

**TOWN OF EAST WINDSOR  
BOARD OF SELECTMEN  
11 RYE STREET  
BROAD BROOK, CT 06016  
First Selectman's Office – (860) 623-8122**

Regular Meeting Minutes

Tuesday, February 16, 2016 at 7:00 p.m.

**Board Members**

Bob Maynard – First Selectman  
Richard P. Pippin, Jr. – Deputy First Selectman  
Jason Bowsza, Selectman  
Steve Dearborn – Selectman  
Dale A. Nelson – Selectman

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

**1. CALL TO ORDER**

First Selectman Bob Maynard called the Regular Meeting to Order at 7:00 p.m. at Town Hall.

**2. ATTENDANCE**

Present:

Bob Maynard, First Selectman  
Richard P. Pippin, Jr. Deputy First Selectman  
Jason Bowsza, Selectman  
Steve Dearborn, Selectman  
Dale A. Nelson, Selectman

**3. PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was recited.

**4. ADDED AGENDA ITEMS**

**None.**

**5. APPROVAL OF MINUTES**

**Regular Meeting Minutes of February 2, 2016**

**MOTION** was made (Pippin) and **SECONDED** (Nelson) to approve the Regular Meeting Minutes of the January 5, 2016 meeting with the following changes:

- Selectman Dearborn agreed be the liaison to WPCA meetings for Selectman Nelson
- Correct the spelling of "Bill Yost" to Bill "Loos"

**In Favor: Dearborn, Nelson, and Pippin. Opposed: None. Abstained: Bowsza**

**6. COMMUNICATIONS**

First Selectman Maynard read the following:

- A letter of resignation from Maria Rumore from the Economic Development Commission hereto attached as Attachment A.
- A letter from the Town of Enfield hereto attached as Attachment B.
- A letter from Park Hill to the Board of Selectmen hereto attached as Attachment C.

**7. PUBLIC PARTICIPATION**

*Jim Barton, 158 South Water Street, Chairman of Veterans Commission*, gave some background on the Veterans Commission and all the things they do in Town such as putting 1,000 flags on graves throughout town on Memorial Day, they hold the Memorial Day activities on the Town green, they award two scholarships, they put all the American flags on the telephone poles, and they hold a Veterans Day Road Race which is how they are able to come up with the money to do all the activities. He mentioned the planning of a new veterans war memorial and that they will need a lot of support for that. He thanked all their supporters and especially Pippin & Son, Inc. for being their biggest supporter and presented Selectman Pippin with a plaque.

*Cathy Simonelli, 71 Depot Street*, commented on the letter that First Selectman Maynard read from Enfield and wondered if there would be an agenda item regarding that letter in a future meeting so the Town can possibly participate in that task force. First Selectman Maynard responded that he will be attending the March 8<sup>th</sup> meeting referenced in the letter and he will also let the school system know.

**8. BOARD AND COMMISSIONS RESIGNATIONS AND APPOINTMENTS****Resignations:**

**MOTION** made (Nelson) and **SECONDED** (Bowsza) to accept the resignation of Maria Rumore with regret.

**In favor: Bowsza, Dearborn, Nelson, and Pippin. Opposed: None.**

**Reappointments:**

**MOTION** made (Pippin) and **SECONDED** (Bowsza) to reappointment D. James Barton as a regular member of the Veterans Commission with a term expiring 3/1/2020.

**In favor: Bowsza, Dearborn, Nelson, and Pippin. Opposed: None.**

**New Appointments:**

1. **MOTION** made (Bowsza) and **SECONDED** (Nelson) to appoint Gilbert Hayes as a regular member to the Economic Development Commission with a term expiring 1/1/2017.

**In favor: Bowsza, Dearborn, Nelson, and Pippin. Opposed: None.**

2. **MOTION** made (Bowsza) and **SECONDED** (Nelson) to appoint William Kehoe as a regular member to the Economic Development Commission for a term expiring 1/1/2020.

**In favor: Bowsza, Dearborn, Nelson, and Pippin. Opposed: None.**

9. **UNFINISHED BUSINESS**

**A. Discussion of Casino**

First Selectman Maynard stated that CenterPlan no longer holds the property options on the site of Route 5, South Water Street, and Wagner Lane. He added that the Town submitted an RFP for the Showcase Cinema and Old Walmart location. First Selectman Maynard spoke with Mike Smith of MMCT and was informed that the RFP was received and they were processing it as they would process all RFPs received. Selectman Bowsza indicated that they are down to 2 sites in their process and that we are still very much in the "hunt" for the casino location. He believes that the Old Walmart and Showcase Cinema location is more economically suited for a casino location. First Selectman Maynard agreed.

**B. Discussion of Charter Revision Commission**

First Selectman Maynard began this discussion by passing out a proposed schedule hereto attached as Attachment D. A brief discussion was held and it was decided by the Board to start paneling members for Charter Revision in about one year so that it is lined up with a gubernatorial election year. The Board agrees that in the meantime it would be helpful to hold discussions regarding the Town Charter and to get feedback and suggestions from the public.

