

**Town of Farmington, CT
Office of the Town Manager
Regular Town Council Meeting**

Date: June 8, 2021
(Council Members should call the Town Manager's Office if unable to attend.)

Time: 7:00 p.m.

Place: Town Hall – Council Chambers (Public Welcome)
To access the livestream: <https://us02web.zoom.us/j/82306594846>
Dial: +1 312 626 6799
Webinar ID: 823 0659 4846

Agenda

- A. Call to Order
- B. Pledge of Allegiance
- C. Presentations and Recognitions
 - 1. Stephen A. Flis Scholarship Recipient - Angela Sadlowski
 - 2. Girl Scout Gold Award Proclamation – Olivia Roberts
 - 3. Girl Scout Gold Award Proclamation – Rose Raeburn
 - 4. Girl Scout Gold Award Proclamation – Sydney Mangham
 - 5. Eagle Scout Proclamation - Jack Douglas
 - 6. Eagle Scout Proclamation - Thomas Douglas
 - 7. Juneteenth Proclamation
 - 8. FHS Graduate Proclamation
 - 9. Presentation from Town Planner, Kathryn Kramer (**Attachment**)
- D. Public Hearing
 - 1. To amend the Farmington Town Code, Chapter 176, "Taxation".
- E. New Items
- F. Public Comments
- G. Reading of the Minutes
 - 1. May 11, 2021 Regular Town Council Meeting
- H. Reading of Communications and Written Appeals
 - 1. Correspondence from Kathy Blonski to Farmington Legislators
- I. Report of the Committees
 - 1. Land Acquisition Committee
 - 2. Green Efforts Committee

3. Farmington High School Building Committee
4. Elderly Tax Relief
5. Racial Equality Taskforce

J. Report of the Council Chair and Liaisons

1. Chair
2. Board of Education Liaison
3. Economic Development Commission Liaison
4. Farmington Historic District Commission
5. Housing Authority
6. Human Relations Commission
7. Library Board
8. Town Plan and Zoning Liaison
9. Unionville Historic District Commission
10. Unionville Village Improvement Association Liaison
11. Water Pollution Control Authority
12. Other Liaisons

K. Report of the Town Manager — None

L. Appointments

1. Green Efforts Commission (Barnes)
2. Human Relations Commission (Higgins)
3. Human Relations Commission (Mambrino)
4. Lower Farmington River and Salmon Brook Wild & Scenic Management Plan (LFSWS) (Schlegel)
5. Plainville Area Cable TV Advisory Council (Bernier)
6. Plainville Area Cable TV Advisory Council (Parlow)
7. Retirement Board (Allen)

M. Old Business

N. New Business

1. To approve the Town Council meeting schedule for 2022 and to set the date of the Annual Town Meeting.
2. To move that Article IV "Property Tax Relief for Elderly Homeowners (Local Option)" of Chapter 176 "Taxation" of the Farmington Town Code be amended.
3. To move that Article V "Property Tax Relief for Volunteer Firefighters" of Chapter 176 "Taxation" of the Farmington Town Code
4. To approve a resolution authorizing the Town Manager to file and execute an application for State financial assistance with the State of Connecticut Department of Housing for an Affordable Housing Planning Grant.

5. That the two Joint Stock Corporation books be transferred to the custody of the Farmington Room of the Farmington Public Library.
 6. To authorize the Town Manager to sign a Memorandum of Understanding between the Town of Farmington and the Farmington Fraternal Order of Police, Local #331 extending the contract due to expire on June 30, 2021.
 7. To authorize the Town Manager to sign a Memorandum of Understanding between the Town of Farmington and the International Association of Firefighters, Local #3103 extending the contract due to expire on June 30, 2021.
 8. To update the 2020-2022 Town Council Strategic Plan.
 9. To set a public hearing on July 13, 2021 at 7:00 p.m. in the Town Hall Council Chambers to accept the Study Committee Report and amend Farmington Town Code Chapter 111 "Historic Areas" for the purpose of adding two properties to the Lovely-Main Historic District and one historic property under the jurisdiction of the Unionville Historic District and Properties Commission.
 10. To set a public hearing on July 13, 2021 at 7:05 p.m. in the Town Hall Council Chambers to accept the Study Committee Report and amend the Farmington Town Code Chapter 111 "Historic Areas" for the purpose of adding three historic properties under the jurisdiction of the Farmington Historic District Commission.
 11. To approve a contract in the amount of \$84,551.15 to Security 101-Advanced Security Integration, LLC. of Southington for a Town Hall Card Access System, under Connecticut State Contract 17PSX0002.
 12. To approve property tax refunds.
- O. Executive Session
1. Land Acquisition
 2. Pending Litigation
- P. Adjournment

RESOLUTION OF COMMENDATION

WHEREAS, the Stephen A. Flis Scholarship was established in 1985 and dedicated to Stephen A. Flis, who served as Town Manager of the Town of Farmington from 1955 to 1985, and

WHEREAS, the scholarship was established for Farmington residents seeking a college degree in Public Administration and/or Public Service, and

WHEREAS, Angela Sadlowski of Farmington submitted her application to the Stephen A. Flis Scholarship Committee, and

WHEREAS, the Stephen A. Flis Scholarship Committee unanimously chose Angela Sadlowski's application and has approved a scholarship award of \$500.00, and

WHEREAS, Angela Sadlowski volunteered for various organizations including Bristol Hospital, Educated Canines Assisting Disabilities, and Nursing Homes and Seniors Centers across Connecticut, and

WHEREAS, Angela Sadlowski raised thousands of dollars for Veterans through founding the Veterans Club at Farmington High School, and

WHEREAS, Angela Sadlowski will be attending Johns Hopkins University where she will study Biomedical Engineering, with the goal of pursuing medical school after completing her Bachelor's Degree, and continuing to serve the public through becoming a military doctor.

NOW, THEREFORE BE IT RESOLVED, that the Farmington Town Council commends Angela Sadlowski on her scholarship award and hereby encourages her continued success with her future studies.

Dated at Farmington, Connecticut this 8th day of June 2021.

C.J. Thomas
Farmington Town Council Chair

PROCLAMATION

WHEREAS, the Girl Scouts of America help train the youth of our community with skills which serve them well in the future, and

WHEREAS, many of our youth participate in activities of the Girl Scouts of America which benefit our community, and

WHEREAS, one of the crowning achievements of Girl Scouting is the attainment of the Girl Scout Gold Award, and

WHEREAS, Olivia Roberts, from the Girl Scouts of Connecticut Council, recently completed the requirements for the 2021 Girl Scout Gold Award, and

WHEREAS, Olivia Roberts's "Movements in Faith" project worked to create an inclusive music and faith-based program for individuals and groups with special needs and their families. Her project was not founded in a certain religion; participants only needed a positive attitude and an open mind, and

WHEREAS, Olivia raised money to purchase a variety of instruments for people that struggle with loud sounds could play and hear, organized games and purchased the items needed for them, working for months to put everything together, and

WHEREAS, Olivia Roberts is a Girl Scout who volunteers with Special Olympics, is an elementary school tutor, is part of the St. James Parish Youth Group, the Dominican Development Group Missions to the Dominican Republic and an avid reader, and

WHEREAS, as a result of Olivia Roberts's work, this program gives an opportunity for people with special needs to meet new friends and worship in a comfortable, safe environment.

NOW, THEREFORE, BE IT RESOLVED, that on behalf of the Farmington Town Council, I hereby extend to Girl Scout 2021 Gold Award recipient, Olivia Roberts, our best wishes and we hereby proclaim June 9, 2021 as Olivia Roberts Day in Farmington.

DATED AT FARMINGTON, CONNECTICUT this 8th day of June 2021.

C.J. Thomas
Chair, Farmington Town Council

PROCLAMATION

WHEREAS, the Girl Scouts of America help train the youth of our community with skills which serve them well in the future, and

WHEREAS, many of our youth participate in activities of the Girl Scouts of America which benefit our community, and

WHEREAS, one of the crowning achievements of Girl Scouting is the attainment of the Girl Scout Gold Award, and

WHEREAS, Rose Raeburn, from the Girl Scouts of Connecticut Council, recently completed the requirements for the 2021 Girl Scout Gold Award, and

WHEREAS, Rose Raeburn's "Rescues Need You!" project worked to educate the citizens of Farmington and Farmington students about animal rescues, in particular highlighting the myths versus facts of animal rescues, and

WHEREAS, Rose Raeburn's project has raised awareness of the importance of adopting a rescue animal rather than purchasing an animal through a breeder, and

WHEREAS, amidst the COVID-19 pandemic, Rose Raeburn held a number of virtual calls with schools in the area to educate children and adults about animal rescues, and she has written educational articles that have been published in local newspapers, and

WHEREAS, in addition to her work helping rescue animals, Rose Raeburn volunteers at the Food Pantry, works as a camp counselor, is on the Event Leadership Team of Farmington Valley Relay for Life, coaches an under-six Soccer Team, participates in Soccer and Track and Field, and

WHEREAS, as a result of Rose Raeburn's work, the lives of the people and animals of Farmington will be enriched and enhanced.

NOW, THEREFORE, BE IT RESOLVED, that on behalf of the Farmington Town Council, I hereby extend to Girl Scout 2021 Gold Award recipient, Rose Raeburn, our best wishes and we hereby proclaim June 10, 2021 as Rose Raeburn Day in Farmington.

DATED AT FARMINGTON, CONNECTICUT this 8th day of June 2021.

C.J. Thomas, Chair
Farmington Town Council

PROCLAMATION

WHEREAS, the Girl Scouts of America help train the youth of our community with skills which serve them well in the future, and

WHEREAS, many of our youth participate in activities of the Girl Scouts of America which benefit our community, and

WHEREAS, one of the crowning achievements of Girl Scouting is the attainment of the Girl Scout Gold Award, and

WHEREAS, Sydney Mangham, from the Girl Scouts of Connecticut Council, recently completed the requirements for the 2021 Girl Scout Gold Award, and

WHEREAS, Sydney Mangham's "Screen Time and Vision Health" project worked to understand the cause of children being prescribed glasses at younger ages and how technology is contributing to the issue, and

WHEREAS, Sydney Mangham worked with her optometrist to create a presentation and pamphlet for teachers and nurses that detailed the affects that large amounts of screen time can cause and included tips on how to minimize these effects, and

WHEREAS, in the midst of the COVID-19 Pandemic, Sydney gave her presentation to teachers at an elementary school and through virtual calls to the nurses of three different school districts, and

WHEREAS, in addition to her work with the Girl Scouts, Sydney Mangham volunteers at the Farmington Food Pantry, is a part of the Relay for Life Executive Leadership Team, is a member of the Premier Club Soccer, plays the violin and enjoys CrossFit, and

WHEREAS, as a result of Sydney Mangham's work, the eyesight of the children of Farmington will be cared for.

NOW, THEREFORE, BE IT RESOLVED, that on behalf of the Farmington Town Council, I hereby extend to Girl Scout 2021 Gold Award recipient, Sydney Mangham, our best wishes and we hereby proclaim June 11, 2021 as Sydney Mangham Day in Farmington.

DATED AT FARMINGTON, CONNECTICUT this 8th day of June 2021.

C.J. Thomas, Chair
Farmington Town Council

PROCLAMATION

WHEREAS, the Scouts BSA helps train the youth of our community with skills which serve them well in the future, and

WHEREAS, many of our youth participate in activities of the Scouts BSA which benefit our community, and

WHEREAS, one of the crowning achievements of Scouting is the attainment of the rank of Eagle Scout, and

WHEREAS, Jack Douglas from Troop 170 Scouts BSA recently completed the requirements for Eagle Scout, and

WHEREAS, Jack Douglas's project involved restoring and re-routing the trail behind West District Elementary School and refurbishing the trailhead sign.

