

**CAPITAL IMPROVEMENT PLANNING COMMITTEE
TOWN OF EAST WINDSOR
11 RYE STREET
BROAD BROOK, CONNETICUT, 06016**

MINUTES OF THE SPECIAL MEETING

Tuesday, October 15, 2019 at 6:30 p.m.

*****These minutes are not official until approved at a subsequent meeting*****

1. TIME AND PLACE OF SPECIAL MEETING:

Tuesday, October 15, 2019 at 6:30 p.m., Town Hall Meeting Room, 11 Rye Street, Broad Brook, CT.

Meeting Called To Order at 6:32 p.m.

2. ATTENDANCE:

Members: Robert Leach, William Loos, Adam Mehan, Cathy Simonelli, Tom Talamini, William Towers Jr. & Richard Pippin, Jr.

Members Absent: NONE

Advisors: Len Norton, Director of Public Works, Amy O'Toole, Treasurer

Advisors Absent: Robert Maynard, First Selectman

3. APPROVAL OF MEETING MINUTES:

MOTION made by (Pippin) and **SECONDED** by (Mehan) to approve the Special Meeting Minutes of September 30, 2019, as presented.

In Favor: UNANIMOUS **Opposed:** NONE **MOTION: PASSED**

4. PUBLIC PARTICIPATION:

NONE

5. NEW BUSINESS:

A. Discussion of the Bond Capacity:

Nothing was done on this so the Committee voted to postpone to the next meeting.

MOTION made by (Leach) and **SECONDED** by (Loos) to postpone the Discussion of the Bond Capacity to the next meeting.

In Favor: UNANIMOUS **Opposed:** NONE **MOTION: PASSED**

B. Presentations from:

1. Conservation Commission:

Albert Grant came and gave a presentation for the Conservation Commission. He stated to the Committee that he was asking to replenish the Open Space Fund back up to \$250,000. He explained about the Open Space Fund and how it benefits the Town. Amy O'Toole stated that the Fund has \$55,295 in it presently. He explained that it took a very long time to get the \$250,000 in the Fund that it had before and wanted to replenish it incase some thing came up to purchase in the Town. To see his presentation, it is hereto attached as, Attachment A (2 pages).

2. Board of Education:

Christine DeBarge, Superintendent and Roger Baker came and went over their presentation to the Committee. They stated that their first item on their list, the steam boiler, is now off their list because it has been taken care of and paid for. They went over all of the projects they presented and answered all of the questions that the Committee had. Some of the projects are very large and they discussed with the Committee that some of them may be able to be part of a Bonding project when the Town goes to Bond. This was all just a discussion and possibility and nothing was finalized.

6. ADJOURNMENT:

MOTION made by (Leach) and **SECONDED** by (Loos) to adjourn at 7:33 p.m.

In Favor: UNANIMOUS **Opposed:** NONE **MOTION: PASSED**

Respectfully Submitted,

Rebecca D'Amicol, Recording Secretary

Attachment A
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Capital Improvement Committee

Oct. 15, 2019

On behalf of the EW Conservation Commission I would like to request that a portion of the Capital Improvement budget include funds to replenish the Town's Open Space Fund.

The Town recently spent \$16,000 for 16 acres of Scantic River frontage and \$235,000 for 25% of the cost of a CT Dept. of Ag. agricultural easement on 115 acres at #233 Rye St. We request that \$250,000 be used to bring the fund back, approximately, to its previous level.

The purchase of easements with the Open Space Fund is a useful tool to direct development in Town in order to keep key agricultural and recreational resources available. Securing a few larger farm parcels in an area contributes to the agricultural viability of surrounding smaller parcels. The Town's \$235,000, 25% of the \$940,000 development value combined with the \$700,000 sale price of the property resulted in the Town's keeping a \$1,640,000 asset in agriculture for approximately 14% of the cost. Say nothing about the future cost of Town services if the property were to be developed into homes.

The Open Space Fund will be necessary to take advantage of the next preservation opportunity that may arise.

Thank you,

Albert Grant, Chairman of the EW Conservation Commission

Attachment A
page 2

In the plan of Conservation and Development Conservation Commission is charged with advising Town Boards and Commissions about conservation issues.

The Town recently used a major portion of it's Open Space Fund to partner with the CT Dept. of Ag. to purchase an agricultural easement on a piece of prime farmland.

The Open Space Fund needs to be replenished in order to react to opportunities that may come up.

The Open Space Fund may be used for appraisals and surveys preliminary to grant applications as well as for purchases.

Due to aging farmers and holders of large real estate parcels as well as changing priorities for land use, it is important to preserve land resources now.

Open Space is not unused space

- Farmland - ultimately, food security

- Recreation and biodiversity- Scantic River, and Broad Brook corridors

- Other natural and scenic resources

Leverage Town Funds with CT Dept. of Ag. purchase of development rights

- 30 acres+ agricultural easement 25% of development value

- 30 acres - Community Farms Program Dept. of Ag. easement 25% match

- DEEP Open Space Grants (1 per year) competitive - up to 60% match for purchase - Town owns title - CT owns easement

Town purchase property, sell or retain easement and sell land for reduced cost