**C. Discussion of Calamar Tax Abatement Project**

First Selectman Maynard explained the document hereto attached as Attachment E. He said that it was not specific enough for the Calamar apartment project. He said that we may have to do a bit more research to make something that would apply to this particular project. A brief discussion was held. Selectman Pippin and Dearborn both agreed that this is something we need to move forward on. First Selectman Maynard said that for the next meeting, we can go forward with discussing and forming an ordinance that would apply.

10. **NEW BUSINESS**

**A. Supplemental Appropriation - Police Department Contract Settlement**

Chief DeMarco and Deputy Chief Hart were in attendance. They explained that they are asking for this money because they need to cover salaries through until the end of the fiscal year. The Board questioned whether the money should come from the Fund Balance or not.

**MOTION** made (Nelson) and **SECONDED** (Bowsza) to approve and send the request for \$63,856 to the Board of Finance for their approval of said funds and to send it onto Town Meeting from whatever funding source they find acceptable.

**In favor: Bowsza, Dearborn, Nelson, and Pippin. Opposed: None.**

**B. Supplemental Appropriation – Town Hall PD Phone Upgrade**

Joe Sauerhoefer, Facilities Maintainer and Len Norton, Director of Public Works/Engineering were in attendance to give the Board a brief presentation. Mr. Sauerhoefer said that the Town is looking to upgrade our phone system to Voice over IP. He explained that the phones the Town currently uses are old and are difficult to find replacement parts for. He also said that after the equipment and phones are purchased for an approximate amount of \$71,030, the price we pay monthly will be approximately \$800 - \$1,000 less than what we are currently paying and that we will get much more out of the new phones.

**MOTION** made (Bowsza) and **SECONDED** (Pippin) to appropriate an amount not to exceed \$71,030 for the conversion and submit that to the Board of Finance for their consideration and then to Town Meeting if necessary.

**In favor: Bowsza, Dearborn, Nelson, and Pippin. Opposed: None.**

**C. Supplemental Appropriation – Dial-A-Ride Bus**

Joe Sauerhoefer, Facilities Maintainer and Kristen Formanek, Social Services Director were present to discuss the need for the supplemental appropriation for Senior Center busses. Ms. Formanek explained that they would like to be able to take advantage of the 5310 Grant which would allow them to replace their two oldest vehicles, a 12 passenger and a 20 passenger van. She added that the grant would cover 80% of the cost of the vehicles and the Town would only be responsible for 20%. Mr. Sauerhoefer explained that the 2005 van is at the shop often, the ramp plate sensors are going bad, it will not lift people over a certain weight, the heads warp and the bolts break, etc. He informed the Board that \$9,000 has been spent on repairing this vehicle. The new busses would be one 12 and one 20 passenger bus with ramps. Ms. Formanek stated that the grant is due by April 15<sup>th</sup>. A brief discussion followed.

**MOTION** made (Nelson) and **SECONDED** (Pippin) to approve the grant process for the two vehicles, the 12 passenger and the 20 passenger, for the dollar amount liable by the Town not to exceed \$29,000.

**In favor: Bowsza, Dearborn, Nelson, and Pippin. Opposed: None.**

**D. N.E.W. Recognition**

First Selectman Maynard read an email he received in response to the letter that the Town sent out with the Board of Education's quarterly newsletter. The email is hereto attached as Attachment F. In response to the email, First Selectman Maynard said that the Board of Selectmen is indeed supporting the N.E.W.

organization that has been established to oppose the location of the State Police Gun Range in East Windsor. He went onto say there are other groups in Town that we support such as the BMX Skate Park Committee, the Veterans' Commission, the East Windsor Youth Center, and American Heritage River Commission. He asked for a motion to renew the Board of Selectmen's commitment to support N.E.W to let our residents know that we are supporting this group. Selectman Pippin said that this was already done at a meeting and he does not feel that we would need to do this again. The Board of Selectmen stated that they were all in agreement with the Town supporting N.E.W.

Selectman Nelson suggested doing something like that again to let residents know about events going on in town such as grand openings. First Selectman Maynard agreed that it is a good idea and he will make sure the all members of the Board will be involved. Selectman Bowsza said that there are a couple of bills that are pending that would impact the potential siting of the gun range that would be in N.E.W.'s interest to pay attention to. The first bill he mentioned is House Bill 5040 "concerning State reimbursement for the cost of resident police officers" and the second bill is "an act establishing a task force to evaluate the training curriculum and education of police officers."

#### **E. Discuss Town Attorney**

First Selectman Maynard told the Board that he is uncomfortable with our current Town Attorney. He added that Attorney Joshua Hawks-Ladds suggested that First Selectman Maynard could interview four (4) attorneys working at his law firm and choose one to work with. However, Attorney Joshua Hawks-Ladds would still be considered our Town Attorney. First Selectman Maynard stated that he hoped that sometime in the future he would be able to find an attorney that he was comfortable working with. Selectmen Nelson and Pippin voiced their opinion that they thought Attorney Joshua Hawks-Ladds is a great lawyer and has done a lot for our Town. A brief discussion followed.