WHEREAS, Jack Douglas worked for many hours restoring the trail, and his work will benefit the Kindergarten Forest School Program and people of Farmington.

WHEREAS, Jack Douglas has demonstrated leadership and academic success as part of Troop 170 Boy Scouts of America, and

WHEREAS, Jack Douglas attends Farmington High School in Farmington, and enjoys hiking, running and Outdoor Learning, and

WHEREAS, as a result of Jack Douglas's work, the lives of the people of Farmington will be enriched and enhanced.

NOW, THEREFORE, BE IT RESOLVED, that on behalf of the Farmington Town Council, we hereby extend Jack Douglas our best wishes and we hereby proclaim June 12, 2021 as Jack Douglas Day in Farmington, Connecticut.

DATED AT FARMINGTON, CONNECTICUT this 8th day of June 2021.

C.J. Thomas, Chair
Farmington Town Council

PROCLAMATION

WHEREAS, the Scouts BSA helps train the youth of our community with skills which serve them well in the future, and

WHEREAS, many of our youth participate in activities of the Scouts BSA which benefit our community, and

WHEREAS, one of the crowning achievements of Scouting is the attainment of the rank of Eagle Scout, and

WHEREAS, Thomas Douglas from Troop 170 Scouts BSA recently completed the requirements for Eagle Scout, and

WHEREAS, Thomas Douglas's project involved designing and constructing a bird blind at West District Elementary School. Thomas researched designs and raised money for the construction materials to construct the bird blind. The bird blind is located at West District Elementary School for the enjoyment of students and the public walking on the path, and

WHEREAS, Thomas Douglas has demonstrated leadership and academic success as part of Troop 170 Boy Scouts of America, and

WHEREAS, Thomas Douglas attends Farmington High School in Farmington, and enjoys hiking and backpacking the Appalachian Trail, and

WHEREAS, as a result of Thomas Douglas's work, the lives of the people of Farmington will be enriched and enhanced.

NOW, THEREFORE, BE IT RESOLVED, that on behalf of the Farmington Town Council, we hereby extend Thomas Douglas our best wishes and we hereby proclaim June 13, 2021 as Thomas Douglas Day in Farmington, Connecticut.

DATED AT FARMINGTON, CONNECTICUT this 8th day of June 2021.

C.J. Thomas, Chair
Farmington Town Council

PROCLAMATION

WHEREAS, President Abraham Lincoln signed the Emancipation Proclamation on January 1, 1863, declaring the slaves in Confederate territory free, paving the way for the passing of the 13th Amendment which formally abolished slavery in the United States of America, and

WHEREAS, Word about the signing of the Emancipation Proclamation was delayed some two and one half years, to June 19, 1865, in reaching authorities and African-Americans in the South and Southwestern United States, and

WHEREAS, On January 31, 1865, Congress passed the Thirteenth Amendment to the United States Constitution, abolishing slavery throughout the United States and its territories, and

WHEREAS, Spontaneous celebration erupted throughout the country when African Americans learned of their freedom, and

WHEREAS, Juneteenth, or June 19, 1865, is considered the date when the last slaves in America were freed when General Gordon Granger rode into Galveston, Texas, and issued General Order No. 3, almost two and one-half years after President Lincoln issued the Emancipation Proclamation, and

WHEREAS, Juneteenth, also known as “Juneteenth Independence Day,” “Emancipation Day,” “Emancipation Celebration,” and “Freedom Day,” is the oldest African American holiday observance in the United States, and

WHEREAS, Today, Juneteenth commemorates African American freedom and emphasizes education and achievement; it is a day, a week, and in some areas, a month marked with celebrations, guest speakers, picnics, and family gatherings; it is a time for reflection and rejoicing; it is a time for assessment, self-improvement, and planning for the future.

NOW, THEREFORE, BE IT RESOLVED, That the Farmington Town Council encourages the people of Farmington to join in celebrating Juneteenth as a day to honor and reflect on the significant role that African Americans have played in the history of the United States.

C.J. Thomas, Chair
Farmington Town Council

PROCLAMATION

WHEREAS the Farmington High School (FHS) class of 2021 has proven its strength, resilience, and determination in the face of unprecedented obstacles, and

WHEREAS, the FHS class of 2021 excelled in academic endeavors, such as earning the State of CT Seal of Biliteracy, National History Day awardees, overall excellence in Math, English, Social Studies, Science, Language, and Literacy, record circulation numbers in our school library, and

WHEREAS, these dedicated lifetime learners will attend a variety of universities and colleges, including the most prestigious, as well as trade schools, military enlistments, and will enter the workforce, and

WHEREAS, the FHS class of 2021 was outstanding in all areas of high school life with eighty-eight Connecticut Music All-Conference and thirty Connecticut All-State musician awards. There were over 150 members having engaged in athletics, 12 CCC Athletic Division Titles and 30 individual recognitions, 2 State Athletic Titles and 10 individual All-State recognitions, with Scholastic Art Awards including 2 Gold Keys, 1 Silver Key, and an Honorable Mention, following wellness ideals of good decision making, high character, and positive attitude, and

WHEREAS, the FHS class of 2021 showed community pride through: Fundraising over \$15,000 in multiple events, Volunteering countless of hours of time to improve the Town of Farmington and surrounding communities during a pandemic, volunteering with seniors, and mentoring students in our inter-district program bringing students together from different communities virtually, and in-person, and

WHEREAS, the FHS class of 2021 led the way for other high school students and educators in Connecticut on how to incorporate Social Justice into their school and community, while elevating the voice for the voiceless, and

WHEREAS, the FHS class of 2021 has served as a model for civic-minded contributions by: being recognized with three statewide Challenge to Education Citizenship Awards for Farmington Senior Citizen Musical Performances, the Farmington High School Peer Leaders Program, and the Farmington High School Social Justice Week, and

WHEREAS, the FHS class of 2021 has proven its ingenuity through: broadcasting the 9:05 news, livestreaming athletics, virtual play productions, outdoor concerts, drive in art shows, virtual world language senior showcase, and holding a senior prom and picnic, and

WHEREAS, We Believe and We Are All In This Together, as One School, One Community, One Us.

Now, Therefore, Be It Resolved that on behalf of The Farmington Town Council we recognize the FHS class of 2021 for all of these accomplishments and many more not mentioned and we hereby declare June 16th, 2021 as Farmington High School Graduation Day.

Dated at Farmington Connecticut, this 8th day of June 2021.

C.J. Thomas
Chair, Farmington Town Council



Town of Farmington

Affordable Housing Plan

Draft

May 28, 2021

Town of Farmington Town Plan and Zoning Commission

Affordable Housing Working Group Members

Kathryn Kramer, Town Planner

Kathryn Krajewski, Assistant Town Manager

Nancy Parent, Director of Community & Recreational Services

Rose Ponte, Economic Development Director

Shannon Rutherford, Assistant Town Planner

Consultant

SLR International Corporation



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Appendices

Appendix A: Survey Results

Appendix B: Housing Needs Assessment and Land Use and Zoning Review

Community Values Statement

Farmington will be recognized as a historic and progressive Town with an engaged citizenry committed to the betterment of the entire community. To that end, high quality services will be provided to a diverse population living and working in a balanced blend of open space, residential housing, and commercial properties supported by stable and equitable revenues.

Farmington embraces a diverse and inclusive housing stock that provides affordable homeownership opportunities, quality rental options, and housing choices for all household types, income levels, and life stages. A diverse and inclusive housing stock allows young people to live in the community where they grew up, allows residents to downsize within the community, and provides housing opportunities that strengthen Farmington's economic base. Farmington contains many unique neighborhoods ranging from rural areas with large lots and open space, to historic mixed-use villages, to vibrant commercial corridors. Future housing development should continue to align with the unique characteristics of each neighborhood, in accordance with the Plan of Conservation and Development.

Farmington is recognized as an economic leader in the Hartford region with its large employment base, low mill rate, and strong fiscal management. Property taxes make up a sizable share of housing costs within Connecticut. Understanding that its low mill rate helps maintain reasonable housing costs for all residents, Farmington will continue to focus on economic development and fiscal responsibility.

Finally, Farmington prides itself on its excellent quality of life for all residents, including its top-rated school system, quality town services, and access to open space, recreational, and cultural opportunities. A diverse housing stock will allow new residents to take advantage of all that Farmington has to offer and ensure that existing residents can continue to live in the community as they age.

Introduction

The Town of Farmington has developed an Affordable Housing Plan which identifies strategies - to grow the number of affordable housing units over the next five years in a manner that aligns with community values. This plan is intended to satisfy the statutory requirements under CGS Section 8-30j. Affordable Housing Plans must be updated every five years per state statute. Funding for this plan was made possible by a grant from the Connecticut Department of Housing.

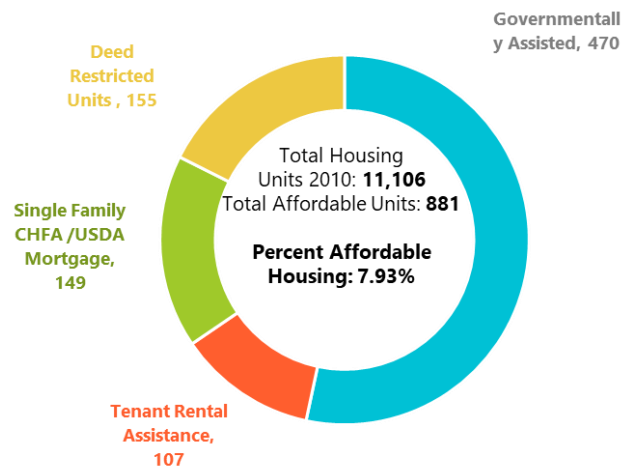
What is Affordable Housing?

The State defines Affordable Housing as housing that costs 30% or less of household income for households making less than 80% of state or Area Median Income (AMI), whichever is lower. As of 2020, a family of four making less than \$78,500 per year or an individual making less than \$54,950 per year could qualify for affordable housing in Farmington. Income limits are updated on an annual basis by the U.S. Department of Housing and Urban Development (HUD). According to data from the HUD, about 28% of Farmington households make less than 80% of area median income and may be eligible for affordable housing programs.

Affordable housing, as the State defines it, typically only includes protected units that are reserved for low-income households through deed restrictions or through governmental assistance programs such as housing vouchers or subsidized mortgages. According to 2020 data published by the Connecticut Department of Economic and Community Development (DECD), 881 units, or 7.93% of Farmington's total housing units were protected affordable units. Farmington also has many naturally occurring affordable housing units. While these units may be affordable to low-income households today, they may not be affordable in the future if rents or home sale prices increase.

A common myth around affordable housing is that it consists only of higher density apartments. This is not true. Affordable housing can be like any other type of housing and comes in many forms, shapes and sizes ranging from single-family homes to duplexes and from townhomes to apartments. It can be privately owned or rented. It can house seniors, families with children, single individuals, or persons with disabilities. It can also come in a range of architectural styles making it virtually indistinguishable from other housing types. While some affordable housing units are owned and managed by public entities, like the Farmington Housing Authority, most are privately owned and managed.

Affordable Housing Units in Farmington, by Type: 2020



Source: Department of Economic and Community Development, Affordable Housing Appeals List

Why is Affordable Housing Important?

Affordable housing provides many benefits to the community. Growing the number of affordable housing units would allow those with roots in the community to continue living here, regardless of their economic status. Affordable and diverse housing choices would allow young adults to move back to the community, in which they grew up. Seniors would be able to remain in the community after they retire and have opportunities to downsize, should they choose. Households that experience a loss of income due to economic circumstances, disability, divorce, or loss of a spouse, will not be displaced from the community, due to the inability to pay for housing. Workers in essential jobs such as teachers, grocery store workers, home health aides, childcare workers, restaurant workers, and first responders would have an opportunity to live where they work. Affordable housing can also support businesses by providing housing choices for entry level workers, medical residents, and lower wage workers at major employers such as UConn Health Center, Jackson Laboratory, and United Technologies.

