenda Item D. E.R.A.S.E. Grant Update, noting the figures cited in the transcription don't add up. The Recording Secretary indicated she had reviewed

**TOWN OF EAST WINDSOR  
BOARD OF SELECTMEN  
Regular Meeting – September 2, 2021  
In-person and  
ZOOM Teleconference  
Meeting ID: 332 683 3563  
Passcode: townhall  
MEETING MINUTES**

the meeting video when including that information. First Selectman Bowsza suggested deleting all commentary after the asterisk (\*) to the end of paragraph 3.

**MOTION:** To APPROVE the Board of Selectmen Regular Meeting Minutes dated August 19, 2021 as amended: Page 5, Item D. E.R.A.S.E. Grant Update, paragraph 3, delete the following: *\*Discussion continued which clarified the \$733,600 referenced by Mr. Krivda in his opening discussion becomes \$760,000, plus administration costs for the total of \$1,090,000.*

Muska moved/Baker seconded/**DISCUSSION:** Nothing additional.

**VOTE:** In Favor: Bowsza/DeSousa/Baker/Muska/Nordell  
(No one opposed/No Abstentions)

First Selectman Bowsza requested adding **Item 9I – Discussion of Energy Procurement**, under **NEW BUSINESS**. Discussion will include Town Engineer Norton.

**MOTION:** To ADD under **NEW BUSINESS**, Item I, **Discussion of Energy and Procurement**.

Nordell moved/DeSousa seconded/**DISCUSSION:** None.

**VOTE:** In Favor: Bowsza/DeSousa/Baker/Muska/Nordell  
(No one opposed/No abstentions).

**5. PUBLIC PARTICIPATION:**

First Selectman Bowsza noted the first opportunity for the public to offer comments or raise questions. He asked if anyone participating in the in-person meeting wished to speak; no one responded. First Selectman Bowsza then queried those individuals signed in remotely; no one in the remote audience requested to speak either.

**6. COMMUNICATIONS:**

**A. Warehouse Point Fire Department Dedication Ceremony of the Anthony Dimastrantonio Fire Station:**

First Selectman Bowsza noted a flyer announcing an invitation to join the Warehouse Point Fire Department in a dedication ceremony on Saturday,

**TOWN OF EAST WINDSOR  
BOARD OF SELECTMEN  
Regular Meeting – September 2, 2021  
In-person and  
ZOOM Teleconference  
Meeting ID: 332 683 3563  
Passcode: townhall  
MEETING MINUTES**

September 18, 2021 from 2:00 to 4:00 p.m. to name the fire station the Anthony Dimastrantonio Fire Station.

**B. Union Agricultural Society – Annual Four Town Parade:**

First Selectman Bowsza noted the 4 Town Fair will be held beginning September 18, 2021 at 10:00 a.m.; East Windsor is the host town this year. After consulting with the Board, First Selectman Bowsza indicated the Board of Selectmen will be represented in the parade.

**7. BOARDS AND COMMISSIONS RESIGNATIONS AND APPOINTMENTS:**

**A. Resignations:** None.

**B. Reappointments:** None.

**C. New Appointments:**

1. David Swaim (D), Capital Improvement Planning Committee, regular member for a term expiring July 31, 2022:
2. Peter Larese (U). Capital Improvement Planning Committee, regular member for a term expiring July 31, 2022:

**MOTION: To APPOINT David Swaim (D), and Peter Larese (U), as regular members to the Capital Improvement Planning Committee for terms expiring July 31, 2022.**

DeSousa moved/Nordell seconded/**DISCUSSION:** None.

**VOTE: In Favor: Bowsza/DeSousa/Baker/Muska/Nordell**  
**(No one opposed/No abstentions).**

**8. UNFINISHED BUSINESS:**

**\*A. South Road Ownership Option Update:**

Any starred (\*) items will not be discussed but will remain on the agenda pending receipt of additional information.

**TOWN OF EAST WINDSOR  
BOARD OF SELECTMEN  
Regular Meeting – September 2, 2021  
In-person and  
ZOOM Teleconference  
Meeting ID: 332 683 3563  
Passcode: townhall  
MEETING MINUTES**

**\*B. Polling Location Change:**

Any starred (\*) items will not be discussed but will remain on the agenda pending receipt of additional information.

**\*C. Broad Brook Fire Memorandum of Understanding:**

Any starred (\*) items will not be discussed but will remain on the agenda pending receipt of additional information

**D. ARP Grant Update and Vote on Awards:**

Mr. George Krivda, Jr., joined the Board in person to update them on the status of applications received under the American Rescue Plan Grant Program. Mr. Krivda reported the Town ended up receiving 115 applications considered (See Attachment A); of that number one didn't qualify because of residency. Mr. Krivda indicated 113 applications were evaluated, of those 104 applications are completed, 9 are outstanding, 1 applicant is not likely to answer Mr. Krivda's inquiries. Mr. Krivda indicated he will ask at the end of your deliberations that the Board consider setting a deadline to end discussions with applicants. Of the 8 remaining, 2 are in process with numbers coming to him from accountants; the last 6 require more clarification. Mr. Krivda reported that's a 92% completion rate, representing an outlay to the community of \$989,700.

Mr. Krivda indicated there is an additional issue for the Board to consider – 4 applications came in after the deadline. Mr. Krivda indicated 1 application came in at 4:39 p.m. on 8/9/2021 which the Board previously allowed to be counted; that application is reflected in the numbers he just presented to the Board. Mr. Krivda indicated 1 application came in at 5:13 p.m. on 8/9/2021, 1 application came in at 10:19 p.m. on 8/9/2021, and 1 application came in at 11:18 a.m. on 8/30/2021. Mr. Krivda reported he continues to receive inquiries questioning if the program is still open.

First Selectman Bowsza suggested, with regard to the tardy applications, the Board could opt to accept nothing after the deadline, accept those applications received the same day (8/9/2021), or accept those applications already received but, he noted the Town has already turned away other applicants. Discussion continued, the Board noted the criteria on the application specifies submission by 4:30 on 8/9/2021. Selectman Muska indicated she's ok with accepting applications that came in on 8/9/2021, noting they could have had computer

**TOWN OF EAST WINDSOR  
BOARD OF SELECTMEN  
Regular Meeting – September 2, 2021  
In-person and  
ZOOM Teleconference  
Meeting ID: 332 683 3563  
Passcode: townhall  
MEETING MINUTES**

issues, etc. and the submissions showed good faith to comply. Selectman Nordell and Baker indicated they're ok with applications submitted the "day of" – 8/9/2021. Deputy First Selectman DeSousa indicated she's ok with the one received 8 minutes late but doesn't feel the Board should accept the others.

First Selectman Bowsza requested a motion reflecting the Board's decision.

**MOTION: To Accept E.R.A.S.E. Grant applications received on August 9, 2021 by 11:59 p.m.**

**Muska moved/Baker seconded/DISCUSSION:** Deputy First Selectman DeSousa questioned if the Town had enough money to cover these applications; First Selectman Bowsza replied affirmatively.

**VOTE: In Favor: Baker/Muska/Nordell  
Opposed: DeSousa  
Abstentions: None**

First Selectman Bowsza opened discussion on a timeline for wrapping up review of applications. The consensus of the Board agreed to completing review by September 16, 2021.

First Selectman Bowsza indicated 6 businesses need additional review, he would ask the Board to postpone a decision on the applicants labeled in blue on the spreadsheet being reviewed tonight until September 16<sup>th</sup>. Deputy First Selectman DeSousa requested additional information on two businesses. The first is River Valley Grow Works LLC – are the fields being impacted located in East Windsor? The second business is Hartford Toner and Cartridge Inc.; Deputy First Selectman DeSousa indicated she has no issue with the narrative but is concerned with the contract language the business would be agreeing to.

First Selectman Bowsza asked for additional requests. Members of the Board commended Mr. Krivda for his work on this program, citing the complexity of the review process and the persistence Mr. Krivda has shown seeking to give everyone an opportunity for community assistance. Mr. Krivda indicated the stories he's encountered show the resiliency of the business owners as they sought to adapt to changing business conditions, and the stories he's heard of their respective hardships amazed him. He suggested many businesses in the community are hurting; the stories he's heard showed a lot of ingenuity and resilience. Mr. Krivda indicated he's proud to be a part of the process.

**TOWN OF EAST WINDSOR  
BOARD OF SELECTMEN  
Regular Meeting – September 2, 2021  
In-person and  
ZOOM Teleconference  
Meeting ID: 332 683 3563  
Passcode: townhall  
MEETING MINUTES**

First Selectman Bowsza reiterated several businesses require additional information; he requested to include Tile Concepts and Tile Concepts Plus as well. Mr. Krivda indicated those two businesses are included in his list of 6 which require clarification; he reviewed his list of outstanding businesses for the Board:

1. KTI – Mr. Krivda suggested this business wasn't likely to answer any inquiries.
2. East Windsor Historical Society – information in process
3. Robertos's Real American Tavern – information in process

The 6 which require more clarification are:

1. Balch
2. Feral Cats of East Windsor
3. Boyer Properties
4. Jenny's Maid Service
5. Tile Concepts
6. Tile Concepts Plus

In addition to those 6 Mr. Krivda requested clarification that he was being asked to seek additional information on:

1. River Valley Grow Works, LLC.
2. Hartford Toner and Cartridge.

Mr. Krivda clarified that would make 8 that would require more clarification.

First Selectman Bowsza suggested the Board could accept Mr. Krivda's recommended amounts as presented, except for #53 – Hartford Toner and Cartridge, and #90 – River Valley Grow Works. Selectman Baker cited Feral Cats of East Windsor has a recommendation. First Selectman Bowsza that was Mr. Krivda's summary report; Feral Cats of East Windsor was pulled for another reason. Deputy DeSousa questioned that Feral Cats of East Windsor was being pulled; First Selectman Bowsza replied affirmatively.