#### **F. Approval of Tax Refunds**

**MOTION** made (Nelson) and **SECONDED** (Bowsza) to approve the tax refunds in the amount of \$3,731.97

**In favor: Bowsza, Dearborn, Nelson, and Pippin. Opposed: None.**

### **11. SELECTMEN'S REPORTS**

#### **A. Jason Bowsza**

Selectman Bowsza read his report hereto attached as Attachment G. He added that we should send Dick Sherman a congratulatory note.

**B. Steve Dearborn**

Selectman Dearborn reported on the following:

- He said he was glad to see the room full again
- He attended the Veterans' Commission meeting and there was discussion about putting a Veterans memorial on the town green. He hopes business step up and help out with the cost.
- He mentioned that the crane for the modular project came today and he expects the modulars will be here tomorrow.

**C. Richard Pippin**

Selectman Pippin reported on the following:

- IWWA – Two construction sites reviewed one violation and did some training.
- He said that Public Works does a great job snow plowing and they get a “gold star”.

**D. Dale Nelson**

Selectman Nelson read her report hereto attached as Attachment H.

**E. Robert Maynard**

First Selectman Maynard reported on the following:

- He attended the Police Commission meeting on 2/10 and said they went over their reports.
- On 2/18 there was the Board of Selectmen budget meeting.

**12. PUBLIC PARTICIPATION**

*Mike Scalzo, 11 Petticoat Lane*, said he was offended by communications sent and very pleased with the comments and response that the Board of Selectmen gave tonight and he would like the Board to respond to that email the same way they responded to it tonight at the meeting.

*Noreen Farmer, 247 South Water Street*, asked the Board to keep in mind that there are vast amounts of land on the Old Walmart side of town and that the casino and everything that comes with it is not going to stay just around that location. She also asked the board to hash out their disagreements before a public meeting because it looked “ugly”.

*Cathy Pippin, 37 Woolam Road*, said that Attorney Joshua Hawks-Ladds worked for her for 6 months. She described her experience with him as “marvelous”.

*Tom Talamini, 23 Rice Road*, agrees that the tax abatement is a great idea because we are losing a lot of businesses. He feels we need to have an answer of what we can do for businesses when they walk through our door.

**MOTION** made (Nelson) and **SECONDED** (Pippin) to go into Executive Session to include the Chief and Deputy Chief of Police after a five minute break.

**In favor: Bowsza, Dearborn, Nelson, and Pippin. Opposed: None.**

The Board went into Executive Session at 9:28 p.m.

**13. EXECUTIVE SESSION**

**MOTION** made (Bowsza) and **SECONDED** (Nelson) to authorize the First Selectman to enter into a memorandum of understanding with the Director and Deputy Director of Emergency Management as presented, to include a clause confirming that this is an agreement involving town employees who receive an additional stipend for work performed not directly related to their normal duties as assigned.

**In favor: Bowsza, Dearborn, Nelson, and Pippin. Opposed: None.**

**14. ADJOURNMENT**

**MOTION** to adjourn made (Pippin) and **SECONDED** (Dearborn). Unanimous.

The meeting was adjourned at 10:17 p.m.

Respectfully submitted,

A handwritten signature in cursive script that reads "Amanda Schroll".

Amanda Schroll  
Recording Secretary

Attachment A

Hi Everyone,

Please accept my resignation from the EDC Commission effective immediately. My intentions were to make more of the meetings in the past 6 months but a new job in the Branford/Plainville area has made the commute back to Broad Brook impossible to make the 6pm meeting time. I certainly don't want to hold up a position on the committee for a new member to join.

I've enjoyed serving with all of you and will try to still attend in the future if my commuting time permits me to make the scheduled time. Please feel free to reach out if you need anything additional from me.

Sincerely,

Maria Rumore  
860-748-1432

RECEIVED BY

FEB 11 2016

FIRST SELECTMANS OFFICE





Attachment B  
page 1

## TOWN OF ENFIELD

RECEIVED BY

FEB 10 2016

FIRST SELECTMANS OFFICE

January 27, 2016

**RE: North Central Opioid Addiction Task Force**

Dear Community Stakeholders:

Over the past few years, our communities have seen an alarming increase in opioid addictions and opioid related deaths. Just last year, Enfield had 13 overdose deaths related to opioids and our EMS services administered Narcan more than 50 times. Enfield is not alone in this struggle. Our state as a whole has seen a 20% increase from 2014 to 2015 in opioid related overdose deaths.

A comprehensive response from multiple communities and sectors is needed to stem this opioid epidemic. Enfield Social Services is working in collaboration with Enfield Police to create the North Central Opioid Addiction Task Force. The goal of this task force is to reduce the number of opioid related deaths by increasing prevention efforts, increasing access to opioid overdose interventions, increasing the availability of treatment resources, and having better support for people in recovery from opioid addiction.