Plan Development Process

The Affordable Housing Plan was developed over a six-month period and provided opportunities for community participation. A project website was launched to engage and educate residents on different types of affordable housing, share project updates, and solicit feedback through online surveys.

A community survey ran for three weeks in March 2021 and gathered input from 315 residents on community values and housing needs. The key findings of the survey were:

- Top community assets identified in the survey include its school system, low taxes, location, and access to open space and natural resources.
- Survey respondents frequently cited that Farmington has too few housing choices for young adults, low-income households, and individuals living alone.
- Two-thirds of respondents also shared potential benefits of increasing housing diversity, including having a more diverse population, the ability to attract new and retain existing residents, and to support local businesses.

Full survey results can be found in *Appendix A*.

A public workshop was held on March 30, 2021 which presented the needs assessment, community survey results, and case studies and potential strategies. Participants were asked to provide to input on potential strategies. Those who were unable to attend the workshop were able to participate in the workshop exercises through the project website. Participants showed the support for a range of strategies, including inclusionary zoning for new multi-family developments with a fee-in-lieu option, expansion of the cooperative homeownership program, and reducing restrictions on accessory dwelling units.

Affordable Housing in Farmington

As of 2020, 881 units, or 7.93% of Farmington's total housing units are protected affordable units. This includes 470 governmentally assisted units, 107 units receiving tenant rental assistance, 149 USDA or CHFA mortgages, and 155 deed restricted units. Farmington has a larger share of protected affordable units than its peer communities in the Farmington Valley.

Over the last 25 years, Farmington has added over 200 protected affordable housing units. Many of these units resulted from previous affordable housing initiatives such as the State's Housing Partnership Program and the Regional Housing Compact Pilot Program through the Capitol Region Council of Governments (CRCOG). The different types of affordable housing in Farmington today are described in the sections below.

Farmington Housing Authority

The Farmington Housing Authority owns and manages Maple Village, a 40-unit affordable housing development in Unionville serving elderly and disabled residents. The complex was built in 1975. There is currently a waiting list of 65 households, which equates to a 3 to 5 year waiting period.



Maple Village in Unionville serves elderly and disabled residents

Cooperative Homeownership Program

The Farmington Housing Authority administers a Cooperative Homeownership Program, which has created 35 deed restricted affordable ownership units over the last thirty years. Homes are constructed on town-owned lots and town continues to own the lot. Buyers pay mortgage for house only and, after four years, an annual fee to town for use of the land. Deed restrictions are placed on the property in exchange for financial assistance, and if the homeowner sells the home, it must be sold to another income-eligible household. Funds for this program are provided through the Cooperative Housing Trust Fund.



Heritage Glen is one of the many privately owned and managed affordable housing developments in Farmington

Housing Vouchers

Housing vouchers provide low-income households with a subsidy that is then used to pay rent in the private marketplace. Eligible households pay 30% of their income towards rent, while the housing voucher covers the remaining costs up to the rent limits set by the U.S. Department of

Housing and Urban Development (HUD). The Farmington Housing Authority administers 90 housing vouchers, although due to funding limitations only leases up about 84 units annually. There are currently 19 households on the waiting list, and it will be many years until all households on the waiting list can participate in the program. The waiting list is only opened every 15 years, underscoring the high demand for this program.

Private Affordable Housing

Most protected affordable housing units in Farmington are privately owned and managed, including but not limited to Snowberry Cobble, Hunters Ridge, Village at Yorkshire, and Heritage Glen. Most of these developments are mixed-income and contain a set aside of affordable units, mixed in with market rate units. While some of these units are protected permanently, others have 30- or 40-year deed restrictions that may expire in the coming years. According to the Partnership for Strong Communities, approximately 26% of governmentally assisted units are at risk of loss over the next five years due to expiring deed restrictions.



The Village at Yorkshire provides 90 units of affordable rental housing to eligible senior households

List of Affordable Housing Developments in Farmington

Development Name	Type	Ownership	Affordable Units
Heritage Glen	Rental	Private	31
Westwoods II	Rental	Private	34
Cornerstone Village	Ownership	Private	46
Hunters Ridge	Ownership	Private	20
The Village at Hunters Ridge	Rental	Private	51
Maple Village	Rental	Public	40
Village at Yorkshire	Rental	Private	90
Snowberry Cobble	Ownership	Private	89
Tunxis Apartments	Rental	Private	32
Forest Court Apartments	Rental	Private	36
Westmain Village	Ownership	Private	4
Westerleigh	Rental	Private	60
Cooperative Homeowner Program	Ownership	Public	35
Total			568

Source: Town of Farmington

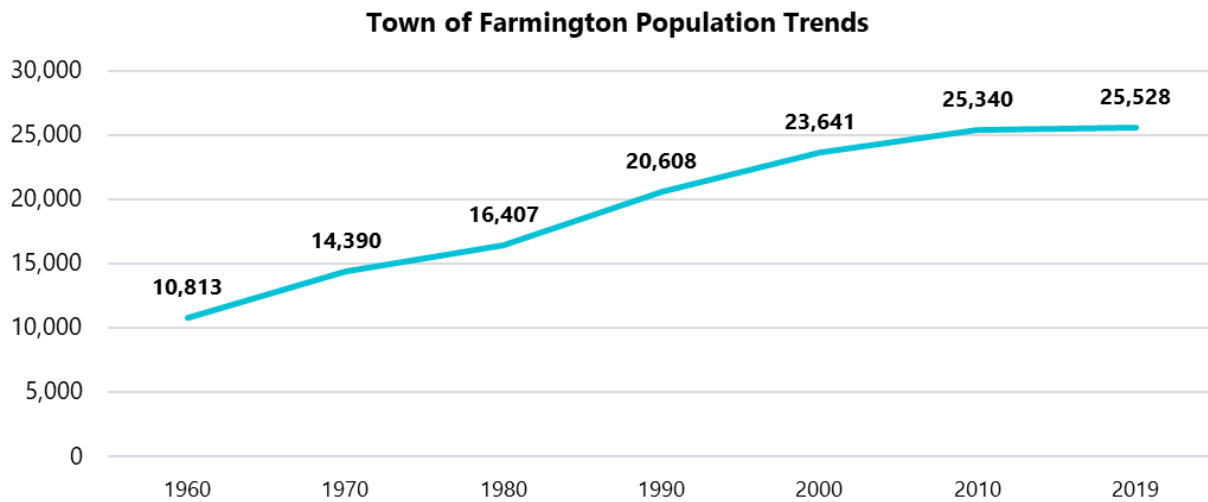
May differ slightly from DECD reported numbers

Housing Needs Assessment

This section presents a summary of the key findings from the Housing Needs Assessment. For the complete Housing Needs Assessment, please see *Appendix B*.

Demographics

- Farmington’s population has stabilized over the last ten years. Historically Farmington’s population growth has been tied to new housing construction. According to 5-year population projections developed by ESRI, Farmington’s population is projected to grow slowly through 2025.
- Farmington has seen a shift towards smaller households. As of 2019, over 60% of households are made up of one or two people. Comparatively, over 60% of Farmington’s housing units have 3 or 4 bedrooms, suggesting that the supply of smaller housing units has not kept up with demand.

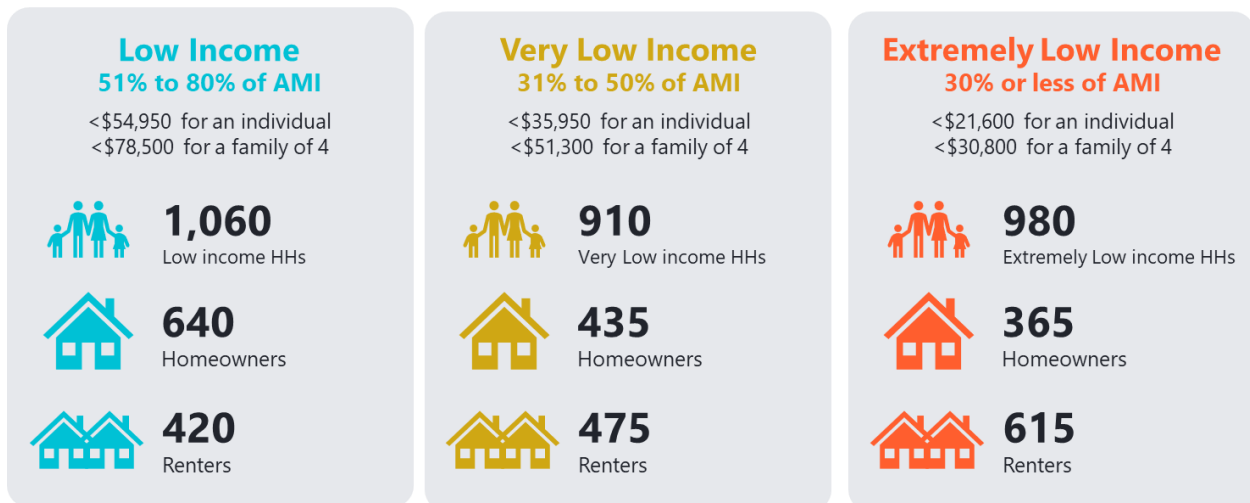


Source: U.S. Census Bureau 1960-2010, 2019 American Community Survey 5-Year Estimates

Housing Stock

- Farmington has a diverse housing stock, providing housing choices at a range of tenures, styles, sizes, and price points. However, Farmington lacks diversity at the most affordable price points.
- Like many communities, Farmington saw a strengthening home sale market in 2020. Rising sale prices may result in the loss of “naturally occurring” affordable housing units and price out low- and moderate-income homebuyers.
- Farmington has 2,950 households (28% of total) who make less than 80% of Area Median Income (AMI) and may qualify for affordable housing programs. This is about equally split between homeowners and renters.

How many Farmington Families Need Affordable Housing?



Source: U.S. Department of Housing and Urban Development (HUD) Income Limits for Farmington CT Comprehensive Housing Affordability Survey (CHAS): 2013-2017

- Cost burdened households spend greater than 30% of their income on housing and may have difficulty affording other necessities such as food, clothing, transportation, and medical care. About 30% of Farmington’s households are cost burdened. Seniors, young adults, renters, and low-income households making less 80% of AMI are disproportionately cost burdened compared to the total population.
- A housing gap analysis was performed comparing the supply of “naturally occurring” affordable housing to local demand. The Town has a significant number of “naturally occurring” affordable housing units for families making 80% of AMI. However, there is a shortage of units for smaller households and those making less than 50% of AMI.

- Demand exceeds supply for existing affordable housing programs. The Farmington Housing Authority (FHA) has a 3 to 5 year waiting list for Maple Village, which provides housing for senior and disabled residents. The waiting list for housing vouchers administered the FHA could be up to 7 years.
- The number of units accessible to persons with disabilities in the private marketplace is limited, putting great demand on Maple Village. Housing for disabled residents (both young disabled and elderly disabled) continues to be a need within the community with demand exceeding supply.

Land Use & Zoning Assessment

This section presents a summary of the key findings from the Planning and Zoning Review. For more details, please see *Appendix B*.

- The Town of Farmington Zoning Regulations permit a range of housing types and densities. However, new duplex, 3-4 family dwellings, and multi-family dwellings would require either a zoning map change or special permit approval.
- Farmington contains two inclusionary zones with affordable housing set-aside requirements. The Affordable Housing Zone requires 40% of units to be set-aside as affordable. This zone is currently used for the Snowberry Cobble and Cornerstone at Farmington developments. The Housing Opportunity District is located in the UConn Health Center neighborhood and is currently used for the Village at Yorkshire development.
- There is no vacant land available within the two inclusionary zones. Future developments using these zoning approaches would require a zoning map change.
- Accessory dwelling units (ADUs) are currently permitted in the Zoning Regulations. However, requirements are very strict. Only attached ADUs are allowed and the occupant must either be a relative of the homeowner or employed by the household.
- The Plan of Conservation and Development supports a range of housing densities. The Plan recommends that higher intensity housing be clustered along arterial roadways to avoid sprawl in lower density neighborhoods.