Deputy First Selectman DeSousa questioned Mr. Krivda that brings you up to 11 you're working on? Mr. Krivda replied affirmatively.

First Selectman Bowsza I'd accept a motion to accept Mr. Krivda's recommendations, with the exception of number 53 and number 90.

**TOWN OF EAST WINDSOR  
BOARD OF SELECTMEN  
Regular Meeting – September 2, 2021  
In-person and  
ZOOM Teleconference  
Meeting ID: 332 683 3563  
Passcode: townhall  
MEETING MINUTES**

**MOTION: To ACCEPT Mr. Krivda's recommendations with the exception of #53 – Hartford Toner and Cartridge, and #90 – River Valley Grow Works, LLC.**

**Muska moved/Baker seconded/DISCUSSION:** Deputy First Selectman DeSousa questioned if the Board would review the other applications? First Selectman Bowsza suggested the applications would be reviewed on September 16, 2021.

**VOTE by rollcall : In Favor: Bowsza/Baker/DeSousa/Muska/Nordell  
(No one opposed/No Abstentions)**

Mr. Krivda reiterated there are 11 businesses left for him to resolve.

First Selectman Bowsza noted the Board has approved 102 E.R.A.S.E. Grant applications; his office must now send letters of notification, and the Grant recipients must provide a W-9 Form and sign a contract with the Town before the Town releases the funds. The Board reviewed First Selectman Bowsza's draft award letter; First Selectman Bowsza suggested deleting the final sentence of paragraph one – "You are one of INSERT THE NUMBER of approved businesses/nonprofits selected for this funding opportunity.", as the final number of applicants wasn't yet known. First Selectman Bowsza requested a motion authorizing him to sign the award letters.

**MOTION: To AUTHORIZE the First Selectman to sign the grant award letters, with revisions noted above.**

**Baker moved/Muska seconded/DISCUSSION:** None.

**VOTE by roll call: In Favor: Baker/DeSousa/Muska/Nordell  
(No one opposed/No abstentions).**

First Selectman Bowsza reviewed the E.R.A.S.E. Contract with the Board. The Board questioned the intent of various language; ultimately the only revision will be the deletion of paragraph 1.c-noted in the motion below.

Hearing no further comments First Selectman Bowsza requested a motion to approve the E.R.A.S.E. Grant agreement.

**MOTION: To ACCEPT the E.R.A.S.E. Grant agreement, with the exception of paragraph 1.c – "Not declare bankruptcy within one year of the grant or said Grant money can be reclaimed from the Town" --which will be removed.**



**TOWN OF EAST WINDSOR  
BOARD OF SELECTMEN  
Regular Meeting – September 2, 2021  
In-person and  
ZOOM Teleconference  
Meeting ID: 332 683 3563  
Passcode: townhall  
MEETING MINUTES**

DeSousa moved/Baker seconded/**DISCUSSION:** None.  
VOTE by roll call: In Favor: Baker/DeSousa/Muska/Nordell  
(No one opposed/No abstentions).

First Selectman Bowsza noted the letters will go out by next Tuesday.

**9. NEW BUSINESS:**

**A. Tax Sale August 17, 2021 Discussion:**

Tax Collector Patti Kratochvil joined the Board in-person to give an update on the results of a recent tax sale. She noted they conducted a tax sale on August 17<sup>th</sup>; all properties subject to the tax sale paid up prior to August 17<sup>th</sup>, except for one – a mobile home. Tax Collector Kratochvil indicated her office was subsequently able to resolve the tax liability for the mobile home as well. The Town received \$200,000 through the sale, and collected \$4,700 for the WPCA.

Tax Collector Kratochvil reported the current collection rate for the Town is 56%. Warehouse Point is at 95% collection; Broad Brook is at 97%. (**See Attachment B).**

Tax Collector Kratochvil reported Assistant Tax Collector Heidi Vane did most of the inhouse work during July so Tax Collector Kratochvil could concentrate on the Fire Districts.

First Selectman Bowsza requested a motion to go out of the Agenda order to take **Item. I** under **NEW BUSINESS – Discussion of Energy Procurement** next.

**MOTION: To GO OUT OF ORDER and take Item. I under NEW BUSINESS – Discussion of Energy Procurement next.**

Baker moved/Nordell seconded/**DISCUSSION:** None.  
VOTE by rollcall : In Favor: Baker/DeSousa/Muska/Nordell  
(No one opposed/No Abstentions)

**9. NEW BUSINESS:**

**I. Discussion of Energy Procurement:**

**TOWN OF EAST WINDSOR  
BOARD OF SELECTMEN  
Regular Meeting – September 2, 2021  
In-person and  
ZOOM Teleconference  
Meeting ID: 332 683 3563  
Passcode: townhall  
MEETING MINUTES**

Town Engineer Norton joined the Board in-person. He advised the Board the Town is currently engaged in a Power Purchase Agreement with CCM (Connecticut Council of Municipalities) for the purchase of power for the Town under a 5-year agreement which will expire later this year. Town Engineer Norton indicated he has been reviewing the various options, and has decided to return to CCM for the next agreement period. Town Engineer Norton reported the Town will also sign a Power Purchase Agreement for the Board of Education as well, which provides better rates for both entities. Town Engineer Norton is currently providing information and paperwork required by CCM. While he is the contact person, First Selectman Bowsza must sign the Power Purchase Agreement on behalf of the Town, and (Dr.) Patrick Tudryn on behalf of the Board of Education within a 4 hour window when the rates are offered by CCM.

Town Engineer Norton reviewed the bidding process which CCM will manage; he noted the contract length may also be less than the Town has secured in the past. Town Engineer Norton noted he also discussed natural gas vs. electricity; he was advised they'll look into it but don't anticipate changing from electricity.

Deputy First Selectman DeSousa asked if they are looking at solar power? Town Engineer Norton replied negatively, but noted they did ask what the Town's plans are because it does affect the people that will provide proposals.

**MOTION: To AUTHORIZE First Selectman Bowsza to sign the Power Purchase Agreement through CCM.**

**Nordell moved/**

Deputy First Selectman DeSousa suggested CCM shouldn't be specified; she suggested a friendly amendment that the motion authorize First Selectman Bowsza to sign the Power Purchase Agreement as presented by Town Engineer Norton regarding the Town's energy procurement purchase.

**AMENDED MOTION: To AUTHORIZE First Selectman Bowsza to sign the Power Purchase Agreement as presented by Town Engineer Norton regarding the Town's energy procurement purchase.**

**Nordell moved/DeSousa seconded/****DISCUSSION:** Nothing further.  
**VOTE by rollcall : In Favor: Baker/DeSousa/Muska/Nordell**  
**(No one opposed/No Abstentions)**

**TOWN OF EAST WINDSOR  
BOARD OF SELECTMEN  
Regular Meeting – September 2, 2021  
In-person and  
ZOOM Teleconference  
Meeting ID: 332 683 3563  
Passcode: townhall  
MEETING MINUTES**

**9. NEW BUSINESS:**

**B. Marijuana Developments to Include the Planning and Zoning Commission:**

First Selectman Bowsza noted he, Town Planner Calabrese, and PZC member Sauerhoefer recently made a visit to a company in Massachusetts who wanted to discuss the opportunity for the expansion of marijuana cultivation and sales in Connecticut. The recent legislation in Connecticut which occurred in the Spring allowed for municipalities to establish moratoriums for a period of time to consider regulations. First Selectman Bowsza cited the Planning and Zoning Commission (PZC) has already had discussions regarding developing regulations associated with cannabis cultivation, manufacturing and sales; he had requested the PZC put a hold on the moratorium until a discussion could be held by the PZC and the Board of Selectmen collectively.

First Selectman Bowsza requested Director of Planning and Development/Town Planner Calabrese to give a summary of the new law.

Town Planner Calabrese reported the “Act concerning Responsible and Equitable Regulations for Adult Use of Cannabis” is very long. She suggested the Act sets a lot of Consumer Protection controls, licensing, and other regulatory controls regarding how municipalities manage the land use aspect of this act. Town Planner Calabrese noted the law also establishes density caps through 2024; there can be one (1) licensed micro-cultivator lab which can have 2,000 to 10,000 square feet of grow space, and one retail establishment per 25,000 residents. That would equate to one of each facility for East Windsor. The operator’s package for State license approval must include the local Planning and Zoning Commission Special Use Permit approval, or other affirmative action. The law also requires that a municipality cannot approve more than one of each facility allowed.

Town Planner Calabrese suggested the issue for the Planning and Zoning Commission is to develop regulations regarding how to treat these facilities. Regarding cannabis retail facilities, they could be regulated similar to alcohol concerning where they can be sited/located, hours of operation, signage, etc. She cited restrictions regarding location near schools, veterans homes, hospitals, and churches.

**TOWN OF EAST WINDSOR  
BOARD OF SELECTMEN  
Regular Meeting – September 2, 2021  
In-person and  
ZOOM Teleconference  
Meeting ID: 332 683 3563  
Passcode: townhall  
MEETING MINUTES**

Town Planner Calabrese noted cultivation is not considered a farming operation; cultivation is excluded from the definition of “farming”. Typically cultivation is an indoor operation, although the facility they toured in Massachusetts is both indoor and outdoor; cultivation could be limited to a commercial or industrial zone. Unless it’s specifically addressed in current regulations a retail operation must be treated as any other retail use.