With a regional approach and representation from every sector, we can combat this opioid epidemic that is plaguing our communities. We are asking the towns of Suffield, Windsor, Windsor Locks, East Windsor, and Somers to participate in this task force. We are also inviting important sectors from these communities such as schools, police, local government, courts, social services, health care, treatment facilities, faith, people in recovery, and local prevention councils to participate.

We ask that you please join us in our efforts to address the opioid addiction and opioid related death crisis in our communities.

**Town of Enfield**  
**Town Manager's Office**  
820 Enfield Street  
Enfield, Connecticut 06082

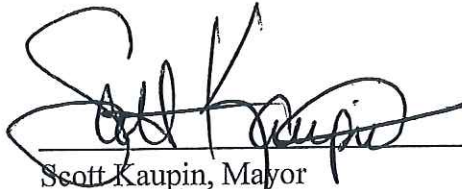
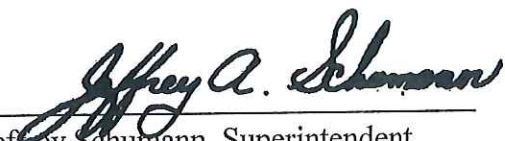

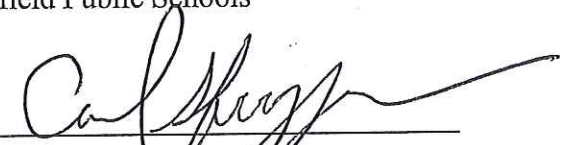

Telephone (860) 253-6350  
Fax (860) 253-6310  
[www.enfield-ct.gov](http://www.enfield-ct.gov)

The first North Central Opioid Addiction Task Force Meeting:

**Tuesday March 8<sup>th</sup>, 10 a.m. -12 noon, Enfield Town Hall Council Chambers**

Please contact Colleen Sullivan at 860-253-6382 or [csullivan@enfield.org](mailto:csullivan@enfield.org) to RSVP or for additional questions. Thank you for your time and participation.

Sincerely,

  
\_\_\_\_\_  
Scott Kaupin, Mayor  
Town of Enfield  
\_\_\_\_\_  
Jeffrey Schumann, Superintendent  
Enfield Public Schools  
\_\_\_\_\_  
Lee Erdmann, Acting Town Manager  
Town of Enfield  
\_\_\_\_\_  
Carl Sferrazza, Chief of Police  
Enfield Police Department  
\_\_\_\_\_  
Pam Brown, Director  
Department of Social Services

**Robert Maynard**

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Attachment C

**From:** Linda Collins <ewhaed@gmail.com>  
**Sent:** Tuesday, February 16, 2016 11:53 AM  
**To:** Robert Maynard  
**Cc:** Jennifer Browne  
**Subject:** 7 acre parcel celebration

Good morning-

On Friday, March 11<sup>th</sup> at 6:00pm the Park Hill residents are having a casual celebration in recognition of acquiring the 7 acre parcel. The Board of Selectman are invited to join us for some refreshments and good company. No need to RSVP, just come and share the joy.

I understand that you have a Board of Selectman meeting tonight. I would so appreciate if you could pass this message on to the entire Board.

Thank you.

*Linda*

Linda Collins  
Executive Director  
East Windsor Housing Authority  
1A Park Hill, Broad Brook, CT 06016  
Phone: 860.623.8467  
Fax: 860.623.8554

East Windsor Charter Revision Commission  
February, 2016 to November 2017

Normal	Single
Review	Issue
Several	Express
Issues	??????

Proposed Milestone Dates (As of 2/10/2016)  
Consistant with State Statute Requirements

Tonight	2/16	
BOS approves members and Charges Charter Revision Commission	3/16	
CRC organization meeting	3/16	3/16
Review Charge of BOS	4/16	
First Public Hearing	5/16	4/16
Town Government Input	6/16	
Brainstorm CRC and Strawman	7/16	
Research, Atty resource	8/16	
Review and Follow up	9/16	
Refine list, Atty resource	10/16	
Atty Review	11/16	
Preliminary Draft, Atty Review	12/16	6/16
Refine Draft, Atty Review	1/17	
Draft Report	2/17	
CRC Second Public Hearing	3/17	
Submit Draft to Board of Selectman	4/17	7/16
BOS to Public Hearing (Within 45 days of receipt of draft)	5/17	8/16
BOS Recommends changes by 6/09/2017 (within 15 days of hearing)	6/17	
CRC has 45 days to petition voters if rejected by BOS	7/17	
Ballot to Secretary of State for approval relative to Statutes	8/17	8/16
Ballot to Printer	9/17	9/16
Absentee ballot Available October 6, 2017	10/17	10/16
Election Day	11/17	11/16