Infrastructure Assessment

- Sanitary Sewer and water service are available in many neighborhoods including Unionville, Farmington Center, the UConn Health Center Neighborhood, the Route 4 corridor, and Route 6 corridor.
- CTtransit provides bus service to the Farmington Avenue (Route 4) corridor, Unionville, the UConn Health Center neighborhood, West Farms Mall, and the Plainville Avenue (Route 177) corridor.

Objectives and Strategies

Note that some strategies within this section may change pending the outcome of the 2021 legislative session.

1. Continue Affordable Housing Programs through the Farmington Housing Authority

The Farmington Housing Authority will continue to lead the Town's affordable housing efforts by managing and maintaining its existing affordable housing units in a state of good repair, administering housing vouchers, and promoting affordable ownership opportunities through the Cooperative Homeownership Program.

1.1 **Continue Current Programs and Explore Opportunities for Expansion** – The Farmington Housing Authority should continue oversight and administration of its affordable housing programs including owning and operating the Maple Village senior and disabled housing development, overseeing the Cooperative Homeownership Program, and administering housing vouchers. The Town should continue these programs while exploring a range of funding sources to support program expansion including: federal and state grants, public-private partnerships, and the use of an expanded Housing Trust Fund (see Strategy 4.2).

2. Evaluate ways to increase capacity to further Affordable Housing

The recommendations of this Plan represent a starting point for potential future changes to Town Ordinances and Zoning Regulations. Establishing a committee to oversee the recommendations of this Plan and conducting regular training for staff and land use boards can help the Town make progress towards its goals.

2.1 **Reactivate the Housing Committee** – Chapter 31 of the Town of Farmington Code establishes the Farmington Housing Partnership with the purpose of increasing the supply and availability of affordable housing in the Town. This committee has been inactive for some time and should be reactivated to guide future affordable housing efforts. The Town should review the current Farmington Housing Partnership Ordinance and update the ordinance as necessary to ensure that the Partnership's purpose and membership align with current affordable housing objectives. It is recommended that this committee be comprised of members of the Housing Authority Board, town staff, and members of local non-profit housing or community development organizations.

2.2 **Schedule Regular Housing Committee Meetings to track Plan Implementation** – Members of the Farmington Housing Partnership or other Housing Committee should meet quarterly to discuss the implementation of the Affordable Housing Plan and to provide guidance to Town Council and land use boards.

2.3 **Maintain adequate staffing and skill sets to administer affordable housing programs** – The initiatives in this Plan may require additional administration and oversight. The Town should evaluate its staffing to ensure that it has the staffing levels,

skill sets, and access to training programs to properly oversee and administer the affordable housing initiatives outlined in this Plan.

2.4 Provide Affordable Housing Training to staff and members of land use boards

State statutes pertaining to affordable housing are likely to change over the coming years. In partnership with the UConn Center for Land Use Education and Research (CLEAR), the Connecticut Chapter or the American Planning Association (CCAPA), or the Partnership for Strong Communities, Farmington should provide annual training to staff and members of land use boards and commissions will ensure that they are educated on statutory requirements and understand affordable housing best practices.

3. Reduce restrictions to the Town's Accessory Dwelling Unit (ADU) Regulations

Farmington's current Accessory Dwelling Unit (ADU) regulations are restrictive, limiting their use as an effective affordable housing tool. Many restrictions should be reassessed or removed, although reasonable restrictions should be maintained to ensure health and safety standards and to minimize impacts to neighboring properties.

3.1 **Eliminate rental restrictions on ADUs** – currently only a family member or a person employed by the homeowner can live within an ADU in Farmington. Section 21.B.2 of the Zoning Regulations should be modified to eliminate this restriction. The Town should maintain owner-occupancy requirements for the principal dwelling, or ADU.

3.2 **Allow detached ADUs** – currently ADUs are only permitted within the principal dwelling. The definition of Accessory Apartments in Section 21.A should be modified to allow both attached and detached units. Section 21.B should be modified to create separate standards for attached and detached ADUs. Detached ADUs should maintain the same setback requirements as the principal structure to ensure adequate buffers from surrounding properties.

3.3 **Review ADU Standards** – conduct a review of Section 21 of the zoning regulations and modify the ADU size, parking, and configuration standards as necessary. This task should be conducted after the 2021 legislative session to ensure that ADU standards align with any new statutory requirements.

4. Explore Inclusionary Zoning approaches for Multi-Family Developments

Inclusionary zoning requires or incentivizes a set-aside of affordable units as part of future developments. Affordable units would be deed restricted and reserved for households making less than 80% of Area Median Income. The Town currently has two zones with inclusionary requirements. However, there is no vacant land within those zones, and future projects would rely on the zone change process. It is recommended that the Town focus its initial efforts on inclusionary zoning for all multi-family developments over five units and

require a set-aside requirement of at least 12% of units as affordable. Additional outreach with stakeholders will help inform future zoning approaches to inclusionary zoning.

4.1 **Host a developer panel to inform Inclusionary Zoning discussions** – it is important that inclusionary zoning regulations are achievable in the private development marketplace while also meeting the Town’s objectives. If regulations are too stringent, it may stifle new development. If regulations are too lax, then the Town may not achieve meaningful progress towards its affordable housing goals. The Town should host a developer panel attended by staff, elected officials, as well as local housing developers, realtors, major employers, and not-for-profit housing organizations. This panel should discuss the following:

- The Town’s affordable housing goals
- Market conditions for different unit types and price points
- Zoning and approval process
- Incentive vs. prescriptive (requirement) approaches to inclusionary zoning
- Set-aside percentages
- Use of fees-in-lieu

The results of the developer panel will ensure that the Town Plan and Zoning Commission has a balanced perspective that can inform future changes to the Zoning Regulations.

4.2 **Adopt Inclusionary Zoning provisions** – following the developer panel, the Town Plan and Zoning Commission should adopt an Inclusionary Zoning regulation for multi-family developments of five units or more. The zoning approach and set-aside percentages should be informed by the developer panel as described in Strategy 4.1.

4.3 **Create greater flexibility for Housing Trust Fund distributions**– Chapter 12 the Town Code establishes a Cooperative Housing Trust Fund that supports the Cooperative Homeownership Program. The Trust is funded through land lease payments from program participants, and historically, through the Town budget. The Town could play a greater role in affordable housing unit creation if the revenues into the fund were increased using inclusionary zoning and a fee-in-lieu (see Strategy 4.4). Should revenue into the trust be increased, the Town should modify Chapter 12 of the Town Code to allow these funds to be used for additional priorities:

- Housing repair and rehabilitation projects for eligible low-income homeowners.
- Provide funding support for the creation of additional affordable housing units for senior or disabled households.

4.4 **Provide a revenue stream to support the Housing Trust Fund using fees-in-lieu** – Should the Town adopt Inclusionary Zoning regulations, a fee-in-lieu of option could

provide a revenue stream for the Housing Trust Fund. Developers who do not meet inclusionary zoning requirements would have the option to pay a fee into the Housing Trust Fund in-lieu of building affordable units, or in exchange for a density bonus. These funds could then be used to expand the Cooperative Homeownership Program, or fund other affordable housing initiatives (see Strategy 4.2).

5. Reduce Restrictions for Multi-Family Development

Due to the lack of vacant land in existing multi-family zones, most multi-family development in Farmington will require a zone change and a special permit approval, adding additional costs and uncertainty to projects. The Town should establish a less restrictive zoning process for multi-family developments that meet the Town's affordable housing goals while providing greater clarity on desired design characteristics.

5.1 **Modify the zoning regulations to permit mixed-income housing subject to site plan approval** – Currently, all multi-family housing developments in Farmington are subject to special permit approval. The Town should modify the zoning regulations for the RDM and Special Innovation Zones to allow mixed-income multi-family developments that meet the Town's Inclusionary Zoning requirements (see Objective 4) to move forward under a less arduous zoning permit approval process.

5.2 **Reduce Minimum Parking Requirements for Multi-Family Housing Units** – the minimum parking requirements for two, three, and four family homes are two spaces per unit, and 2.3 spaces per unit for multi-family units in the RDM zone. These requirements do not take the size of the unit into consideration. The Zoning Regulations should be modified to reduce the minimum parking requirements for smaller housing units. It is recommended that the minimum requirements be lowered to 1 parking space for a one-bedroom unit and 2 parking spaces for two or more-bedroom units.

5.3 **Add Universal Design Provisions to the**

Zoning Regulations – Universal design techniques such as providing single-story housing units (or elevators), wheelchair accessible doorways, and grab bars in restrooms ensure that seniors and disabled residents have adequate and accessible housing options. For multi-family developments with more than five units, the zoning regulations should be modified to either require or incentivize the creation of accessible units. Farmington could pursue either a prescriptive or an incentive-based approach. A prescriptive approach could require at least 10% of units meet universal design standards. An incentive-based approach could provide a density bonus for developments where at least 10% of units meet universal design standards.

5.4 **Provide greater clarity on desired architectural design characteristics for multi-family development** – in exchange reducing restrictions on multi-family housing in the RDM and Special Innovation Zones, the Town Plan and Zoning Commission should strengthen architectural and site design standards to ensure consistent architectural and site design.

The regulations should contain specific information on building massing, roof types, cladding materials, colors, lighting, landscape elements, and site design.

Universal Design

Universal design (UD) promotes accessibility, safety, flexibility, functionality, simplicity, and comfort without compromising the aesthetics of space. One of the key concepts of UD is visitability, meaning that all housing meets minimum levels of accessibility to enable persons with disabilities to visit and navigate other people's houses freely and without barriers. The basic requirements for visitability include zero-step entries, wide doorways, and at least a half-bath on the first floor. An additional benefit is that these design features make homes more livable for both residents and visitors, as well as persons with perceived disabilities, at little or no extra cost.



May 20, 2021

Senator Derek Slap
Legislative Office Building
300 Capitol Avenue, Room 1000
Hartford, CT 06106

Representative Mike Demicco
Legislative Office Building
300 Capitol Avenue, Room 320
Hartford, CT 06106

Senator Rick Lopes
Legislative Office Building
300 Capitol Avenue,
Hartford, CT 06106

Representative Tammy Exum
Legislative Office Building
300 Capitol Avenue, Room 4014
Hartford, CT 06106

RE: SB 908 Access to Certain Public Employees by the Exclusive Bargaining Representative of a Public Employer Bargaining Unit

Dear Senator Slap, Senator Lopes, Representative Exum and Representative Demicco:

I am writing to alert you to the Town of Farmington's opposition to SB 908. Overall, we feel that this bill damages the municipal employee/employer relationship and unnecessarily circumvents collective bargaining. The Town of Farmington and many other Connecticut municipalities oppose this bill due to the following concerns or potential outcomes:

- Would fundamentally shift local public-sector labor relations responsibilities away from municipal management, putting an unnecessary block between municipal employers and public employees.
- Places administrative burdens on municipalities such as delaying the hiring process by 10 days, which can lead to gaps in employment and hinder the onboarding process. The bill also mandates that bargaining unit members have virtually unrestricted access to government facilities to conduct meetings with new employees.
- Would mandate that municipalities provide information such as the employee's home address without their consent.
- Municipal employees exempt from providing home addresses through FOI, such as domestic violence victims and police officers, will have their home addresses forwarded to a third party exposing them to potential harm through data breaches outside of the municipal employer's control. In direct conflict with current law that aims to protect these vulnerable employees.
- Delegates certain payroll functions to the union such as dues paid to public employee unions and allow the union to withhold information from municipal employers concerning these employee payroll deductions, which dramatically increases the chances of a dispute between the union and municipality.
- SB 908 is a solution looking for a problem. The unfunded mandates in this bill are unnecessary and infringe on the successful working order between municipalities and public sector employees.
- Many or all these changes can be made where decisions like this are traditionally made – in collective bargaining. This bill circumvents collective bargaining and is totally one-sided in its application.