Town Planner Calabrese suggested the Town can choose to prohibit these cannabis facilities completely, and forgo the benefit of a 3% Sales Tax revenue, or we can rewrite our regulations to address them. She noted there are restrictions on the use of the revenue – mental health, social services, addiction services, youth services, etc. On the State level, they have an Excise Tax, which is based on the percentage of THC in the product being sold; that revenue makes its way to predominantly social equity funds.

First Selectman Bowsza questioned Planning Consultant D’Amato for input. Planning Consultant D’Amato noted the PZC had discussed a moratorium but still had questions. The Commission hasn’t taken action in the way of scheduling public hearings, although the potential for a moratorium has been referred to CRCOG as a 30 day notification is required.

Town Planner Calabrese suggested a moratorium allows the Commission time to develop detailed regulations rather than not allowing retail sales at all. She suggested she’s seen the issue addressed through an ordinance, or regulations. The Commission would be considering where to locate the facilities, either via the zone or in relation to other retail uses. The PZC had discussed locating the cultivator in a commercial or manufacturing/industrial zone, such as Thompson Road or Newberry Road. Under the Special Use Permit the regulations would set guidelines for the location being in harmony with the neighborhood, etc., similar to the current requirements for alcohol sales.

First Selectman Bowsza then introduced Rich Olstein, who hosted Town Planner Calabrese, and PZC member Sauerhoefer last week in Massachusetts. First Selectman Bowsza noted he had asked Mr. Olstein to put together a presentation describing their current operations, and the regulatory requirements for both cultivation and retail sales.

Mr. Olstein joined the discussion remotely; he noted he owns land on Newberry Road, and would like to pursue the cultivation use at this location in the future.

**TOWN OF EAST WINDSOR  
BOARD OF SELECTMEN  
Regular Meeting – September 2, 2021  
In-person and  
ZOOM Teleconference  
Meeting ID: 332 683 3563  
Passcode: townhall  
MEETING MINUTES**

He noted he currently owns a cannabis company in Massachusetts, which is a vertically integrated company which means they manage the operation from the cultivation, to the manufacturing, to the retail sales. Joining him this evening are Charlie Rice, Chief Executive Officer, Anthony Brock, Chief Operating Officer, and Ron McCord, Director of Security.

Mr. Olstein indicated he had not prepared a presentation, as he thought his participation would be a question and answer format. First Selectman Bowsza asked Mr. Olstein to explain what his experience was in Massachusetts as this industry was emerging over the last few years.

Mr. Olstein suggested each state, and each municipality, creates its own challenges and nuances. Massachusetts was a little tricky as they were often pursuing permitting on paths which weren't necessarily linear or coordinated. It was also happening real time; some towns were very interested and pro-active creating regulations and bylaws and were early responders to capture revenue associated with the industry, while others were more hesitant and took a more cautious approach. Mr. Olstein suggested, as the first retail store to open in Massachusetts, there was a lot of press, and traffic, which, in his opinion, turned out to be a lot of smoke and not much fire. Mr. Olstein noted someone made an analogy to a liquor store; that's largely what these retail outlets become. He indicated when the towns saw how heavily regulated they are, and the security associated with the retail operations, the comfort level in Massachusetts has increased and more and more towns are considering this type of retail business.

On the cultivation side, from the permitting perspective, Mr. Olstein suggested that was a much easier road. The cultivation facilities aren't open to the public so the concerns for traffic and activity associated with retail sales isn't there. The challenge on the cultivation side is finding a tract of land, or buildings, large enough to house the facilities. In Massachusetts, the standards regarding security and quality of product require a fairly sophisticated build-out.

Mr. Olstein suggested another challenge in Massachusetts was many towns tried to use existing zoning bylaws and tried to fit the use in large commercial zones, while other towns created overlay zones, or allowed them in small zones that almost became spot zoning. The offshoot of that was any parcels that fit into those districts became cost prohibitive.

**TOWN OF EAST WINDSOR  
BOARD OF SELECTMEN  
Regular Meeting – September 2, 2021  
In-person and  
ZOOM Teleconference  
Meeting ID: 332 683 3563  
Passcode: townhall  
MEETING MINUTES**

Mr. Olstein noted that in Massachusetts they have what's called a Host Community Agreement which is signed with the Town; the agreement speaks to the 3% gross revenue, fees, benefits, and obligations they have as the operator. He noted the agreements are often signed by a mayor or selectman, the uses then go to a Zoning Board of Appeals or a Planning Board. Mr. Olstein suggested the timing of the permitting and agreement often conflict. Mr. Olstein acknowledged these were challenges they faced to open operations in an evolving environment, but suggested East Windsor may face similar challenges as we navigate the process.

First Selectman Bowsza indicated he had three questions for Mr. Olstein:

- Talk about the types of buildings you plan to use or erect.
- What steps were taken to address the public safety concerns regarding security in Massachusetts?
- How do you manage the inside vs. outdoor grow and the mitigations you take to control that, and the cross pollution and quality controls?

Mr. Olstein felt Connecticut hadn't yet established their standards with regard to buildings, but he felt Massachusetts had the strictest quality controls in the country. He noted they have to be careful regarding contamination from molds, or inorganic products. Climate control becomes incredibly important; mold and humidity is all around us. Buildings that would seem suitable for cultivation were older, industrial buildings that people wanted to retro-fit; installing the HVAC systems was challenging. Mr. Olstein felt they were successful because of the style of the building they had, and they had a very talented design team that came up with an innovative system. It's not as simple as finding an old industrial building and doing a retro-fit, Mr. Olstein suggested the same issues come up for quality production. In addition to the cultivation, Mr. Olstein suggested they have a greenhouse facility, which is also a controlled environment, and an outdoor cultivation area, whose products are used for edible products and tinctures, as opposed to a directly consumable flower. These cultivation facilities are complicated, and cost a lot of time and money to design and build them; it does require a significant investment on the part of the operator.

Mr. Olstein asked if anyone had questions regarding the buildings? Selectman Baker questioned if Mr. Olstein foresaw a situation where they would have the cultivation in the back and the retail in the front of the facility? Is that allowable, or desirable? Mr. Olstein noted that in Massachusetts some towns allow both, while there are others that separate the cultivation from the retail. Mr. Olstein

**TOWN OF EAST WINDSOR  
BOARD OF SELECTMEN  
Regular Meeting – September 2, 2021  
In-person and  
ZOOM Teleconference  
Meeting ID: 332 683 3563  
Passcode: townhall  
MEETING MINUTES**

indicated that in their case their primary focus would be to have cultivation, but they would also welcome a small retail operation in the front – picture something like a farm operation with a small farm stand in the front.

Regarding security, Mr. Olstein indicated he would ask Mr. Ron McCord, their Director of Security, to give an overview of the level of security and control they have in all of their facilities in terms of how they monitor access and surveillance, and how they protect the product, and the cash. Mr. Olstein indicated he would ask Anthony Brock to speak to how they control their environments and how they control security of the product as they go through the supply chain.

PZC Chairman Anne Gobin participated in the meeting remotely; she requested to ask a question about the cultivation facility. PZC Chairman Gobin suggested that she understands if you grow the product indoors you can control the odor, but what if you grow outdoors? PZC Chairman Gobin suggested the reason she's raising the question is from talking to air pollution control officials in states in the west where marijuana is grown outdoors she understands when the plant flowers there's an odor problem. Mr. Olstein requested Anthony Brock (Chief Operating Officer) to speak to that question.

Mr. Brock suggested odor mitigation can be handled indoors through carbon filtration and various other techniques, but nothing can truly eliminate the odor, inside or outside. When the plants flower they give off a gas, as do many other agricultural products. From his perspective Mr. Brock suggested that means he's growing a good product, although it may be a nuisance to a neighbor. The smell is not intoxicating, and is non-toxic. PZC Chairman Gobin indicated that the Commission gets many complaints of what are perceived to be neighborhood nuisances, so that becomes a problem for the Commission. Mr. Brock agreed, it depends where you try to locate the facility; he would look to zone this in a commercial or industrial or agricultural area. PZC Chairman Gobin suggested it would be better to locate the cultivation facility indoors where controls could be established. Mr. Brock noted they currently mitigate the odors at their indoor grow as much as they can, but you're never going to eliminate the odor. He agreed there would be more smell for an outdoor crop, but the smell occurs for about 45 days a year as the plants flower. First Selectman Bowsza questioned if that answered PZC Chairman Gobin's questions? PZC Chairman Gobin indicated it confirmed the comments she had received; you don't get the complaints with the indoor facility but do with the open field grow operations. The location becomes important if you're doing an outdoor facility.

**TOWN OF EAST WINDSOR  
BOARD OF SELECTMEN  
Regular Meeting – September 2, 2021  
In-person and  
ZOOM Teleconference  
Meeting ID: 332 683 3563  
Passcode: townhall  
MEETING MINUTES**

Hearing no further questions on location First Selectman Bowsza requested for information on security and regulatory structure.

Ron McCord (Director of Security), joined the meeting remotely. Mr. McCord suggested that once they get a Host Community Agreement as a retired Police Officer he introduces himself to the local Police Chief to discuss their concerns about the cannabis industry, their site, traffic in the area of their site, and maybe the neighborhood. They then start to develop a security plan, which includes a surveillance plan, access control plan, and a burglar and fire control plan. He'll then present that plan to the local Police Chief before they start construction of the facility. Those plans are then presented to the local boards. Mr. McCord indicated they also do a community impact meeting with the people in the vicinity of the facility to understand their concerns, and educate them about the cannabis industry so they have an understanding of the impact, or lack of impact, on their neighborhood. Once the plans are approved by the Police Chief and local boards they begin the construction process, and bring the Police Chief back through to make sure they've addressed their concerns. Mr. McCord noted that in Massachusetts they go through two final inspections, the first inspection is predominantly all security related.

