

**Town of East Windsor
Conservation Commission
Minutes**

Thursday, March 25, 2021

Location:

Zoom meeting due to Covid-19

Agenda

I. CALL TO ORDER – ZOOM meeting 7:32pm

II. ESTABLISHMENT OF QUORUM

1. Attended by: Albert Grant, Donna Grant, Kurt Kebschull,
Town Planner Clark Chapin
Absent: Fran Neill

III. ADDED AGENDA ITEMS

IV. APPROVAL OF MINUTES OF PREVIOUS MEETING

Motion to approve minutes of 2-25-21 made by Kurt Kebschull, 2nd Albert Grant
Motion passed.

V. NEW BUSINESS

1. Clark Chapin presented the draft of the Open Space Ordinance to the PZC. They had concern that the minimum acreage was too small and wanted to confirm what districts would qualify i.e., only agricultural and residential districts, not commercial or industrial. Clark checked with Ellington. 142 properties using the ordinance. Clark will look at other towns criteria. Also, he will send the GIS zoning layer. Next step to present to Board of Selectmen.
2. A POCD Implementation Committee is being formed to see how the Town stands midway through the 10-year term. It would be advisable to have someone from the Conservation Commission and Agricultural Commission be a part of the Committee. The Town Atty. will make some decisions about the set up and how the meetings will be arranged. Albert Grant would like to be involved in a limited way if possible.
3. Donna Grant will send the Conservation Commission action items from the POCD to Kurt Kebschull and Fran Neill.
4. Albert Grant contacted Town Treasurer Amy O'Toole to get a balance of funds in the Open Space Fund. The balance is \$57,296. He also requested a history of the evolution of the Open Space Fund to see how the money accumulates. She will try to get that to him in the next week.

5. Clark Chapin will look at what other towns are doing to accumulate funds. Development set-asides "fee in lieu of" value based or simple fee.
6. Discussion about Gravel Pit Solar. 480 acres of panels, 230 acres mostly forest. Business model is for solar farms to own outright. P&Z loses jurisdiction.

Town gets 1 ½ million up front. \$380,000, 20-year stabilization taxes.

Since the Town lost farmland and open space to the panels, the Conservation Commission should advocate for money to go to Open Space Fund. Outreach to residents.

VI. OLD BUSINESS

1. Continuing discussion regarding public outreach letter. Possible literature to hand out.

VII. MISCELLANEOUS

1. General Discussion.

VIII. REPORTS OF STAFF

VIX. PUBLIC PARTICIPATION

IX. ADJOURNMENT

Motion to adjourn made by Donna Grant, 2nd Kurt Kebschull.

Meeting adjourned 8:54

Respectfully Submitted by Donna Grant