THE TOWN OF FARMINGTON

INCORPORATED 1645



TOWN HALL
1 MONTEITH DRIVE
FARMINGTON, CONNECTICUT 06032-1053

INFORMATION ((860) 675-2300
FAX (860) 675-7140

Thank you for your hard work and I appreciate any assistance that you can provide the Town of Farmington concerning this issue.

Sincerely,

Kathleen A. Blonski
Farmington Town Manager

CC: Farmington Town Council

AN EQUAL OPPORTUNITY EMPLOYER



**LEGAL NOTICE
TOWN OF FARMINGTON
PUBLIC HEARING**

A Public Hearing will be held on June 8, 2021 at 7:05 p.m. in the Town Hall Council Chambers to amend the Farmington Town Code, Chapter 176, "Taxation".

To access the meeting:

<https://us02web.zoom.us/j/82306594846>

Dial: +1 312 626 6799

Webinar ID: 823 0659 4846

Dated at Farmington, Connecticut this 26th day of May 2021.

Kathleen A. Blonski
Town Manager

MOTION:

Agenda Item K

Report of the Town Manager— None

MOTION: Agenda Item L-1

That _____ be appointed to the Green Efforts Commission beginning immediately for an indefinite term. (Barnes)

MOTION: Agenda Item L-2

That _____ be appointed to the Human Relations Commission for a two-year term beginning July 1, 2021 and ending June 30, 2023. (Higgins)

MOTION: Agenda Item L-3

That _____ be appointed to the Human Relations Commission for a two-year term beginning July 1, 2021 and ending June 30, 2023. (Mambrino)

MOTION: Agenda Item L-4

That _____ be appointed to the Lower Farmington River and Salmon Brook Wild & Scenic Management Plan (LFSWS) for an indefinite term. (Schlegel)

MOTION: Agenda Item L-5

That _____ be appointed to the Plainville Area Cable TV Advisory Council for the balance of a two-year term beginning immediately and ending June 30, 2023. (Bernier)

MOTION: Agenda Item L-6

That _____ be appointed to the Plainville Area Cable TV Advisory Council for two-year term beginning July 1, 2021 and ending June 30, 2023. (Parlow)

MOTION: Agenda Item L-7

That _____ be appointed to the Retirement Board for the balance of a two-year term beginning immediately and ending January, 2022. (Allen)

MOTION:

Agenda Item N-1

To approve the following Town Council meeting schedule for 2022 and to set the date of the Annual Town Meeting.

TOWN COUNCIL MEETING SCHEDULE

January 11	January 25
February 8	February 22 (6:00 p.m)
March 8*	March 9** (4:00 p.m)
March 10** (4:00 p.m)	March 12** (9:00 a.m)
March 14** (4:00 p.m)	March 15** (4:00 p.m)
March 22	
April 4***	April 26
April 29** (4:00 p.m.)	
May 10	May 24
June 14	June 28
July 12	
August 9	
September 13	September 27
October 11	October 25
November 8	
December 13	

*Town Manager Public Hearing on the budget.

**Town Council Budget Workshop Meeting.

***Town Council Public Hearing on the budget.

ANNUAL TOWN MEETING(S) AND REFERENDUM(S)

April 18	First Annual Town Meeting
April 28	First Referendum
May 2	Second Annual Town Meeting (if needed)
May 12	Second Referendum (if needed)

BUDGET WORKSHOP SESSIONS

March 9 (Wednesday)	4:00 p.m. to 9:00 p.m.
March 10 (Thursday)	4:00 p.m. to 9:00 p.m.
March 12 (Saturday)	9:00 a.m. to 12:00 noon
March 14 (Monday)	4:00 p.m. to 9:00 p.m. (if needed)
March 15 (Tuesday)	4:00 p.m. to 9:00 p.m. (if needed)
April 29 (Friday)	4:00 p.m. to 9:00 p.m. (if Budget Referendum fails)

MOTION:

Agenda Item N-2

To Move that Article IV "Property Tax Relief for Elderly Homeowners (Local Option)" of Chapter 176 "Taxation" of the Farmington Town Code be amended as attached.

NOTE: One of the Town Council's Strategic Goals was to establish a Sub-Committee to review Article IV: Property Tax Relief for Elderly Homeowners (Local Option), Article V: Property Tax Relief for Volunteer Fire Fighters, Article VI: Qualifying Veterans and Surviving Spouses, and Article VII: Elderly Tax Freeze Program of Chapter 176 Taxation, of the Code of the Town of Farmington and to determine whether there is a need for ordinance changes.

The Sub-Committee was appointed on January 12, 2021. The Sub-Committee held meetings with the Tax Assessor and the Director of Fire and Emergency Services to learn more about the existing programs and to determine what, if any, changes should be made to the programs.

Based upon their meetings the Sub-Committee agreed to recommend the following changes:

That Article IV: Property Tax Relief for Elderly Homeowners (Local Option) be amended by:

Replacing the current sliding scale tax relief percentage benefit with a flat dollar amount tax relief benefit ranging from \$1,500 to \$250; (see attached chart),

increasing the benefit amount in each income category by \$250.00; and,

adding a new tax relief benefit for elderly and disabled taxpayers with an annual income of between \$51,801 to \$57,800.

The estimated tax loss that would result from these proposed changes is \$57,750.

Staff will be available to answer questions regarding these recommendations.

/Attachment

[Town of Farmington, CT / The Code / Part II, General Legislation / Taxation](#)
[Article IV Property Tax Relief for Elderly Homeowners \(Local Option\) \[1\]](#)

[Amended 3-9-2004; 9-11-2007]

[\[1\]](#)

Editor's Note: Former Art. IV, Day-Care Exemption, adopted 11-27-1990 by Ord. No. 94, was repealed 3-9-2004. This ordinance also renumbered former Art. V, §§ [176-16](#) through [176-20](#), as Art. IV, §§ [176-9](#) through [176-13](#).

[§ 176-9 Credit granted; purpose.](#)

The Town of Farmington hereby enacts a tax credit for elderly homeowners pursuant to § 12-129n of the Connecticut General Statutes, as it may be amended from time to time, for eligible residents of the Town of Farmington, on the terms and conditions provided herein. This program is enacted for the purpose of assisting elderly homeowners with a portion of the costs of real property taxation.

[§ 176-10 Eligibility.](#)

[A.](#)

An applicant shall meet the following criteria to be eligible for this program:

[\(1\)](#)

Such person is 65 years or over at the close of the preceding calendar year, or whose spouse, residing with said person, is 65 years of age or over at the close of the preceding calendar year or 60 years of age or over and the surviving spouse of a taxpayer qualified in Farmington under this program at the time of his or her death, or any person, regardless of age who is permanently and totally disabled as determined in accordance with § 12-129n of the Connecticut General Statutes; and

[\(2\)](#)

Such person owns real property as of the assessment date in the Town of Farmington or is liable for the payment of taxes thereon under § 12-48 of the Connecticut General Statutes, and occupies that property as his or her principal residence for more than 182 days per year.

[Amended 2-10-2009]

[\(3\)](#)

Such person is not delinquent in the payment of property taxes to the Town as of June 30th, the end of the most recent fiscal year.

[Amended 2-10-2009]

[B.](#)

The above shall be eligible for real property tax relief as set forth in § [176-10B\(3\)](#) below, provided all of the following conditions are met:

[\(1\)](#)

Such person has been a taxpayer of the Town of Farmington for a period of three years immediately preceding taxpayer's receipt of tax benefits under this section, and meets the maximum allowable income requirements as stated in § [176-10B\(3\)](#) below during the calendar year preceding the year in which application is made for the tax relief provided by this section.

[\(2\)](#)

Such person has applied for and is eligible for the elderly tax relief program available from the State of Connecticut pursuant to Connecticut General Statutes § 12-170aa, as it may be amended from time to time. Also provided that one who is eligible for the state program in all respects

except that his or her income exceeds the income limits of the state program may qualify in accordance with Subsection [B\(3\)](#) below.

[Amended 2-10-2009]

[\(3\)](#)

[For the purpose of this program, the income limits and corresponding tax relief benefits shall be on a sliding scale to match the State of Connecticut tax relief program as follows:

[Amended 2-9-2016]

Married Joint Qualifying Income (Preceding Calendar Year)

Over	Not Exceeding	Tax Reduction
\$0	\$17,600	\$1,250 to \$400
\$17,600	\$23,600	\$1,000 to \$350
\$23,600	\$29,500	\$750 to \$250
\$29,500	\$35,200	\$500 to \$250
\$35,200	\$42,900	\$250 to \$150
\$41,200*	\$48,900*	\$250 to \$150*

Individual Qualifying Income (Preceding Calendar Year)

Over	Not Exceeding	Tax Reduction
\$0	\$17,600	\$1,000 to \$350
\$17,600	\$23,600	\$750 to \$250
\$23,600	\$29,500	\$500 to \$150
\$29,500	\$35,200	\$250 to \$150
\$35,200*	\$41,200*	\$250 to \$150*

For the purposes of this program, the income limits shall be on a sliding scale to match the State of Connecticut tax relief benefits program. Effective with the October 1, 2021 Grand List the benefit scale shall be:

Income	Married Benefit	Unmarried Benefit
\$0.00 to \$18,900	\$1,500	\$1,250
\$18,901 to \$25,300	\$1,250	\$1,000
\$25,301 to \$31,500	\$1,000	\$ 750
\$31,501 to \$37,600	\$ 750	\$ 500
\$37,601 to \$45,800	\$ 500	\$ 500
\$45,801 to \$51,800	\$ 500	\$ 250
\$51,801 to \$57,800	\$ 250	\$ 250

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*Effective with the October 1, ~~[2015]~~ 2021 Grand List, the income limits shall be adjusted to be the same as for the state program, except that the maximum town income limit shall be \$12,000 higher than the maximum -state income limit . ~~levels shall be increased by \$6,000.~~

§ 176-11 Application.

Applications for benefits under this program shall:

A.

Be made on forms provided by the Town Assessor ~~or~~ of the Town of Farmington and shall be accompanied by a copy of the applicant's most recent federal tax returns or other documentation of all income.

B.

Be filed with the Assessor of the Town of Farmington at any time between February 1 and May 15 of each year to obtain a tax credit for the next fiscal year. All approved applicants will be required to reapply biennially with the Town Assessor.

§ 176-12 Computation of benefits.

A.

(1)The Assessor of the Town of Farmington shall determine whether each applying taxpayer is entitled to a tax credit under this program and shall compute the amount of tax credit to which each qualified taxpayer is entitled and advise the Tax Collector in what amount to reduce the amount of the tax levied against the taxpayer. ~~(2) If title to real property is recorded in the name of the person or the spouse making a claim and qualifying under section 176-10 and any other person or persons, the claimant hereunder shall be entitled to pay the claimant's fractional share of the tax on such property calculated in accordance with the provisions of this section, and such other person or persons shall pay the person's or persons' fractional share of the tax without regard for the provisions of this section.~~

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B.

The total of all elderly tax credits granted on any one property shall not exceed 75% of the annual property taxes levied on said property in any fiscal year.

C.

If, during a tax year, a qualifying taxpayer dies, leaving a spouse who would also qualify under this program, the surviving spouse shall be entitled to receive the remaining benefits for that tax year. Otherwise, the benefit shall be removed from the property at the time of death.