Mr. Olstein requested Mr. McCord discuss onsite consumption, and explain how much of the facility is covered by cameras, video backup, and how much access control is in place.

Mr. McCord noted that the camera coverage is very similar to that in the banking industry. In Fitchburg they converted a local pizza parlor which had 6 cameras originally; when the conversion was completed the dispensary had 36 cameras. Mr. McCord indicated the regulations want them to have cameras anywhere cannabis is going to be, anywhere cash is going to be. Camera coverage is 24 hours a day, 7 days a week; camera coverage is retained for 90 days. Mr. McCord indicated the Cannabis Control Commission (CCC) wants them to limit access to only certain areas so only necessary personnel are in certain areas, such as those employees involved where the product, or the cash, is being stored. That access is controlled either with cards, or key fobs, which gives them a digital record of who enters certain areas.

Regarding alarms, Mr. McCord indicated they have redundant layers of alarms to delay access to the product. If someone wanted to try to break in the first layer of alarms would give local Police plenty of time to respond.



**TOWN OF EAST WINDSOR  
BOARD OF SELECTMEN  
Regular Meeting – September 2, 2021  
In-person and  
ZOOM Teleconference  
Meeting ID: 332 683 3563  
Passcode: townhall  
MEETING MINUTES**

Regarding on-site consumption, Mr. McCord indicated they have on-site security personnel who are predominantly former law enforcement, corrections employees, and veterans, whom they train. They have signage regarding “no on-site consumption” and “no loitering”; our security personnel monitor the parking lots. Allowing anyone under 21 on the premises is a violation of regulations. Mr. McCord indicated the way they set up their dispensaries is they have access control in the vestibules like you would see in a government building or a school. The security staff will make sure someone looks safe and allows them into the vestibule, they’ll confirm that the person has a valid government ID to get into the premises. Mr. McCord indicated they have high-end scanners that confirms the age of the person and validates that it’s a government ID, which gives them assurance that the person going in isn’t using a fake ID.

Mr. Olstein asked if anyone had any questions on security? Selectman Baker suggested the cultivator facility would be private property and only employees should be on-site – what about the retail facility? Can you describe the experience? Is this like your neighborhood package store or is it Whole Foods, or is it somewhere in between? Mr. Olstein suggested it’s more strict than a package store because the doors are open and people are free to walk in a package store, and their ID isn’t checked until they try to purchase something. As Mr. McCord described it, people walk in to a locked vestibule, with a security agent, who will check their ID and confirm they are of age. The security agent will then click a button and let the person enter the store. The access is much more highly controlled. They have to pass through that double door process when they leave which allows the store operator to control the capacity inside the store. The environment is a user-friendly place; people are encouraged to shop and spend as much time as they’d like.

Mr. McCord noted that some of the communities they’ve dealt with had concerns about the number of customers coming in. By having the double door function it gives his security people the ability to confirm their identity and send people in one at a time. They also check the ID at the point of sale as well. Mr. Brock suggested he would describe it as regulated but refined; he feels they’ve done a good job putting a retail cannabis facility into the Sturbridge community which he felt was one of the toughest locations. He noted they matched the façade of the building to match other local buildings. Sturbridge allowed two cannabis stores, which have been operating in town for about 6 months.

**TOWN OF EAST WINDSOR  
BOARD OF SELECTMEN  
Regular Meeting – September 2, 2021  
In-person and  
ZOOM Teleconference  
Meeting ID: 332 683 3563  
Passcode: townhall  
MEETING MINUTES**

Mr. Olstein suggested access to the cultivation facility is much more secure, as no one from the public is allowed in the cultivation area. Access to the cultivation facility is employees only.

First Selectman Bowsza noted in the Massachusetts retail operation you regulate the amount of the purchase in a given period of time, can you discuss if that's a Statewide policy or a company policy? Mr. Brock indicated that was a Statewide policy ruled by the CCC. A person can accumulate 1 oz of flowers, 5 grams of the concentrate, or 500 milligrams of edibles, or a combination thereof, in an equivalency standard. 5 grams of concentrate is equivalent to 5 grams of edibles, or 28 grams of dried flowers per day; that's trackable by the scanner at the front door so they can notice if people are coming in more than once a day. Their inventory tracking system also alerts them to someone purchasing more than once a day.

First Selectman Bowsza questioned the demographics of the patrons in a retail operation? Mr. Brock indicated it depends on the location of the facility. In Fitchburg it's a younger demographic aged 21 to 35, and in Sturbridge its 60 and older; they're soon to open a store in Marlborough which Mr. Brock felt would be a mix of both ages.

PZC Chairman Gobin cited she's curious regarding the order of setting up the operations. She heard that the preferred approach was to sign an agreement with the Town, and talk to the Police after the agreement is signed. PZC Chairman Gobin felt getting the input from the Police Chief would be more beneficial if it occurred earlier in the process. Mr. Olstein suggested they would prefer that the Town give them direction regarding the process; he would prefer working with a multiple discipline board rather than trying to accommodate separate commissions which may have conflicting concerns. PZC Chairman Gobin felt First Selectman Bowsza was leaning in that direction. She noted previous discussion at the Planning and Zoning Commission included acknowledgement that the Police Chief should be brought into the discussions early on to discuss how consumption will affect them. Mr. Olstein noted that they rarely have to contact the Police once the stores are up and running. PZC Chairman Gobin reiterated the PZC's preference to discuss the Police Department's concerns early; Mr. Olstein concurred, suggesting that it would be beneficial to have a multi-discipline meeting bringing all parties together for discussion.

First Selectman Bowsza questioned if the new law requires if local approval precedes State approval? Town Planner Calabrese indicated that the Act says the

**TOWN OF EAST WINDSOR**  
**BOARD OF SELECTMEN**  
**Regular Meeting – September 2, 2021**  
**In-person and**  
**ZOOM Teleconference**  
**Meeting ID: 332 683 3563**  
**Passcode: townhall**  
**MEETING MINUTES**

final (State) license application needs to include proof of local approval. Planning Consultant D'Amato reported the State hasn't developed the licensing procedures yet; the regulations from DPC and the process hasn't been drafted yet. The State passed the law and put the responsibility on the towns effective July 1<sup>st</sup>, but the State hasn't developed their process yet.

PZC Chairman Gobin noted the reason the PZC got into this discussion was that Planning Consultant D'Amato had advised them that there's the potential for an application to come through tomorrow, and the PZC is trying to determine how to handle it because there are so many unknowns. P&Z Commissioner Kowalski suggested this is a unique situation where the PZC is trying to create zoning regulations that really fits the one person, because based on the Town size we can only have the one dispensary and the one growth facility. P&Z Commissioner Kowalski questioned if this use goes to the first person who shows up at the door, or do we entertain multiple applicants and the multiple-committee decide who would be the best fit for the Town? P&Z Commissioner Kowalski suggested the PZC needs to determine that they want the use in a commercial or industrial zone, that we want the dispensary to be a stand-alone building and not be located in a strip mall; how will they decide who has the best application for the town? First Selectman Bowsza cited the need for the Host Agreement, which requires 3% of the Sales Tax comes back to the municipalities; do we have latitude to add conditions to the Host Agreement or are the conditions prescribed in the Act? Selectman Baker suggested the PZC will determine the location, and then you look to the Host Agreement to determine who can fill the zone.

Town Planner Calabrese suggested the bill includes a ban on certain actions within the Host Agreement; she read an excerpt from the bill. Planning Consultant D'Amato suggested there are certain things stated in the bill that will be decided by the Board of Selectmen – like will using cannabis be banned in Town parks? To address P&Z Commissioner Kowalski's question the Town could create a licensing ordinance that limited the number of licenses to be issued, and set a process for determining that – similar to a Special Use Permit – you could have proposals submitted. Or, the PZC could develop an over-lay zone and evaluate proposals on a case by case basis. P&Z Commissioner Kowalski noted the legislature has set the limit at one facility for the next year, and then it could open up to a facility on every corner.

P&Z Commissioner Kowalski suggested he recalled in earlier discussions at the PZC level that he understood the act to not allow the cultivation and the dispensary at the same location. First Selectman Bowsza felt that related to the

**TOWN OF EAST WINDSOR**  
**BOARD OF SELECTMEN**  
**Regular Meeting – September 2, 2021**  
**In-person and**  
**ZOOM Teleconference**  
**Meeting ID: 332 683 3563**  
**Passcode: townhall**  
**MEETING MINUTES**

licenses allowed under the law. Town Planner Calabrese suggested the cap is on the micro-cultivation and retail; it doesn't speak to the other licenses.

P&Z Commissioner Sauerhoefer questioned why the Commission wouldn't want the uses in the same location, which would allow quicker response by the Police if necessary. He cited Mr. Olstein's growing operation is so tightly monitored from a security perspective; it's gated, no one enters without a key fob; it's spotless; the people working in the growing facility are so knowledgeable. P&Z Commissioner Sauerhoefer described the growing facility in Massachusetts; he said going into the dispensary was like going into Evergreen Walk; the sales staff are passionate about their product.

P&Z Commissioner Sauerhoefer noted these people are already invested in East Windsor; they put in the road connecting the old mushroom factory; they used to own the mushroom factory and still own land all around it; it backs up to State land. P&Z Commissioner Sauerhoefer felt it was the perfect place. P&Z Commissioner Kowalski cited the difficulty writing regulations; those that apply now – will they apply after the moratorium? Does a retail operation have to be in the Industrial Park, or can it be on Route 5?