Part III - Questions on Ballot

<u>Question Number</u>	<u>Designation of Question (from ballot label)</u>	<u>Yes Votes</u>	<u>No Votes</u>
REFERENDUM	"SHALL THE TOWN OF ELLINGTON APPROPRIATE \$2,000,000 FOR ACQUISITION OF DEVELOPMENT RIGHTS WITH RESPECT TO AGRICULTURAL LANDS CONSTITUTING WORKING FARMS, AND AUTHORIZE THE ISSUE OF BONDS, NOTES AND OTHER OBLIGATIONS TO FINANCE THE PORTION OF THE APPROPRIATION NOT DEFRAIDED BY GRANTS?"	2,187	536
#1	SHALL THE PLANNING AND ZONING COMMISSION BE APPOINTED RATHER THAN BE ELECTED?	678	2,296
#2	SHALL THE ZONING BOARD OF APPEALS BE APPOINTED RATHER THAN BE ELECTED?	606	2,308
#3	SHALL THE PLANNING & ZONING COMMISSION CONSIST OF 7 REGULAR AND 2 ALTERNATE MEMBERS RATHER THAN THE PRESENT 6 REGULAR MEMBERS AND 3 ALTERNATE MEMBERS?	1,866	988
#4	SHALL THE ZONING BOARD OF APPEALS CONSIST OF 5 REGULAR AND 3 ALTERNATE MEMBERS RATHER THAN THE PRESENT 6 REGULAR MEMBERS AND 3 ALTERNATE MEMBERS?	1,578	1,250
#5	SHALL A SHARED SERVICES COMMISSION BE ESTABLISHED FOR THE PURPOSE OF RECOMMENDING AREAS WHERE THE SHARING OF SUPPORT SERVICES BETWEEN THE TOWN AND THE BOARD OF EDUCATION IS IN THE BEST INTEREST OF TOWN RESIDENTS BY INCREASING EFFICIENCY AND REDUCING COSTS?	2,278	547
#6	SHALL THE BOARD OF SELECTMAN ANNUALLY REVIEW AND MODIFY GOALS TO BE ACCOMPLISHED OVER THE NEXT FIVE YEARS?	1,968	241
	IF THE VOTE ON THE ANNUAL TOWN BUDGET IS ADJOURNED TO A REFERENDUM, SHALL ALL FURTHER VOTES ON THE ANNUAL TOWN BUDGET BE BY REFERENDUM EVERY OTHER WEEK UNTIL FINAL APPROVAL IS GIVEN?	3392	474

## Part III - Questions on Ballot

## CONTINUED

<u>Question Number</u>	<u>Designation of Question (from ballot label)</u>	<u>Yes Votes</u>	<u>No Votes</u>
#8	SHALL SPECIFIED FINANCIAL LIMITS BE INCREASED TO RECOGNIZE INFLATION?	1,606	1,232
#9	SHALL PURCHASES THAT EXCEED \$1,000,000 REQUIRE A REFERENDUM VOTE?	2,628	331
#10	MAY NON-ELECTORS BE APPOINTED TO AD HOC COMMITTEES?	1,518	1,251
#11	SHALL A SENIOR CENTER ENDOWMENT FUND COMMITTEE AND FLOOD AND EROSION CONTROL BOARD BE ESTABLISHED IN THE CHARTER?	1,779	1,053
#12	SHALL AN ETHICS COMMISSION BE ESTABLISHED IN THE CHARTER?	2,110	744
#13	SHALL SECTION 918 FIRE DEPARTMENT AND SECTION 920 AMBULANCE SERVICE BE REPEALED AND REPLACED WITH A NEW SECTION ENTITLED EMERGENCY SERVICES?	1,939	874
#14	SHALL THE BOARD OF SELECTMEN HAVE THE AUTHORITY TO REQUIRE SEPARATE VOTES ON THE TOWN'S OPERATING BUDGET AND THE TOWN'S EDUCATION BUDGET AFTER THE COMBINED BUDGET HAS FAILED TO BE ADOPTED AT LEAST ONCE?	2,223	1,068
#15	SHALL ALL GRANTS THAT HAVE THE POTENTIAL TO IMPOSE ANY FINANCIAL BURDEN ON THE TOWN BE APPROVED BY THE BOARD OF SELECTMEN AND THE BOARD OF FINANCE PRIOR TO ACCEPTANCE?	2,527	339
#16	SHALL TECHNICAL CHANGES BE MADE TO THE CHARTER TO COMPLY WITH STATE STATUTES AND COLLECTIVE BARGAINING AGREEMENTS AND TO CLARIFY AMBIGUITIES AND FORMAT?	2,400	346

## **Town of East Windsor Tax Incentives Program Guidelines for Substantial New Investment**

### **Purpose**

Whereas the State of Connecticut pursuant to certain provisions of Chapter 203 of the Connecticut General Statutes has authorized municipalities to grant certain tax incentives to specific types of business enterprises, and

Whereas the Town of East Windsor recognizes the need to provide a competitive business climate, and

Whereas the Economic Development Commission has recommended a tax incentive program to the Board of Selectmen,

Now Therefore the Board of Selectman hereby adopts the following guidelines.