[Amended 2-10-2009]

D.

If any person entitled to the tax credit pursuant to this program ~~sells the property, conveys his or her interest in the property on which the tax credit is granted, to any person other than his or her spouse who is domiciled with the grantor or to a trust which meets the eligibility requirements of CGS §12-170aa, as amended,~~ no additional tax credit shall be allowed for his or her interest in the property for any fiscal years commencing after the date of such ~~sale conveyance~~ of the property, and provided further that the ~~grantee purchaser, of the property,~~ shall pay the Town of Farmington a prorated share ~~to~~ of the tax credit on an October 1 Grand List basis. ~~The grantee's additional tax, computed under this section, shall be the amount of the grantor's benefit times the~~

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per cent of the grantor's interest conveyed multiplied by a fraction, the numerator of which shall be the number of months or partial months, including the month of the conveyance of the property, to the next October 1, and the denominator of which shall be twelve; and the grantor's benefit shall be reduced by a like amount. If the conveyance occurs in October, the benefit shall be removed.

[Amended 2-10-2009; 2-9-2016^[1]]

^[1]

Note: This amendment to the Town Property Tax Relief for Elderly Homeowners (Local Option) shall be effective for the Grand List of 2015 and thereafter.

[§ 176-13 Administration of program and amendments.](#)

A.

The Town Assessor is hereby authorized to implement this program, and to adopt such rules and regulations as may be necessary for the proper administration of this program, with the consent and approval of the Town Manager. He or she may designate agents to act in his or her name in collecting applications for this program.

B.

The Town of Farmington hereby waives any lien rights given to it by § 12-129n of the Connecticut General Statutes.

C.

Persons aggrieved by any act or determination of the Town Assessor under this program may appeal ~~to the Board of Assessment Appeals~~ as may be otherwise provided by law.

D.

The Town Assessor, with the approval of the Town Manager, is hereby authorized to adopt regulations modifying this program so as to conform with changes in state law as it affects this program, without returning to the Town legislative body, providing the Town Assessor may not reduce or eliminate benefits as herein provided, and shall publish changes in the same manner as prescribed by law for the publication of programs, and those changes shall become effective 30 days after such publication.

E-D.

This program will be effective with the Grand List of October 1, 2007, and thereafter.^[1]

^[1]

Editor's Note: Former § 176-21, Sunset termination of program, which immediately followed this subsection, was repealed 6-26-2001.

[§ 176-14 \(Reserved\)](#) ^[1]

^[1]

Editor's Note: Former § 176-14, Additional tax credit reduction, was repealed 2-10-2009.

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MOTION:

Agenda Item N-3

To move that Article V "Property Tax Relief for Volunteer Firefighters" of Chapter 176 "Taxation" of the Farmington Town Code be amended as attached.

NOTE: One of the Town Council's Strategic Goals was to establish a Sub-Committee to review Article V: Property Tax Relief for Volunteer Fire Fighters, of Chapter 176 Taxation, of the Code of the Town of Farmington and to determine whether there is a need for ordinance changes.

The Sub-Committee was appointed on January 12, 2021. The Sub-Committee held meetings with the Tax Assessor and the Director of Fire and Emergency Services to learn more about the existing programs and to determine what, if any, changes should be made to the programs.

Based upon their meetings the Sub-Committee agreed to recommend the following changes:

That Article V: Property Tax Relief for Volunteer Fire Fighters be amended by:

Increasing the tax abatement for eligible volunteer firefighters as follows:

For responding to 180 calls to 249 calls the tax abatement would be increased from \$500.00 to \$1,000.00.

For responding to 250 calls to 319 calls the tax abatement would be increased from \$1,000.00 to \$1,500.00: and,

(NEW) For responding to 320 or more calls the tax abatement would be \$2,000.00.

These proposed changes would increase the abatement by \$500.00 for the existing call volume categories and add a new, third category with a \$2,000 abatement for responding to 320 or more calls per year. The estimated cost of these changes is a tax loss of \$55,000.

Staff will be available to answer questions regarding these recommendations.

/Attachment

Article V
Property Tax Relief for Volunteer Fire Fighters

[Adopted 1-28-2003; amended 1-27-2004]

§ 176-15 Abatement granted; purpose.

The Town of Farmington hereby enacts a tax abatement for volunteer fire fighters in the Town of Farmington, on the terms and conditions provided herein. This program is enacted for the purpose of encouraging volunteerism as members of the Fire Department, assisting eligible volunteer fire fighter property owners with a portion of the costs of property taxation.

§ 176-16 Eligibility; amount of abatement.

A. A volunteer fire fighter shall attend and participate in at least 15 drills and have successfully completed training in all of the OSHA-mandated subject areas listed below:

- (1) Incident command.
- (2) Hazardous materials.
- (3) Infectious disease control.
- (4) Safety and protective equipment.
- (5) Chemistry of fire and behavior.
- (6) Self-contained breathing apparatus.
- (7) Fire streams.
- (8) Hose.
- (9) Pumping fire apparatus.
- (10) Ladders.
- (11) Rescue.
- (12) Forcible entry.
- (13) Ventilation.
- (14) Emergency vehicle operations.
- (15) Live fire training.

B. Volunteer fire fighters who meet the above-listed training requirements and respond to:

- (1) One hundred eighty (180) to two hundred forty-nine (249) calls during the year [would be] **are** eligible for a tax abatement of [\$500] **\$1,000**.
 - (2) Two hundred fifty (250) to three hundred nineteen (319) calls during the year [would be] **are** eligible for a tax abatement of [\$1,000] **\$1,500**.
 - (3) (NEW) Three hundred twenty (320) or more calls during the year are eligible for a tax abatement of \$2,000.**
- C. For the purposes of such calculations, call totals and drill attendance shall be determined on the period of time commencing on November 1 and running through October 31 of each year.

§ 176-17 Application.

Applications for benefits under this program shall be:

- A. Made on forms provided by the Tax Collector of the Town of Farmington and shall include the permanent ID # for all real estate for which taxes shall be abated. Fire fighters without real estate tax liability shall include the year, make, model, and plate number of any motor vehicle for which they have tax liability.
- B. Certified by the Director of Fire and Rescue Services between January 1 and February 28 of each year and filed with the Tax Collector of the Town of Farmington at any time between February 1 and March 31 of each year in order to obtain a tax abatement for the next fiscal year.

§ 176-18 Administration of program and amendments; effective date.

- A. The Tax Collector is hereby authorized to implement this program, and to adopt such rules and regulations as may be necessary for the proper administration of this program, with the consent and approval of the Town Manager.
- B. The Tax Collector, with the approval of the Town Manager, is hereby authorized to adopt regulations modifying this program so as to conform with changes in state law as it affects this program, without returning to the Town legislative body, providing the Tax Collector may not increase, reduce or eliminate benefits as herein provided, and shall publish changes in the same manner as prescribed by law for the publication of such programs, and those changes shall become effective 30 days after such publication.
- C. This amended program will be effective with the tax bill of July 1, [2005] **2022**, and thereafter.

§ 176-19 Reciprocity.

The Town Manager is authorized to enter into interlocal agreements with other municipalities for

the purpose of providing tax relief to volunteer fire fighters who live in one municipality but who volunteer their services in another municipality.

MOTION:

Agenda Item N-4

To approve the attached resolution authorizing the Town Manager to file and execute an application for State financial assistance with the State of Connecticut Department of Housing for an Affordable Housing Planning Grant.

NOTE: This resolution was approved by Town Council on October 13, 2020. The Town has requested an extension to expend the grant funds, which has been approved by the State. Per the Connecticut Department of Housing, a current resolution of authority passed by the organization's governing board must be provided no more than 30 days of the signing of the amended Notice of Grant Award. It is anticipated that a public hearing on the affordable housing plan will be held at the July 12, 2021 Town Plan and Zoning Commission meeting.

/Attachment

CERTIFIED RESOLUTION

CERTIFICATION

I, Paula Ray, Town Clerk, certify that below is a true and correct copy of a resolution duly adopted by the Town of Farmington at a meeting of its Town Council duly convened on June 8, 2021 and which has not been rescinded or modified in any way and is at present in full force and effect.

_____, Town Clerk

Date

Signature and Title of Official

(TOWN SEAL)

RESOLUTION

WHEREAS, pursuant to Connecticut General Statute Section 8-30j (Affordable Housing Plan), the State of Connecticut Department of Housing is authorized to extend financial assistance to a municipality to provide technical assistance in the preparation of a Five-Year Affordable Housing Plan: and

WHEREAS, it is desirable and in the public interest that the Town of Farmington make application to the State for such financial assistance to undertake the study, analysis, and preparation of a Five-year Affordable Housing Plan pursuant to CGS 8-30j.

NOW, THEREFORE, BE IT RESOLVED BY THE FARMINGTON TOWN COUNCIL

1. That it is cognizant of the conditions and pre-requisites for such State financial assistance imposed by the Connecticut General Statutes, Section 8-30j, and
2. That the filing of an application for State financial assistance in an amount not to exceed \$15,000.00 is hereby approved and that Kathleen Blonski, Town Manager, is authorized to execute and file such application with the Connecticut Department of Housing, to provide additional information, to execute any other documents as may be required, and to execute an Assistance Agreement with the State of Connecticut for State financial assistance if such an agreement is offered. In addition, this authorization extends to the execution of any amendments, decisions, and revisions thereto, and to act as the authorized representative of the Town of Farmington.

MOTION:

Agenda Item N-5

That the two Joint Stock Corporation books be transferred to the custody of the Farmington Room of the Farmington Public Library.

NOTE: In order to transfer the two Joint Stock Corporation books to the Farmington Room of the Farmington Public Library, the State of Connecticut, Office of the Public Administrator's office requires the legislative body of the town to authorize the transfer of these records. The Town Clerk has discussed the historical value of these records with the staff of the Farmington Library. It is believed they are better suited to the mission of the Farmington Room than the Town Clerk's Office.

MOTION:

Agenda Item N-6

To authorize the Town Manager to sign the attached Memorandum of Understanding between the Town of Farmington and the Farmington Fraternal Order of Police, Local #331 extending the contract due to expire on June 30, 2021.

NOTE: This Memorandum of Understanding acknowledges that the parties have extended the collective bargaining agreement for one year, until June 30, 2022. This extension keeps the current agreement in place with no changes to the terms or conditions of employment as outlined in the contract except a cost-of-living adjustment. The parties further agree that there will be a wage increase for FY 2021-2022 of 2.25%.

/Attachment

Memorandum of Understanding

**Town of Farmington
&
Farmington Fraternal Order of Police, Local #331**

RE: Extension of 2018-2021 Contract

This Memorandum of Understanding acknowledges that the parties have extended the collective bargaining agreement for one year, until June 30, 2022. This extension keeps the current agreement in place with no changes to the terms or conditions of employment as outlined in the contract except a cost-of-living adjustment. The parties further agree that there will be a wage increase for FY 2021-2022 of 2.25%.

For the Union

For the Town

Date _____

Date _____

MOTION:

Agenda Item N-7

To authorize the Town Manager to sign the attached Memorandum of Understanding between the Town of Farmington and the International Association of Firefighters, Local #3103 extending the contract due to expire on June 30, 2021.

NOTE: This Memorandum of Understanding acknowledges that the parties have extended the collective bargaining agreement for one year, until June 30, 2022. This extension keeps the current agreement in place with no changes to the terms or conditions of employment as outlined in the contract except a cost-of-living adjustment. The parties further agree that there will be a wage increase for FY 2021-2022 of 2.25%.