Planning Consultant D'Amato suggested to address P&Z Commissioner Kowalski's point, the Commission may find it appropriate to have a cultivator in an industrial zone and to also have a retail operation. But we might think it is not to be appropriate for a retail operation to later establish a cultivator operation, so we might establish that as an accessory use, but the actual location of where the initial license for the cultivator has landed would have to be determined by zone based on license type.

First Selectman Bowsza turned discussion to retail locations; he questioned how the business, LNK on North Road, was handled? P&Z Commissioner Kowalski indicated that use never came before the Commission. Someone considered it like general retail because it's highly regulated because of the cannabis, but someone looked at it like selling soap. He noted the Commission was shocked by that approval as well.

P&Z Commissioner Kowalski indicated he feels the retail dispensaries should be in a stand-alone building rather than a strip mall. He noted he had visited a store in Lee, Massachusetts, and there was a queue of people trying to get into the store and in the parking lot. He cited the location could impact the neighborhood. First Selectman Bowsza questioned if Mr. Olstein's operation in Massachusetts

**TOWN OF EAST WINDSOR  
BOARD OF SELECTMEN  
Regular Meeting – September 2, 2021  
In-person and  
ZOOM Teleconference  
Meeting ID: 332 683 3563  
Passcode: townhall  
MEETING MINUTES**

still had the queueing issues, or was that the initial novelty? Mr. McCord suggested that issue was initially blown out of proportion when the first location opened; after that they haven't had issues after the stores open. They're familiar with the busy times so they increase the number of cash registers, which eliminates the lines outside. It's a non-issue at this point. Mr. Brock suggested Connecticut may see a surge of interest around the opening of a new store; within a week or two that interest wanes and it's normal business. P&Z Commissioner Sauerhoefer reported the store they visited looks like Dunkin Donuts, and a grinder shop is opening next door; that wouldn't happen with a stand-alone location. Mr. McCord noted they have a location opening in Marlborough. He'll reach out to the Chief of Police to discuss the Police details for the opening process. The longer the industry is in the state the less there is the need for that. Mr. McCord indicated they also do something they call a "soft opening"; they open the doors for one day without this huge fanfare. The benefit to that is it allows store staff and security to get used to a slow-paced day.

Town Planner Calabrese referenced language in the bill which allows municipalities to recover reasonable costs associated with implementation of the cannabis industry.

First Selectman Bowsza questioned Mr. Olstein how many jobs were created in Massachusetts with the vertically integrated operation? Mr. Olstein suggested the number of jobs, as well as the economic benefits, will be tied to the size of the facility. He questioned if the micro-facility of 10,000 square feet would be the only opportunity available in East Windsor? Town Planner Calabrese noted the legislation has capped East Windsor for one micro-facility of 2,000 up to 10,000 square feet until 2024; full cultivator would start at 15,000 square feet. Mr. Olstein questioned if there would be an opportunity for a full cultivator facility? First Selectmen Bowsza replied affirmatively, over time, but as he understands the bill, the Legislature is not allowing full cultivator facilities until 2024. It's micro-facilities across the board, with a set number based on population.

Discussion followed regarding if the cap was related to the two licenses, or if operators could layer the licenses. Mr. Olstein suggested everyone needs to understand that better; if Connecticut is going to be served by facilities 10,000 square feet or less the market will be incredibly segmented. Mr. Olstein suggested their interest would be in something much more substantial than the micro-facilities. Planning Consultant D'Amato suggested the reason for the cap is related to Town's being overwhelmed with a large number of facilities in one

**TOWN OF EAST WINDSOR  
BOARD OF SELECTMEN  
Regular Meeting – September 2, 2021  
In-person and  
ZOOM Teleconference  
Meeting ID: 332 683 3563  
Passcode: townhall  
MEETING MINUTES**

place. He suggested the micro-facilities were capped because they would be easier to establish while the larger facilities won't pop up on every street corner because you wouldn't be able to site a building just anywhere. Planning Consultant D'Amato suggested Staff can follow up on that.

Charlie Rice, Chief Executor Officer, indicated that they would be targeting a cultivation facility in the 40,000 to 50,000 square foot range and on top of that have 10,000 square feet of manufacturing space; that would equate to roughly \$30 to \$40 million dollars in potential wholesale revenue and 40 to 50 jobs. Looking at the vertical integration operation in Massachusetts with 2 cultivation and 3 retail sites they'll be employing over 100 people by the end of the year. Regarding a micro license you're still probably looking at a \$5 million per year business employing an estimated 15 to 20 jobs between cultivation and manufacturing. Mr. Rice agreed they need to understand the cap situation, especially as it relates to cultivation.

Mr. Brock concurred with the estimated job numbers. He noted there's a significant investment up front for these operations; they need to understand what the opportunities are to scale up, and how far away is that? Mr. Rice noted that the parcel of land the partners own in East Windsor is large and well suited to the proposed infrastructure.

Deputy First Selectman DeSousa felt we need more clarification regarding what's allowed in East Windsor, as it sounds like they want to come in with a larger facility than is currently allowed through 2024. She agreed with P&Z Commissioner Sauerhoefer; the 3% revenue is good for East Windsor. Mr. Olstein indicated the goal was to work within the regulations; if they need to scale something over time it's something they'll consider. First Selectman Bowsza suggested he has confidence that between Town Planner Calabrese and Planning Consultant D'Amato they'll be able to follow up on this and get some clarity. First Selectman Bowsza thanked Mr. Olstein and his team for joining the Board this evening.

**9. NEW BUSINESS:**

**C. Solar Developments to Include the Planning and Zoning Commission:**

First Selectman Bowsza reported that the second item of discussion for the Board of Selectmen and the Planning and Zoning Commission is the status of solar development in East Windsor.

**TOWN OF EAST WINDSOR  
BOARD OF SELECTMEN  
Regular Meeting – September 2, 2021  
In-person and  
ZOOM Teleconference  
Meeting ID: 332 683 3563  
Passcode: townhall  
MEETING MINUTES**

First Selectman Bowsza noted that Gravel Pit Solar has recently been approved and are ready to begin their site work; when in operation it will be the largest gridscale development in New England. That's a great win for East Windsor; they'll become one of our biggest taxpayers. First Selectman Bowsza also noted East Windsor has become an attractive location for solar projects; at least six projects have been approved but at some point there is a saturation point. He noted the Board of Selectmen recently rejected another offer from another company who wants to do a Phase II of a project; the Board rejected that project because it wasn't economically in our best interest to do so. First Selectman Bowsza noted that the Planning and Zoning Commission almost never has jurisdiction in blocking these projects because the Connecticut Siting Council sites these projects.

First Selectman Bowsza indicated he's in on renewal energy but not when these projects come at the cost of prime farmland. He indicated he felt that both the PZC and the BOS should join together to send a message to the Connecticut Siting Council that East Windsor has done it's part in assisting Connecticut reach it's renewal energy goals.

Planning Consultant D'Amato suggested East Windsor has been out in front Statewide, and perhaps even regionally. Planning Consultant D'Amato noted there's been some discussion at the State level regarding loss of farmland soils. He noted the question circulates as well if solar is a good use for a farmer that's no longer farming; we don't want solar to be the option in lieu of farming. Planning Consultant D'Amato referenced recent laws passed in 2018 which gives DEEP greater authority to review the environmental impact on projects greater than 2 megawatts. First Selectman Bowsza noted the act referenced by Planning Consultant D'Amato is Public Act 17-218; he cited specifics of the Act.

First Selectman Bowsza noted there are two locations in East Windsor which are appropriate for solar projects; Gravel Pit Solar encompassing land at Apothecaries Hall Road which is significantly over-excavated, and Lodestar at the landfill which is a good use of otherwise dead soil. First Selectman Bowsza reiterated he felt East Windsor has done it's part

Planning Consultant D'Amato added that once Gravel Pit Solar comes online East Windsor will be at 138.9 megawatt output; the next closest town is North Stonington, which is at 30 megawatts.

**TOWN OF EAST WINDSOR  
BOARD OF SELECTMEN  
Regular Meeting – September 2, 2021  
In-person and  
ZOOM Teleconferenc  
Meeting ID: 332 683 3563  
Passcode: townhall  
MEETING MINUTES**

P&Z Commissioner Kowalski agreed; it's frustrating for him as a PZC member that these people come before the Commission and East Windsor has no input. East Road is an example of using prime farmland for a solar project. He suggested Gravel Pit Solar is a great location for a solar facility; if there are other similar sites then that's ok. PZC Chairman Gobin agreed, noting as we chew up our agricultural land we change the character of East Windsor. She suggested an alternative route would be to encourage big box stores, like Walmart, to encourage rooftop solar panels, or encourage DOT to put solar panels on the sides of roads as they do in Massachusetts, but she's against taking farmland; it changes the town negatively.

Selectman Baker noted the Board of Selectmen share the same frustration. He suggested the town can do three things: 1) writing to the Connecticut Siting Council is a good approach; 2) Make our voice heard in the legislation to change the laws; and 3) Try to mitigate the pain by getting financial consideration for it. He felt First Selectman Bowsza's approach was the best option – to speak out at the Connecticut Siting Council, not only as officials but also as residents.

P&Z Commissioner Kowalski questioned if when Gravel Pit Solar comes online can we negotiate to buy power from them? First Selectman Bowsza reported that Gravel Pit Solar will be selling energy to the grid; a Power Purchase Agreement could have been negotiated for the Town for the municipal buildings, but not the town residents.

First Selectman Bowsza indicated he wanted to draft a letter to the Connecticut Siting Council from both boards. The consensus of the Planning and Zoning Commission Members and the Board of Selectmen was for First Selectman Bowsza to proceed with drafting the letter as discussed.

First Selectman Bowsza asked if anyone had any additional comments on either the marijuana or solar discussion.