### **Part One. Agricultural business enterprises eligible for consideration:**

- Dairy farm,
- Fruit orchard,
- Vegetable farm,
- Nursery farm,
- Farms employing nontraditional farming methods , including, but not limited to hydroponic farming,
- Tobacco farms

The Town may by an affirmative vote of the Board of Selectman enter into a written agreement to abate up to 50 percent of property taxes for a period up to 2 years for new investments provided the cost of improvements is not less than *five hundred thousand dollars*.

### **Recapture Provision**

The Town may include in any tax incentive agreement recapture provisions that provide for the recapture of the amount of the abated taxes in the event that:

- The business closes its East Windsor enterprise within the first five years
- Any other term of the agreement is not met

### **Part Two Non Agricultural business enterprises eligible for consideration.**

- Office use
- Retail use
- Manufacturing
- Warehouse, storage or distribution use

- Information technology

The Town may by an affirmative vote of the Board of Selectman enter into a written agreement fixing the assessment of real property and all new improvements thereon or therein

- a) Up to fifty percent reduction of assessment for a period up to 2 years provided the cost of new improvements is *not less than five hundred thousand dollars*,
- b) Up to fifty percent reduction for up to 5 years provided the cost of improvements is *not less than three million dollars*

#### **Recapture Provision**

The Town may include in any fixing the assessment recapture provisions that provide for the recapture of the amount of the taxes otherwise due in the event that:

- The business closes its East Windsor enterprise within the first five years
- Any other term of the agreement is not met

#### **Review Criteria**

In reviewing proposed agreements for tax incentives under Part One and Part Two above the Board of Selectman may consider the overall impact of the proposed project on the Town and the residents of the town including but not limited to the increase in job opportunities and potential growth in the Grand List.

4/1/2015



**Sec. 12-65b. Agreements between municipality and owner or lessee of real property or air space fixing the assessment of such property or air space.** (a) Any municipality may, by affirmative vote of its legislative body, enter into a written agreement with any party owning or proposing to acquire an interest in real property in such municipality, or with any party owning or proposing to acquire an interest in air space in such municipality, or with any party who is the lessee of, or who proposes to be the lessee of, air space in such municipality in such a manner that the air space leased or proposed to be leased shall be assessed to the lessee pursuant to section 12-64, fixing the assessment of the real property or air space which is the subject of the agreement, and all improvements thereon or therein and to be constructed thereon or therein, subject to the provisions of subsection (b) of this section, (1) for a period of not more than seven years, provided the cost of such improvements to be constructed is not less than three million dollars, (2) for a period of not more than two years, provided the cost of such improvements to be constructed is not less than five hundred thousand dollars, or (3) to the extent of not more than fifty per cent of such increased assessment, for a period of not more than three years, provided the cost of such improvements to be constructed is not less than twenty-five thousand dollars.

(b) The provisions of subsection (a) of this section shall only apply if the improvements are for at least one of the following: (1) Office use; (2) retail use; (3) permanent residential use; (4) transient residential use; (5) manufacturing use; (6) warehouse, storage or distribution use; (7) structured multilevel parking use necessary in connection with a mass transit system; (8) information technology; (9) recreation facilities; or (10) transportation facilities.

(1971, P.A. 471, S. 1, 2; P.A. 73-477; P.A. 75-575, S. 1, 2; P.A. 77-138, S. 1, 3; 77-586, S. 2, 3; P.A. 79-78, S. 1, 2; P.A. 82-414, S. 1, 2; P.A. 85-573, S. 1, 18; P.A. 90-219, S. 13; May Sp. Sess. P.A. 92-15, S. 4, 20; P.A. 94-157, S. 3, 4; P.A. 97-235, S. 1, 4; P.A. 98-207; P.A. 01-125, S. 1; P.A. 03-19, S. 25.)