/Attachment

Memorandum of Understanding

**Town of Farmington
&
International Association of Firefighters, Local #3103**

RE: Extension of 2018-2021 Contract

This Memorandum of Understanding acknowledges that the parties have extended the collective bargaining agreement for one year, until June 30, 2022. This extension keeps the current agreement in place with no changes to the terms or conditions of employment as outlined in the contract except a cost-of-living adjustment. The parties further agree that there will be a wage increase for FY 2021-2022 of 2.25%.

For the Union

For the Town

Date _____

Date _____

MOTION:

Agenda Item N-8

To update the 2020-2022 Town Council Strategic Plan section 5.4-a and Goal 24a as attached.

NOTE: In January, the Racial Equality Taskforce presented its Action Plan to the Town Council. Part of the Action Plan was a recommendation to the Town Council that they add a strategic plan goal in regard to zero tolerance for racism in Farmington. Attached is the language for the update.

/Attachment

Goal 5 Best Practices

Incorporate Best Practices in all government services to provide excellent customer service and increase civic responsibility.

Desired Outcome	2020-2022 Goals
<p>5.4 Conduct market research/survey periodically to better understand service levels and customer needs.</p>	
<p>5.4-a *New Desired Outcome* Farmington is committed to eliminating racism and other forms of discrimination, retaliation, and harassment in our community and that the Town will not tolerate behaviors or practices incongruent with this statement.</p>	<p>*Updated Goal* 24a.) To establish an Ad-Hoc Committee to develop a Town Action Plan around racism in our society, social injustice, the reputation of police departments nationwide and how it relates to Farmington. Status: In progress To ensure that the Racial Equality Taskforce moves forward with the goals of the Town’s Action Plan and that they receive the appropriate staff support to complete its objectives.</p>
<p>5.5 Increase communication with and encourage participation of citizens, the business community and Town employees regarding the Town’s governmental structure, processes and services.</p>	
<p>5.6 Enhance high level of productivity and job satisfaction among Town-wide employees and volunteers.</p>	
<p>5.7 Re-affirm that 100% compliance with the Ethics Policy 100% of the time is the foundation of good government.</p>	
<p>5.8 Increase public awareness and municipal participation in “green” efforts including natural resources conservation, energy reduction/alternative energy, and waste reduction and recycling. Establish a leadership role in the community in promoting environmentally friendly practices in Town. Explore ways to fund green initiatives.</p>	<p>25.) To ensure that the Green Efforts Committee moves forward and receives the appropriate staff support to complete its objectives. Provide Quarterly Reports to the Town Council.</p>

MOTION:

Agenda Item N-9

To set a public hearing on July 13, 2021 at 7:00 p.m. in the Town Hall Council Chambers to accept the Study Committee Report and amend Farmington Town Code Chapter 111 "Historic Areas" for the purpose of adding two properties to the Lovely-Main Historic District and one historic property under the jurisdiction of the Unionville Historic District and Properties Commission.

NOTE: For your information, the Study Committee of the Unionville Historic District & Properties Commission have submitted the attached preliminary Study Report.

The Unionville Study Report details and recommends two properties for the inclusion in Unionville's Lovely-Main Historic District and one property to be designated as a Historic Property. The property owners are in agreement with this recommendation.

/Attachment

UNIONVILLE HISTORIC DISTRICT AND PROPERTIES COMMISSION

STUDY REPORT

AUGUST 2020

PROPOSED ADDITIONS TO THE LOVELY-MAIN HISTORIC DISTRICT

**Albert J. Brewer House
*132 Lovely Street, Unionville***

**Eugene B. Ripley House
*111 Lovely Street, Unionville***

UNIONVILLE HISTORIC DISTRICT AND PROPERTIES COMMISSION

Members

**Lisa Johnson, Chair
Robert G. Hoffman, Vice-Chair**

John Brockelman

Sherryl Horton

Howard Martin

Alternates

Barbara Marsh

Matthew Ross

Ann Vibert Wuelfing

Staff Liaison

Shannon Rutherford

Town Council Liaison

Edward Giannaros

REVISED: April 2021

PROPOSED REVISED LOVELY-MAIN HISTORIC DISTRICT BOUNDARY DESCRIPTION

The Lovely-Main Historic District runs along Lovely Street, the eastern property lines of 111 and 99 Lovely Street, the southern property line of 99 Lovely Street, the eastern property line of 120 Main Street, the southern property line of 120 Main Street, the western property line of 120 Main Street (the Main Street frontage), the northern property line of 120 Main Street, the western property lines of 99 and 111 Lovely Street, and the northern property line of 111 Lovely Street. Cross to the east side of Lovely Street, along the frontage of 126 Lovely Street, to the southwest corner of 132 Lovely Street, along the southern property line of 132 Lovely Street, the eastern property line of 132 Lovely Street, the northern property line of 132 Lovely Street, and the western property line of 132 Lovely Street.

Name: Albert J. Brewer House

132 Lovely Street

Owners: John N. Kemper Jr. & Todd M. Fontanella

Year Built: ca. 1868

Architectural Style: 19th-Century Vernacular with Greek Revival Details

Map Block Lot # 0006 4

Location: Facing west on Lovely Street

Architectural and Historical Significance:

The Albert J. Brewer House is architecturally significant because it retains its original architectural character and is a well-preserved example of Unionville's mid- to third quarter 19th-century architecture. The house sits on a large lot with a frame garage, built in 2018, to the east. Historic residential buildings surround the house in all directions.

Reflecting the Greek Revival style, this two-story 19th-century building features an L-shaped plan and an open porch supported by square posts. Its most significant features are the heavy pedimented gable, which encloses a small arched gable window and wide entablature. A brick chimney and lattice foundation skirt complete its simple design. The house was renovated and restored in 2010 and a back room addition added in 2019. Most of the original windows were retained with a few replaced with single pane, true divided light to match the originals. New wood framed storm windows were matched to the originals, as well. The porch roof shingles were replaced with red tin sheathing.

The house is historically significant for its long association with the Brewer family. In May 1868, 24-year old Mary Jane (Graham) Brewer (1844-1931) purchased a half-acre lot for \$350 from E.D. Preston (FLR 61:26) . Mary was the daughter of William Lord and Almira (Wilmot) Graham, and sister of Charles Graham (b. 1837), treasurer of the prestigious Upson Nut Company, who had built a house for himself in 1861 just across the street (Charles H. Graham House, 127 Lovely Street). One month later, she and her husband, Albert J. Brewer, a carpenter, mortgaged their "one-half acre...with new dwelling house in process of building" for \$500, then \$300, through Farmington Savings Bank (FLR 61:27, 67).

Tragedy struck in 1871 when their oldest child died. Three years later, Mary, then 30, was declared insane by the courts through testimony of Dr. E. A. Towne and an "indifferent person," George Dunham, a neighbor at 112 Lovely Street. She was taken to the State Hospital for the Insane in Middletown, CT. In 1878 J.A. Tryon and Truman Sanford granted the Brewers a third mortgage of \$200 (FLR 65:344) which was released in 1880 (FLR 64:445). Others previously granted were released in 1910 (FLR 67:366). Albert died intestate in 1909, leaving Mary the property. At her death in 1931, three of her four children (Charles H., Olive J. and Frank S.) received partial interests in her estate (FLR 74:579), which they sold to John J. and Ellen G. Carson in 1945 (FLR 98:580).

Joseph F. and Frances O'Leary owned the house next and it stayed in the family until 2009. The house was purchased by John N. Kemper Jr. and Todd M. Fontanella, the current owners, in 2010.



Albert J. Brewer House, 132 Lovely Street, Unionville. Built ca. 1868.

Name: Eugene B. Ripley House
111 Lovely Street
Owners: Barbara F. Karsky
Year Built: 1874-76
Architectural Style: Italianate
Map Block Lot # 0005 11
Location: Facing east on Lovely Street

Architectural and Historical Significance

The Eugene B. Ripley House is architecturally significant for its distinct Italianate style and elegant detailing. The house is an excellent and well-preserved example of Unionville's most prevalent architecture, reflecting the prosperity that manufacturing brought the town in the 19th century. The secluded house faces east onto a large front lawn with a semi-circular driveway leading to Lovely Street. The eastern property line is marked by tall vegetation on a slight rise along the road. The house is obscured by large trees on the north, west and south.

The 3-story Eugene B. Ripley House displays the hallmarks of the Italianate style, with a hipped roof with overhanging eaves, a wide rim band and a center cross gable. Original one over one sash with shutters and low-pedimented window crowns are featured throughout. The three-bay east façade displays a full-arched attic-story window in the cross-gable, and a full-width, first story open porch with a low-pitched gable over entry, paired post supports and scroll-sawn brackets. The north elevation features an exterior brick chimney and a small one-story ell with an attached two-bay garage. The south elevation reveals an interior brick chimney and a large first-story, center bay window joining two end bay windows with quatrefoil design molding and smaller second story bay windows above them.

The house is historically significant for its association with New Britain and Unionville manufacturing through Eugene Bradford Ripley, the house's builder. Ripley was born in 1848 in Bentonsport Iowa to the Reverend Erastus and Harriet (Riggs) Ripley. The family moved to New Britain by 1861, the year Eugene established himself as a bookkeeper for the Stanley Rule and Level Company. Ripley had extensive business interests in Unionville. In 1871, he became a stockholder in John Bunnell's wood turning business. The following year, he established the Ripley Manufacturing Company, which became known for manufacturing heavy paper used in the production of binders' boards. In 1877 he and his brother in law, Frank Chamberlain, gained control of Platner and Porter Manufacturing Company, a paper product manufacturer, and Ripley became its president. In this capacity, he was involved in the Union Water Power Company where he was president from 1882 until 1890. After Ripley's death in 1901, the Ripley paper mills were purchased by Charles W. House and Sons, producers of felts.

In 1872, Ripley purchased two separate lots on Lovely Street from John and Mary Bunnell and Daniel Rourke (FLR 61:463, 465); he then resold the combined properties to his stepmother Anna (FLR 61:466). During the course of the following two years, Anna sold the parcels back to him (FLR 61:611; 65:16). In November 1874 Ripley mortgaged his property to Caleb Wheeler for

\$2,000 and by spring 1876 a second mortgage reveals that “buildings” existed on the property, indicating that the house had been built.

Ripley’s first wife died in 1875 and in 1887 he married Mary Porter Chamberlain (1854-1888), daughter of John P. and Aurilla (McKillup) Chamberlain. Mary died in childbirth in 1888 and the property passed onto the couple’s first-born, Jennie Stanley Ripley (b. 1879). She retained ownership of the house until she sold it to Emily Devevo in 1962.

Emily Devevo sold the house to Gail Frese in 1989, who owned it at various times along with her brother and husband until 1996. That year, the current owner, Barbara F. Karsky, purchased the property.



Eugene B. Ripley House, 111 Lovely Street, Unionville. Built 1974-76.

UNIONVILLE HISTORIC DISTRICT AND PROPERTIES COMMISSION

STUDY REPORT

AUGUST 2020

PROPOSED HISTORIC PROPERTY

**Asa Hawley House
796 Plainville Avenue, Farmington**

UNIONVILLE HISTORIC DISTRICT AND PROPERTIES COMMISSION

Members

**Lisa Johnson, Chair
Robert G. Hoffman, Vice-Chair
Sherryl Horton
Howard Martin**

Alternates

**Barbara Marsh
Matthew Ross
Ann Vibert Wuelfing**

Staff Liaison

**Shannon Rutherford
Town Council Liaison
Edward Giannaros**

REVISED: OCTOBER 29, 2020

Name: Asa Hawley House
796 Plainville Avenue, Farmington
Owners: Joan R. and John Berry
Year Built: ca. 1800
Architectural Style:
Map Block Lot # 0125 6B
Location: Facing east on Plainville Avenue, Farmington

Architectural and Historical Significance

The Asa Hawley House is significant for its long history as a farmhouse, with an original early house that was expanded with distinct additions over the course of 150 years. The house is typical of houses that existed on working farms in Farmington's West District and Scott's Swamp areas. The house is on a site with mature trees, next to an historic 1783 mill to the south and a brook and large pond to the west. Directly south is Route 6/Scott Swamp Road, which is lined by commercial development. The 13-acre main campus of Tunxis Community College is situated at the southeast corner of Route 6 and Plainville Avenue. The property to the rear (798 Plainville) holds an easement on the property for a driveway.