**Jim Stanton** stepped up to the podium. He noted he owns property at **225 South Main Street, Route 5, at the corner of Abbe Road**. He is interested in developing the corner of the property for a future cannabis building – not as a business person but as a building owner. Mr. Stanton gave the Board a summary of properties he toured in Massachusetts who are developing cannabis business opportunities. Mr. Stanton just wanted to advise the Board there is someone else interested in the business; he's been in town since 1979. He has four (4) acres



**TOWN OF EAST WINDSOR  
BOARD OF SELECTMEN  
Regular Meeting – September 2, 2021  
In-person and  
ZOOM Teleconferenc  
Meeting ID: 332 683 3563  
Passcode: townhall  
MEETING MINUTES**

across from Baggott's Farm; he is considering developing a mixed use building combining residential with retail on the bottom level.

First Selectman Bowsza thanked Mr. Stanton for introducing himself. He noted the discussion tonight was to get both boards on the same page; he noted the Town still has a lot of work to do before we're ready to pursue the marijuana industry.

Noting Planning Consultant D'Amato is present remotely, First Selectman Bowsza requested the Board consider a motion to go out of the Agenda order and take **Item F.** under **NEW BUSINESS – Department of Housing Affordable Housing Plan Technical Assistance Grant** – next.

**MOTION: To GO OUT OF ORDER and take Item F under NEW BUSINESS – Department of Housing Affordable Housing Plan Technical Assistance Grant out of order.**

**Baker moved/Muska seconded/DISCUSSION:** Nothing further.

**VOTE by rollcall : In Favor: Baker/DeSousa/Muska/Nordell  
(No one opposed/No Abstentions)**

**9. NEW BUSINESS:**

**F. Department of Housing Affordable Housing Plan Technical Assistance Grant:**

Planning Consultant D'Amato recalled that recently he submitted to the Board of Selectmen an Affordable Housing Plan Technical Assistance Grant with the Department of Housing on behalf of the Town. That grant has been awarded in the full amount of \$15,000; he will have until October 2022 to complete the project. Planning Consultant D'Amato indicated he now needs the Board to pass a Resolution executing the notice of the grant award.

First Selectman Bowsza questioned if the \$15,000 was sufficient to complete the project; Planning Consultant D'Amato replied affirmatively.

**MOTION: To AUTHORIZE effective September 2, 2021 A  
RESOLUTION AUTHORIZING THE EXECUTION OF A  
NOTICE OF GRANT AWARD TO THE CONNECTICUT  
DEPARTMENT OF HOUSING.**

**TOWN OF EAST WINDSOR  
BOARD OF SELECTMEN  
Regular Meeting – September 2, 2021  
In-person and  
ZOOM Teleconference  
Meeting ID: 332 683 3563  
Passcode: townhall  
MEETING MINUTES**

**Whereas, East Windsor is required to prepare and adopt an Affordable Housing Plan; and**

**Whereas, the Town of East Windsor was notified on August 17, 2021 that the Department of Housing has awarded \$15,000 to the Town for the purposes of preparing an Affordable Housing Plan.**

**NOW, THEREFORE, BE IT RESOLVED BY THE EAST WINDSOR BOARD OF SELECTMEN:**

**That it has been made aware of the Notice of Grant Award by the Connecticut Department of Housing for the Affordable Housing Plan Grant Technical Assistance Program and;**

**Resolved, effective September 2, 2021, to authorize the First Selectman, Jason Bowsza, to execute the Notice of Grant Award for the Affordable Housing Plan Grant Technical Assistance Program dated September 1, 2021; to execute amendments, revisions, and revisions thereto; to implement project activities, if approved, and to act as the authorized representative of the Town of East Windsor and to execute any other agreement or contract relative to said project.**

**Dated this 2<sup>nd</sup> day of September, 2021 – East Windsor Board of Selectmen.**

**IN WITNESS WHEREOF: The undersigned has executed this certificate this 28<sup>th</sup>, day of July 2021.**

**Amy R. Lam, CCTC, East Windsor Town Clerk.**

**Baker moved/Nordell seconded/DISCUSSION: None.**

**VOTE by rollcall: In Favor: Baker/DeSousa/Muska/Nordell  
(No one opposed/No abstentions)**

**9. NEW BUSINESS:**

**D. Fire Marshal Fees Ordinance Draft:**

**TOWN OF EAST WINDSOR  
BOARD OF SELECTMEN  
Regular Meeting – September 2, 2021  
In-person and  
ZOOM Teleconference  
Meeting ID: 332 683 3563  
Passcode: townhall  
MEETING MINUTES**

First Selectman Bowsza briefly reviewed the draft Fire Marshal Fees Ordinance (See Attachment C), which he and Selectman Nordell worked on, with the Board. Selectman Baker questioned if the Broad Brook Fire Department Commission had had an opportunity to review this ordinance? First Selectman Bowsza indicated he would refer the proposed ordinance to the Broad Brook Fire Department Commission prior to their next meeting scheduled for Monday, September 13<sup>th</sup>.

**E. Discuss and Approve Cash Disbursements Procedure:**

First Selectman Bowsza noted the current cash disbursement procedure requires two (2) signatures of Board of Selectmen members for the Treasurer's Office to cut checks. The procedure was suspended during COVID; he questioned if returning to the two signatures was preferable.

The consensus of the Board favored reducing the signature requirement to one Selectman.

Selectman Baker questioned if the Board is, or should be, involved in the bidding process? Brief discussion followed; First Selectman Bowsza requested Selectman Baker draft a bid policy for the Board's review

**F. Department of Housing Affordable Housing Plan Technical Assistance Grant:**

See discussion above.

**G. East Windsor Police Department Consultant Services Agreement:**

First Selectman Bowsza recalled that previously the Board had discussed perhaps replacing the radio services company that services the town-wide radio systems. He noted the radio system is significantly over its useful life. The result of a study committee determined the Town should bring in a consultant to discuss the Town's needs and options. The Committee has opted to go with the one-phase bid because, depending on the conclusion, phases two and three may not be necessary. First Selectman Bowsza discussed funding options, noting some money has already been set aside for this project; he's hopeful that funding under the America Rescue Plan can be used for this project.

**TOWN OF EAST WINDSOR  
BOARD OF SELECTMEN  
Regular Meeting – September 2, 2021  
In-person and  
ZOOM Teleconference  
Meeting ID: 332 683 3563  
Passcode: townhall  
MEETING MINUTES**

Selectman Baker indicated he would like to see a statement of work related to the costs of the project, what the additional costs for fees and expenses would be, and he would also to see quarterly reports submitted to the Town.

First Selectman Bowsza suggested bringing in Bill Freeman, the IT consultant for the Police Department, in for the next meeting.

**MOTION:** To POSTPONE Item G under NEW BUSINESS – East Windsor Police Department Consultant Services Agreement – until the Board of Selectmen’s September 16, 2021 Meeting.

Muska moved/Baker seconded/DISCUSSION: None.

**VOTE by rollcall:** In Favor: Baker/DeSousa/Muska/Nordell  
(No one opposed/No abstentions)

**H. Tax Refunds:**

**MOTION:** To APPROVE Tax Refunds in the amount of \$3,762.95.

Muska moved/DeSousa seconded/DISCUSSION: None

**VOTE:** In Favor: Unanimous

**I. Discussion of Energy Procurement:**

See discussion above.

**10. SELECTMEN COMMENTS AND REPORTS/:**

**A. Jason Bowsza:**

(See Attachment D)

**B. Marie DeSousa:**

No report this evening.

**C. Alan Baker:**

Selectman Baker reported the most impactful thing for him in his liaison position was getting the Inland Wetlands Violation and Fees Ordinance passed at the

**TOWN OF EAST WINDSOR  
BOARD OF SELECTMEN  
Regular Meeting – September 2, 2021  
In-person and  
ZOOM Teleconference  
Meeting ID: 332 683 3563  
Passcode: townhall  
MEETING MINUTES**

Town Meeting. He noted the Open Space Ordinance passed at the Town Meeting as well; the Open Space Ordinance will assist in the preservation of Open Space and Farmland.

**D. Sarah Muska:**

(See Attachment E)

**E. Charlie Nordell:**

Selectman Nordell reported the Trolley Museum has a full weekend of great events – “Anything that Moves” – trains, planes, and automobiles.

**11. PUBLIC PARTICIPATION:**

First Selectman Bowsza queried the in-person audience, and those signed in remotely, for comments or questions; no one requested to speak.

**12. EXECUTIVE SESSION/Pursuant to C.G.S. Sec. 1-200 (6)(b), negotiations, (6)(e) discussion of any matter which would result in the disclosure of public records or the information contained therein described in subsection (b) of section 1/210. –**  
Action is possible:

First Selectman Bowsza called for a motion for the Board to go into Executive Session. He anticipated that no action will be taken at the conclusion of the session.

**MOTION: To GO INTO EXECUTIVE SESSION /Pursuant to C.G.S. Sec. 1-200 (6)(b), negotiations, (6)(e) discussion of any matter which would result in the disclosure of public records or the information contained therein described in subsection (b) of section 1/210 at 10:11 p.m. Attending the Executive Session will be First Selectman Bowsza, Deputy First Selectman DeSousa, Selectman Baker, Selectman Muska, and Selectman Nordell**

**Muska moved/Nordell seconded/DISCUSSION: None.**

**VOTE by rolcall: In Favor: Baker/DeSousa/Muska/Nordell  
(No one opposed/No abstentions)**

**LET THE RECORD SHOW** the Recording Secretary left the in-person meeting at 10:11 p.m.

**TOWN OF EAST WINDSOR  
BOARD OF SELECTMEN  
Regular Meeting – September 2, 2021  
In-person and  
ZOOM Teleconference  
Meeting ID: 332 683 3563  
Passcode: townhall  
MEETING MINUTES**

First Selectman Bowsza announced the Board has returned from Executive Session at 10:46 p.m.