**History:** P.A. 73-477 added words "an interest in" with reference to acquisition of real property and air space in Subsec. (a); P.A. 75-575 amended Subsec. (a) to include municipalities with population densities of 4,500 persons or more per square mile and those contracting with U.S. for grants of more than \$10,000,000 for redevelopment and urban renewal and amended Subsec. (b) to include improvements for manufacturing use and to change cost minimum from \$10,000,000 to \$5,000,000; P.A. 77-138 made provisions applicable to any municipality, deleting all restrictions based on population, population density or amount of federal grant and included in Subsec. (b) improvements for warehouse storage or distribution use; P.A. 77-586 reinstated restriction on applicability of provisions, limiting provisions to municipalities with population of at least 35,000; P.A. 79-78 deleted restriction imposed by P.A. 77-586 and changed cost minimum in Subsec. (b) from \$5,000,000 to \$3,000,000; P.A. 82-414 amended requirements in Subsec. (b) applicable to fixed assessment agreements to permit agreements if at least one, rather than two or more as was previously the case, of the types of improvements is satisfied; and increased list by adding multilevel parking facilities as an improvement, the proposed construction of which would allow such an agreement; P.A. 85-573 provided for agreements for not more than two years on improvements of not less than \$500,000, effective July 10, 1985, and applicable in any municipality to the assessment year commencing October 1, 1985, and thereafter; P.A. 90-219 amended Subsec. (b) to require that improvements for structured multilevel parking use be necessary in connection with a mass transit system; May Sp. Sess. P.A. 92-15 added Subsec. (a)(3) re improvements of not less than \$100,000, effective July 1, 1992, and applicable to assessment years of municipalities commencing on or after October 1, 1992; P.A. 94-157 added Subsec. (a)(4) to (7), inclusive, effective October 1, 1994, and applicable to assessment years commencing on or after that date; P.A. 97-235 added Subsec. (b)(viii) re improvements for information technology, effective June 24, 1997; P.A. 98-207 reorganized and relettered Subsec. (b) and added new Subdivs. (9) and (10) re recreation facilities and transportation facilities; P.A. 01-125 amended Subsec. (a) to reduce the threshold to qualify for abatement from \$100,000 to \$25,000 and change the amount of the abatement from 50% to not more than 50% in Subdiv.



**Sec. 12-81m. Municipal option to abate up to fifty per cent of property taxes of dairy farm, fruit orchard, vegetable, nursery, nontraditional or tobacco farm or commercial lobstering business operated on maritime heritage land.** A municipality may, by vote of its legislative body or, in a municipality where the legislative body is a town meeting, by vote of the board of selectmen, and by vote of its board of finance, abate up to fifty per cent of the property taxes of any of the following properties provided such property is maintained as a business: (1) Dairy farm, (2) fruit orchard, including a vineyard for the growing of grapes for wine, (3) vegetable farm, (4) nursery farm, (5) any farm which employs nontraditional farming methods, including, but not limited to, hydroponic farming, (6) tobacco farms, or (7) commercial lobstering businesses operated on maritime heritage land, as defined in section 12-107b. Such a municipality may also establish a recapture in the event of sale provided such recapture shall not exceed the original amount of taxes abated and may not go back further than ten years. For purposes of this section, the municipality may include in the abatement for such fruit orchard any building for seasonal residential use by workers in such orchard which is adjacent to the fruit orchard itself, but shall not include any residence of the person receiving such abatement.

(P.A. 90-270, S. 35, 38; May Sp. Sess. P.A. 92-17, S. 42, 59; P.A. 93-254, S. 1, 2; P.A. 94-201, S. 6, 7; P.A. 07-127, S. 13.)

History: P.A. 90-270, S. 35 effective June 8, 1990, and applicable to assessment years of municipalities commencing on or after October 1, 1990; May Sp. Sess. P.A. 92-17 included fruit orchards; P.A. 93-254 included vineyards used for growing wine grapes and permitted municipality to include seasonal residential buildings in the fruit orchard abatement, effective June 23, 1993; and applicable to assessment years of municipalities commencing on or after October 1, 1993; P.A. 94-201 added Subdivs. (3) to (6), inclusive, re vegetable farms, nursery farms, nontraditional farms and tobacco farmers, effective July 1, 1994 (Revisor's note: In Subdiv. (6) the word "farmers" was replaced editorially by the Revisors with "farms" for grammatical correctness and consistency); P.A. 07-127 added Subdiv. (7) re commercial lobstering business operated on maritime heritage land, effective July 1, 2007.



# Calamar Senior Community

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I write to express my concern regarding the recent East Windsor Public Schools Winter 2016 newsletter and the insert which included "A Message From N.E.W."

This is a publication which is possible by way of public funds and its purpose, I presume, is to inform and promote communication between East Windsor citizens and our school system. To this end the publication should be commended.

What troubles me is allowing N.E.W. or any other advocacy group, to utilize this publication for its own agenda. Regardless of whether you support or oppose N.E.W. (I for one am not in favor of a gun range near my residence) an advocacy group has no place in a publication which has as its sole purpose the fostering of the lines of communication between the public and our school system. Nor should any advocacy group be able to promote its agenda in a publication which is publicly funded by taxpayers dollars.

Certainly the inclusion of comments and information provided by our First Selectman can be supported and the BOE should be commended for allowing that information to be made part of the publication and our First Selectman commended for providing information and comment.

But where does one draw the line as to "others" who may seek to use the distribution of your publication for its own purposes. Is this a proper use of public funds? I suggest it is better not to have to draw a line at all but rather not allow any private interest advocacy group a platform in your future publications.

There may be some citizens and parents in your distribution list who do not support a particular advocacy group yet having the insert coupled with what our First Selectman is rightfully reporting to the citizens of East Windsor might suggest our Town is supporting that advocacy group. Whether that is true or not is secondary to the fact that there is an appearance that it is so.