He queried the Board for additional action this evening; hearing no request to discuss any items First Selectman Bowsza called for a motion to Adjourn this meeting.

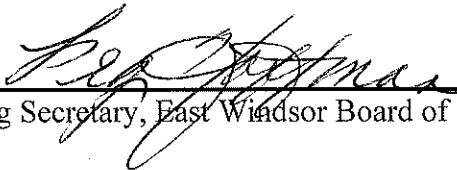
**13. ADJOURNMENT:**

**MOTION: To ADJOURN this Meeting at 10:46 p.m.**

**Muska moved/Nordell seconded/DISCUSSION: None**

**VOTE: In Favor: Unanimous**

Respectfully submitted

  
\_\_\_\_\_  
Peg Hoffman, Recording Secretary, East Windsor Board of Selectmen

**ATTACHMENTS:**

- A - E.R.A.S.E. Grant Application List
- B - Tax Sale – August 17, 2021
- C - Fire Marshal Fee Ordinance
- D - Selectman's Report – First Selectman Bowsza
- E - Selectman's Report – Selectman Muska

(Selectman Baker and Selectman Nordell's Reports are included in the Meeting transcription; Deputy First Selectman DeSousa indicated she had no report for this evening.)

BN 9/2/2021 Attachment A

### Applications Received Alpha

1. Abby's Helping Hand 10
2. Aerocor 10
3. Agonist Gallery 10
4. Al's Beverage Co. 10
5. American Legion 10
6. Andy's Landscaping - 3000
7. Angel Bail Bonds 10
8. As Time Rolls On - 6000
9. At the Dam Restaurant 10
10. B&J Auto Transport 10
11. Bacher Corp. 10
12. Bake Craft and Create 10
13. Baker and Brew 10
14. Balch Bridge Street – under review
15. Belvedere of EW 10
16. Boyer Carpentry 10
17. Boyer Properties – under review
18. Broad Brook Library - 5100
19. Broad Brook Pizza 10
20. Brook Holdings 10
21. Carol Jean's Hair Salon 10
22. CBUG 10
23. Chipping With Charm - 5000
24. CT Electric Railway 10
25. Constitution Cable Products 10
26. Copyshoppe 10
27. David Dingess Farms 10
28. Don's Auto Care 10
29. Driver's Depot – under review
30. EW Ambulance Association 10
31. EW Athletic Club - 9000
32. EW Lion's Club - 2600
33. EW PTO 10
34. EW Rotary Club 10
35. Eastern Services/Camp Simon 10
36. Eco Titans 10
37. EW Historical Society – under review
38. EW Scout Hall 10
39. EWHS Booster Club 10
40. Express Cuts 10
41. Fahrenheit Mechanical 10
42. Feral Cats – under review
43. First Congregational 10

44. Four Angels 10
45. Funky Finds 10
46. Glamorous Nails 10
47. Golden Dog Grooming 10
48. Golden Irene's Restaurant 10
49. Good Mornings Restaurant 10
50. Greater Windsor Educator's Agency – under review
51. Hands On Therapeutic Massage 10
52. Harken's Market 10
53. Hartford Toner and Cartridge – under review
54. Herb Holden Trucking 10
55. Hot Cakes Family Restaurant 10
56. In n' Out Convenience 10
57. Jayden Nicole Enterprise 10
58. Jenny's Maid Service – under review
59. JND Landscaping 10
60. JP Norton Construction 10
61. JS Salon 10
62. K. Simon Services 10
63. Khamp Construction 10
64. KTI – under review
65. La Notte Weddings and Banquets 10
66. Leroy Hospitality/Comfort Inn 10
67. The Library Association of Warehouse Point 10
68. Liedertafel Singing Society 10
69. Lingering Hills Stable 10
70. Maame Gold 10
71. Main Street Grill 10
72. Mark's Tavern 10
73. Mash Mart 10
74. New Concepts Transport 10
75. Nifty Launderette 10
76. Nonna's Pizza Restaurant 10
77. Northeast Wood Stove & Fireplace 10
78. Nutmeg Senior Rides - 7500
79. Olender's 10
80. Peaceful Touch Therapeutic Massage 10
81. Pickle Jar Deli 10
82. Pipedream Plumbing 10
83. Pride Fencing Academy 10
84. Problem Solved Brewing Company 10
85. Rama Logistics 10
86. Reichle Family Childcare 10
87. Reichle Farms 10



- 88. Richard's Retirement Agency 10
- 89. River Valley Grow Works – under review
- 90. Roberto's Real American Tavern – under review
- 91. Salon Rausch 10
- 92. Second Chance Farm 10
- 93. Septicology 10
- 94. Shag Bark Hickory Farm 10
- 95. Sheila Davis 10
- 96. Showcase for Dogs 10
- 97. Soto Optical 10
- 98. Spectrum Home Decorating 10
- 99. Stauffer Sheet Metal 10
- 100. Swamp Yankee Woodworking 10
- 101. Swede's Jewlers 10
- 102. The Battle Standard 10
- 103. The Butchery 10
- 104. The Kutting Room Salon 10
- 105. The Meraki Stone Legacy 10
- 106. The Playful Peacock 10
- 107. Tile Concepts - under review
- 108. Tile Concepts Plus - under review
- 109. Treasures of the Heart - 4000
- 110. Vangabeck Home Improvement 10
- 111. Wagner Farms 10
- 112. Warehouse Point Fire Department Inc. 10
- 113. Work and Play School 10
- 114. Wyse Acres 10
- 115. Your Home Nanny - 3000

BN 9/2/2021 Attachment B

**TOWN OF EAST WINDSOR**  
OFFICE OF THE COLLECTOR  
11 RYE STREET  
BROAD BROOK, CT 06016  
PH (860) 623-8904



9A

PATRICIA KRATOCHVIL  
TAX COLLECTOR, CCMC  
HEIDI VANE  
ASSISTANT TAX COLLECTOR

To: Board of Selectmen  
Board of Finance

From: Patricia Kratochvil  
Tax Collector

Date: August 19, 2021

Re: August 17, 2021 Tax Sale

A tax sale was conducted on August 17, 2021. There were a total of 29 properties up for tax sale. Prior to the wall posting, 27 properties were paid in full, one the mobile home the park owner foreclosed on the owner and the balance of the properties with the exception of one were paid prior to the sale date. That last property was purchased the day after the sale by the mobile home park owner who was not able to attend the sale. I was pleased with the results of the tax sale.

<b>PROPERTIES FOR TAX SALE</b>	<b>AMOUNT COLLECTED</b>	
Name		
32 JULIA COURT AND SEWER USAGE	\$17,775.89	1760.03 SEWER
94 NEWBERRY ROAD	\$31,568.40	
220 FAIRWAY DRIVE	\$1300.00	
5 GROVE STREET	Park Owner Foreclosed	
		WITH FUTURE PAYMENTS
WINKLER ROAD	\$9,528.02	TOTALING 25,200
65 MAIN STREET	\$5,127.79	
298 SOUTH MAIN STREET	\$6,603.21	
5 CEMETERY ROAD	\$12,990.87	
101 RIVERVIEW DRIVE AND SEWER USAGE	\$11,163.77	591.46 SEWER
54 MILL STREET, 3 PARCELS MILL STREET, SEWER USAGE	\$9,137.90	
23 OLD ELLINGTON ROAD - FCC	\$4,389.85	4389.85 FCC
29 OMELIA ROAD AND RYE STREET	\$18,763.54	

35 NORTH ROAD AND PROSPECT HILL ROAD	\$19489.00	
124 SOUTH MAIN ST AND FLOWER POWER	\$8715.13	
257-07 SOUTH MAIN STREET	\$405.00	
32 PROSPECT HILL DRIVE AND SEWER USAGE	\$8,180.48	989.00 SEWER
33 WOOLAM ROAD	\$2,823.03	
66 ELM STREET	\$2,631.00	
5 SOUTH ROAD AND SEWER USAGE	\$4,451.24	956.87 SEWER
294-15 SOUTH MAIN STREET	\$1,258.84	
257 SOUTH MAIN STREET	\$13,501.75	
19 ROSE COURT	\$2,642.18	
35 LAUREL CIRCLE	\$1,389.01	
52 ABBE ROAD	\$1,932.52	
257-10 SOUTH MAIN STREET	\$681.58	
257-23 SOUTH MAIN STREET	\$1,451.32	
372-01 SCANTIC ROAD	\$621.91	
131 TROMELY ROAD AND SEWER USAGE	\$1,645.61	425.21 SEWER

TOTAL COLLECTIONS OF TAX SALE APRIL 2019	\$200,168.84	\$4,722.57 SEWER
--	--------------	------------------

FY 21-22 CUMULATIVE  
TOWN AND DISTRICTS  
END OF MONTH

TOWN END OF MONTH REPORT	AUG 21	CUMULATIVE CASH REPORT	NET CASH COLLECTIONS	BUDGETED REVENUE	DIFFERENCE BETWEEN BUDGET AND ACTUAL
Current Taxes	691,688.62	19,079,722.05	19,124,600.88	33736419	(14,611,818.12)
MV Supplemental	0.00	0.00	0.00	325000	(325,000.00)
Interest and Fees	30,507.39	47,140.07	47,518.72	75000	(27,481.28)
Prior Year Taxes	58,543.05	124,523.22	34,111.13	60000	(25,888.87)
<b>Total Tax Collector Report</b>		<b>19,251,385.34</b>	<b>19,206,230.73</b>	<b>34,196,419.00</b>	<b>(14,996,092.53)</b>

Aircraft	0.00	0.00	0.00		0.00
Parking	0.00	0.00	0.00		0.00
Sewer Benefit Assessment	0.00	0.00	0.00		0.00
Sewer Facility Connection Charge	0.00	0.00	0.00		0.00
Warehouse Point Fire District	903,162.69	903,162.69	909,588.52	936,797.22	(27,208.70)
Broad Brook Fire District	931,672.07	951,631.27	953,807.14	972,537.71	(18,730.57)

% OF BUDGET COLLECTED - TOWN 56.16%

% OF BUDGET COLLECTED - WAREHOUSE POINT 95.59%

% OF BUDGET COLLECTED - BROAD BROOK 97.63%

# An Ordinance Establishing Fees for Plan Review and Operating Permits

## I. PURPOSE

The Fire Marshal for the Town of East Windsor is required by the General Statutes of the State of Connecticut as well as other applicable state and federal law and regulations to review plans for new construction or renovation and improvements of existing uses, buildings and structures. In addition, the Fire Marshal is required to conduct regular review and inspection of existing buildings and uses. The costs of conducting such plan review and inspections are substantial and place a burden on the taxpayers of the Town. In addition, these costs are not otherwise reimbursed to the Town by the State. Therefore, it is determined that that person or those persons directly benefitting from the services provided by the Fire Marshal shall bear the costs associated with those permits.

## II. PERMIT AND PLAN REVIEW AND ANNUAL INSPECTIONS

- a. No building or structure subject to the Connecticut State Fire Safety Code and/or State Fire Prevention Code shall be constructed, used, occupied, enlarged, altered or repaired unless a permit has been granted for said activity by the Fire Marshal.
- b. No person shall undertake any of the operations or activities described in this chapter until such person shall have obtained a permit from the Fire Marshal. Said permit shall be valid for twelve (12) months from the date of issue unless work under the permit has commenced. No continuation, expansion, diminution, or modification of said operations shall be undertaken without obtaining a permit from the Fire Marshal.
- c. No person shall install, enlarge, alter, remove, repair or replace any fire protection system in any building or structure subject to the Connecticut State Fire Safety Code and/or State Fire Prevention Code, until such person shall have obtained a permit from the Fire Marshal.
- d. The permit(s) required pursuant to this section shall be required in addition to any other permits or licenses required by federal, state or local law.
- e. The fee for Plan Review for new construction, renovations, additions or buildings and structures, annual inspections and for other permits shall be as provided in Schedule A.

## III. MISCELLANEOUS FEES

- a. In addition to the fees set forth in Schedule A, the following fees shall apply:

After Hours Inspection Fee (Regular hours 8:30AM - 4:30PM) (per hour charge per inspector - 2 hour minimum)	\$60.00
Returned check fee	\$35.00
Property lien fee (if inspection is required and fees have not been paid within 30 days)	\$24.00
Missed appointments	\$100.00

**IV. BILLING AND ENFORCEMENT**

- a. No permit shall be issued to any party until the fee for such permit has been submitted with the appropriate application.
- b. All fees shall be payable by check or money order only and made payable to the "Town of East Windsor."

**V. SEVERABILITY**

In the event that any provision of this Ordinance is determined to be invalid, said provision or section shall be severed from this Ordinance and the remaining provisions shall remain in full force and effect.

**VI. EFFECTIVE DATE**

This ordinance shall become effective on the 15<sup>th</sup> day following its adoption and publication.

*BN 9/2/2021 Attachment D*

## First Selectman's Report – September 2, 2021

I spent a lot of time over the last few weeks visiting and highlighting local businesses/nonprofits. Look for posts over the coming days/weeks highlighting At the Dam Restaurant, Agonist Gallery, Courtney Lynn Photography, Cathy Krupa Bookkeeping, Maine Fish Market, the Hair Saloon, and Shag Bark Farm. All of these small businesses have a story to tell, and a service to provide that benefits our community. The more I have the opportunity to interact with our business community, the more clear it is how hard they work, and how they (rightly) view their success as the community's success. In the coming weeks, we will be adding a business showcase feature to the Town's website to help steer traffic (and business) to local businesses.

In anticipation of Hurricane Henri impacting East Windsor, the Emergency Operations team met on August 22<sup>nd</sup> to make sure we were prepared for the storm. East Windsor was fortunate that the worst impacts of the storm missed us, heading to our east. The Town should be proud that our team was prepared for the worst, although we were hoping for the best. Thank you to the police department, both fire departments, public works, East Windsor EMS, Social Services, Superintendent Tudryn, and Amy O'Toole for your work in bracing for what could have been a much worse circumstance for the town. Fewer than 200 people lost power, with everyone restored by the following morning.

I spent most of the day on Monday working with our consultant on final reviews and recommendations for ERASE Grant funding, the program funded using a portion of the Town's federal American Rescue Plan Act allocation. The project was intended to support businesses and nonprofits in the community adversely affected by the COVID-19 pandemic. We had 117 businesses and nonprofits apply for the program, with funding recommendations in excess of a million dollars pushed back into our local money to help East Windsor recover from the pandemic's economic implications.

Due to weather, this week's Summer concert has been moved to tomorrow evening, and will be from 6p to 7:30p.

There are a number of fun, family-friendly outdoor events this weekend, both on Saturday. The Connecticut Trolley Museum is celebrating their 81st anniversary with an "Anything that Moves" event, that will include trolley rides, a BBQ food truck, a performance by Steel and Eazy, and a static air show with Skylark Airport. The event will be from 11am to 6pm.

That same day, the Broad Brook Fire Department will be hosting a car and bike show at East Windsor Park from 10a-3p. The event is \$10 per car/bike, and free to the public.

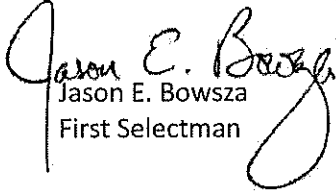
Monday will mark the end of the splash pad for the season at the park. It has been a very popular attraction this summer, and we look forward to residents and guests continuing to enjoy it next summer.

Parks and Recreation is soliciting local businesses, nonprofits and community groups to be booth participants for this year's Haunted Highway drive-through trick-or-treat event, which will be held on October 28th. Contact Park and Rec for more information.

September is Senior Center Month, and there is lots of fun programming scheduled. Check out the Senior Center's website or facebook page for more information.

Our local cub scout pack is looking for new members in grades k-5 or ages 5-11. East Windsor Pack 89 meets Mondays from 6:30-7:30 at Scout Hall at 28 Abbe Rd. Please contact Manny Jacques at: 860-878-4582 for more information.

Respectfully submitted,

  
Jason E. Bowsza  
First Selectman



*BOV 9/2/2021 Attachment E*

Selectmen's Report - September 2, 2021

On Saturday, August 21, 2021 I was honored to join the Board of Selectmen and Senator Anwar to march in the parade celebrating the 125th Anniversary of the Broad Brook Fire Department. I was thrilled to see how many fire departments from across Connecticut and even Massachusetts came to support this accomplishment! I'm so glad that the rain held off and it was great to see so many people along Main Street and Reservoir Avenue to watch and cheer for all who went by! I am glad that so many families came out to enjoy the live music, food trucks and the fabulous fireworks to finish off the evening! Kudos to the Broad Brook Fire Department and East Windsor Parks and Recreation for their hard work and for doing an amazing job to make the night a success. Congratulations to our firemen, past and present for their service and dedication to our community!

On August 25, 2021 I attended the first in-person Board of Education meeting in about eighteen months. This was Dr. Patrick Tudryn's first meeting since taking on the new role as Superintendent of Schools. Dr. Tudryn discussed that there has been several late hires due to lots of staff changes and resignations and there might be more to come. The first day of school was this past Monday, August 30, 2021 and there was lots of positive energy and excitement from teachers looking forward to be back in the classroom again!

Masks are required for all students and teachers while in the school building at this time due an executive order issued by the Governor. Dr. Tudryn briefly touched on the vaccination mandate for teachers that the Governor is requiring that all staff in childcare facilities and preK-12 schools statewide must have received at least one dose of a COVID-19 vaccine by September 27, 2021.

There are one hundred and eighty days of school on the school calendar this year. Last year there was a waiver that allowed students to be in class for less due to the pandemic, but that has been lifted and it is back to business as usual in this respect.

If distance learning is needed it will only be offered to students who are required to quarantine because of COVID-19. Live streaming will be available at the Middle School and High School and a pre-planned lesson will be offered to Elementary School students. Again this will only be offered to students impacted by COVID-19, not to students who are sick or absent from school for other reasons.

Athletics started on August 25, 2021 and masks are required for indoor sports or if practice is moved inside. Spectators are spaced six feet apart from one another. It is important to remember that our sports programs must follow the guidelines and rules from the CIAC (Connecticut Interscholastic Athletic Conference), which is the governing body for secondary school athletics and other interscholastic competition in the state of Connecticut.

I'd like to wish all of our students and teachers a happy and successful school year.

There are some exciting events happening in town this weekend! Tomorrow night, Friday, September 3, 2021 the East Windsor Concert Series continues with Ashly Cruz playing at the East Windsor Park from 6:00PM-7:30PM. Hope to see you all there enjoying the last few nights of Summer!

The Connecticut Trolley Museum will be celebrating their 81st Anniversary and hosting an Anything That Moves Event on Saturday, September 4, 2021 from 11:00AM-6:00PM. There will be live music, a food

truck and a Static Air Show with Skylark Airport. Tickets are \$15.00 per person and children under two are free.

Submitted With Sincerity,

Sarah A. Muska, Selectman

---