I hope in the future a more thoughtful analysis is made as to who may or may not utilize your distribution list and publication for the advocacy of any position not directly related to the goals and purposes of the Board of Education for the betterment of all our East Windsor students.

## Selectmens report: February 16

On Thursday, February 11, I met with the tax assessor, treasurer, social services director, and tax collector to discuss the process by which we would implement the senior property tax release program, and how we would get the word out to people who may be eligible. There was discussion of doing a mailing to each household in town announcing the program, and I will be joining Cristin Formanek at the next Elderly Commission Meeting on the 22nd to discuss.

On Friday, February 12, Dale Nelson and I attended the open house at the Warehouse Point Fire District. It was a great event, and I truly commend them on the outreach that they're putting in to reach out to the district's residents.

Today I was very pleased to join Dick Sherman as he was confirmed by the executive and legislative nominations committee in the General Assembly for a seat on the Connecticut River Valley Flood Control Commission. Dick truly has a passion, and is a leader in our community, and I was very pleased to be able to join him as he secured legislative approval. Final confirmation could come as early as tomorrow

2/3 BOE budget meeting 600 PM  
Curriculum/Grants – Dr. Christine DeBarge – I was surprised by some of the requirements placed on the system such as translation services career cruising – middle school and high school on line classes  
Health Services – Wendy Gage – service and level budget request  
BBES – Laura Foxx – Roger Baker needs to respond to Equipment repair and contracts and Building Repairs (\$69,000, has been moved from the Middle school to BBES for a vestibule).  
EWMS – Kim Hellerich – Supplies Instructional request is \$24,430 (approximately 8,000 higher than present year – however several lines have been reduced) Need sports back at the Middle school (approx \$39,000).  
Summer School – BBES, Middle School and High School a total of 9 teachers and 6 paras.  
Special Education – Patrick Truden Public in house \$395,626, Private in state \$584,080 and Private out of state 296,700 – total placements \$1,482,069.35. Summer Autism Program \$54,169.30 and speech 3,015.00,  
The next meeting will be Feb 17<sup>th</sup> @ 600

2/4 BBFD – cancelled  
2/8 Budget – cancelled  
2/9 Housing Authority – it was an executive session – I did not attend  
2/10 Police Commission – I could not attend as I had BOE – this will be taken over by Robert Maynard and Steve Dearborn will go back to the WPCA meetings

2/10 Board of Education 730 PM  
School Report – EWSHS presented by Edward Keleher and Helen Thomas  
March 2<sup>nd</sup> is early release day - 9<sup>th</sup> graders will be taking the 9<sup>th</sup> grade PSAT. This will allow students the opportunity to learn about the new SAT format. 10<sup>th</sup> graders will be taking the Science CAPT assessment, and the 11<sup>th</sup> graders will be taking the SAT (required by the state – no cost to the student). This testing is grounded on problems in the real world. This is in alignment with core – college vs. career. Late bus transportation will be available. BB modular is behind schedule about 2 weeks. The Alliance Grant update the 2<sup>nd</sup> application has been approved. The date for the last application is 3/29 they will attempt the windows again (abatement would have to be paid by the town – not part of the grant). The flag pole needs to be repaired (led paint so it will have to be tented) and a light to shine on the flagpole and crosswalk. The Permanent Building Committee will oversee these grant projects. Money must be spent by July 2017. Strategic Plan is ahead of schedule – they meet 2 times a year for discussion. One meeting is Dr Kane's review. School trip to Costa Rica 3 chaperones and 13 participants will depart Feb 13<sup>th</sup> and return Feb 20<sup>th</sup> – this was approved by CIRMA. Another trip for the wrestling team will be from 3/29 to 4/4 to Virginia Beach, VA

2/11 BOS budget meeting at 600 PM

2/12 WHPFD open house

2/13 Abby's Helping Hand Winter Gala 500 PM to 1000 PM

This was a great event and raised money to assist others less fortunate.

2/16 East Windsor Housing Authority 700 PM

Per the packet I received - the quarterly report was received from the Resident Services coordinator for the 84 unit complex. This breaks down her duties as a percentage of her work days. P & L for 2016 has the rental income base rent is above budget and has a combined balance (savings & checking) \$174,002.00 and they are current on all liabilities and payables. A copy of the P & L is available along with the check reconciliation. It appears that I have upset the Tenants Association by stating that I thought all selectmen should have been invited to the meet and greet with Bob Maynard. My intention was to get to know the association as well - NOT to tell them how to run a meet and greet. I have sent a note to the Housing Authority and asked to be read tonight - that I apologize for the miscommunication. There was a mold issue and it has been addressed, the roofing contractor inspected the 84 units. Critical needs funding - replacing the Park Hill side walks qualifies (urgent or threatens the health and safety of the residents. Small cities grant application for fire alarms upgrade to all buildings, ADA compliant for 3 laundry rooms and apply for a new generator. One vacancy is scheduled for March 1<sup>st</sup>.

Regards,  
Dale Nelson