The Asa Hawley House is one of the last remaining historic houses in the Scott Swamp division of Farmington. The original house, built early 19th century, anchors the current building at its east end. This section of the house features structural hand-hewn beams, post and beam construction, a rubblestone basement and a central chimney. In its original form, the building was likely a simple 2-story Georgian-style dwelling house, with a centrally-located door and symmetrically-placed windows on the south side. The first addition, built to its west sometime in the later 19th century, also features a central chimney stack. This section features frame construction and does not have a basement. The final and third addition to the west was likely added in the early to mid-20th centuries. At the same time, a wide porch with simple turned posts was added to the east section, flanked by small additions featuring decorative hexagonal windows. The main door was added to the east side and a second floor bump-out and porch were added to the south side.

The Asa Hawley House is historically significant for its long association with the Hawley family, original Farmington settlers, and the Byrant family, which owned the house from 1868 until 1943. Both families played significant roles in the farming and mill communities of the Scott's Swamp and West District divisions of Farmington.

In early 1806, Phineas Brownson of Farmington sold Asa Hawley five acres and three rods of land in "a place called Scott's swamp" "with the buildings thereon standing" for the sum of \$150 (FLR 35:120). At this price, it's unlikely that the house currently on the site was part of the sale. Asa Hawley (1776-1858), a descendant of Captain Joseph Hawley, a founder of CT and of Farmington, probably built the house soon after purchasing the land. Over the course of the next few years, he purchased land from relatives and others to expand his farm. The large pond and stream to his west and south were owned at that time by his cousins Amos and Abell Hawley who built a saw mill on the brook in 1783. In 1823, Asa purchased a one-half interest in

the mill from Elijah Cowles (FLR 41:110), retaining that ownership until 1854 when Hiram Hills purchased all shares in the mill along with the rights to the pond (FLR 59:614).

At Asa's death in 1858, his wife Diadema (1780-1870) continued to own the house and the farm and their son Ara Hawley (1822-94) worked the farm and raised his family there. When Diadema died in 1870, the house and farm acreage associated with it was sold to George W. Bryant (1834-1894), who also purchased the pond (FLR 61:332; FLR 61:91). Bryant, a stonemason, and his wife Susan were immigrants from England, and Bryant had served in the Civil War. Bryant and his family farmed, and cut and sold ice from the pond. At his death, his wife Susan inherited the property and served as executrix of his estate (FLR 70:463). The property is listed in probate documents as including one house, two barns, and 56 acres.

George N. Bryant (1862-1942), their son, ran the farm after his father's death and raised his family in the house. The younger Bryant sold sections of the farm and, in 1908 gained ownership of the grist mill through a quit claim from his sister, Katherine Kenneally, "for a valuable sum in dollars..." "...all buildings also its sawmill, water rights and privileges appertaining..." (FLR 77:177). His wife Minnie (1870-1944) sold the property to Joseph P. and Constance S. Vetrano in 1936, holding the mortgage for "...dwelling house, mill and other buildings and improvements, thereon, together with water rights." The \$11,500 purchase price was to be paid in regular installments, with these conditions: (1) do not pollute the pond or stream and (2) her daughter Ellen Bryant of Farmington and her heirs could use the pond for drawing water as long as she and her heirs own the adjacent property. Minnie Bryant foreclosed on the property when the Vetranos fell behind on their payments in 1939 (FLR 91:229).

In 1939, Millie (Mildred) Bryant, George and Minnie's daughter, a teacher who lived in West Hartford, sold the foreclosed house and property to W. Churchill and Lilly Richtmyer "with dwelling house, mill...subject to right of Ellen Q. Bryant et. Al. to take water from the pond." (FLR 92: 264.) The Richtmyers divided the land between the house (Parcel A) and the pond (Parcel B) ("Property of W. Churchill Richtmyer, Sep. 1956, survey by Harold R. Sanderson, rev. 1970. TC map #2802 cabinet #45), selling both parcels to John C. and Judy Unger Clark. The Clarks sold Parcel B in 1979 to Joseph and Maureen White including an easement for a driveway through the Parcel A property (FLR 198:303). The Whites sold the house to Kathy L. and Richard K. Labranche in 1986. Joan R. Campbell purchased the house in 1997. Joan and John Berry recorded the house in their names in 2001.



Asa Hawley House, 796 Plainville Avenue, built ca. 1800. East elevation.



Asa Hawley House, 796 Plainville Avenue, built ca. 1800. South elevation.

MOTION:

Agenda Item N-10

To set a public hearing on July 13, 2021 at 7:05 p.m. in the Town Hall Council Chambers to accept the Study Committee Report and amend Farmington Town Code Chapter 111 "Historic Areas" for the purpose of adding three historic properties under the jurisdiction of the Farmington Historic District Commission.

NOTE: For your information, the Study Committee for the Farmington Historic District & Property Commission have submitted the attached preliminary Study Report.

The Farmington Study Report details and recommends three properties for the inclusion in Farmington's Historic District as Historic Properties. The property owners are in agreement with this recommendation.

/Attachment

Agenda Item N-10

FARMINGTON HISTORIC DISTRICT STUDY REPORT

JUNE 2020

PROPOSED HISTORIC PROPERTIES

The Noadiah Hart House/Whittlesey Homestead
50 West District Road

Old Stone Schoolhouse/The Chapel
93 Coppermine Road

Meadow View
33 Waterville Road

FARMINGTON HISTORIC DISTRICT

Members

Evan Honeyman, Chair

John Bombara

James Calciano, Secretary

Sally Hatzenbuhler

Jaye O'Leary

Alternates

Elizabeth Gemski

John Renehan

Ted Sanford

Town Council Liaison

Brian F. X. Connolly

Town Historian

Lisa Johnson

REVISED April 2021

PROPOSED HISTORIC PROPERTIES

Name: Noadiah Hart/Whittlesey Homestead

50 West District Road, Farmington

Owners: Mark and Janice Riemer

Year Built: Original house built early 1700's; additional details added throughout the 18th century

Architectural Style: Colonial

Map Block Lot # 0046 37

Location: The house faces south onto West District Road

Architectural and Historical Significance

The Noadiah Hart/Whittlesey Homestead is architecturally significant as an exceptionally well preserved and restored 18th-century farmhouse typical of those built in the Connecticut River Valley. This five-bay, center chimney Colonial-period house is oriented ridge-to-street and the façade features a paneled double-leaf entry door with seven-pane transom (original), a double overhang typical of this style, and twelve-over-twelve and twelve-over-eight sash (replaced by the current owners). The house is set back on the street on a slightly elevated site that features large mature trees that shelter the house from the surrounding modern development. The building has been meticulously restored by its current owners.

Construction details indicate that the basic house was likely built in the early- to mid-18th century. Two of the original fireplaces have lugpole slots in use before cranes were introduced later in the 18th century. In addition, the current owners have extensively examined and documented the house's timber framing which shows a larger structure and a different framing style than is typical in other Farmington houses of the period. The framing is akin to extant period houses in the Wallingford-New Haven area. Land records list several owners of the property from Wallingford and New Haven, any of whom may have constructed the house: Jeremiah Hulls and Samuel Cook (Wallingford, owned the property in 1724), James Smith (New Haven, 1724), James Thomson (New Haven, 1751-7), Daniel Hubbard (New Haven, 1757-1765), and John Hubbard (1765-1773). Hubbard, in turn, sold this property to Elnathan Gridley, a prominent resident and landowner in Farmington, who later sold it to Noadiah Hart, another large landowner, in 1777.

The building is historically significant as one of the last 18th-century farmhouses in Farmington's outlying districts and for its association with the Hart and Whittlesey families. The house was originally built on a 74-acre parcel in the ninth allotment of the first division, three miles west of Farmington Village.

Noadiah Hart (1737-1817), who owned the house from 1777-8, was a direct descendant of Deacon Stephen Hart, an original proprietor of both Farmington and Hartford. In 1778, Hart sold the house and property to Abner Whittlesey (1746-1821) who came to Farmington from Washington, CT. In 1787, Whittlesey married Ruth Wadsworth (1747-1830). Abner's estate, in 1821, granted administration to Harvey Whittlesey of New Preston (1788-1861) who had

married Ruth Dolly, Abner's daughter, in 1814. It has been mentioned that during their occupancy the house functioned as a tavern and was called the Whittlesey Tavern. Further research is needed.

Harvey's estate sold the property to George North (1808-1876), a farmer, in 1864. When North died in 1876, his property was willed to his daughters, Francis M. Lewis and Ella North, with the stipulation that their mother Maria have life use of all property, both real and personal. A year later, Maria rented the farm to her son-in-law, John P. Lewis, with an agreement "to support Maria and provide for her in exchange for rent." Lewis acquired full title to the house later that year and, in 1923, the farm was purchased by Lewis' son, George. The house remained in the Lewis family until 1941.

The 20th century brought changes to the property as it shifted from a working farm with substantial acreage to the .91-acre parcel on which the house currently sits. In 1841, the house, with buildings attached, dominated other structures such as barns and a "cowhouse." The main house was insured that year for \$750, while the barn and cowhouse (5 rods east of the house) were insured for \$132 and two other barns for \$113 (14 rods east of the house). The 1820's ell on the house burned in the 1960's, and other outbuildings were demolished as land was sold for the residential development that now surrounds the historic building. In addition to the historic house, the property currently includes a detached garage and two outbuildings added after 1976.

From 1941 onward, the house was owned in succession by the Wight, Olson and May families. The current owners, Mark and Janice Riemer, purchased the house in 1976.



The Noadiah Hart House/Whittlesey Homestead, 50 West District Road, Farmington CT.

Old Stone Schoolhouse/The Chapel
93 Coppermine Road, Farmington
Owner: The Farmington Historical Society
Year Built: 1790

Architectural Style: 18th-Century Vernacular

Map Block Lot 0060 4/3A

Location: The building sits on a triangular piece of land at the intersection of Coppermine Road and Red Oak Hill Road.

Architectural and Historical Significance

The Old Stone Schoolhouse/The Chapel is architecturally significant as a late 18th-century vernacular stone building constructed by local people using locally-sourced materials. The modest building is constructed of quarried brownstone. A narrow wood door with a five-paneled transom is located on the southeast elevation. Four windows on the main block, two on each side (east and west), feature twelve-over-eight sash and brownstone lintels. A later addition, constructed in 1912, is identical to the main block in style and materials.

The Old Stone Schoolhouse/The Chapel is historically significant as a surviving school building of the First Ecclesiastical Society; as the home of Simon Manus, an escaped slave; and as the West District Ecclesiastical Mission, a social and religious center.

In 1773, the First Ecclesiastical Society divided into twelve school districts, instructing each to build a schoolhouse at the location of their choice. The West District decided to build this school on a rectangular lot owned by John Seignore, bounded by two highways. This fieldstone building was constructed by local men in 1790, reportedly with stone transported by ox cart from a quarry off New Britain Avenue. The first teacher was Deacon Calvin Hatch, who taught seven students, among them Native American children. By 1872, enrollment exceeded 40 students, straining the capacity of the building. Accordingly, that year a new frame school was built further west and title to the stone schoolhouse passed to George North.

Sometime between 1872-75, North sold the building to Simon Manus. Manus escaped from slavery in Louisiana or Virginia and made his way behind the Union line, where he met Sgt. James E. Hamilton of Company K, 25th Regiment Connecticut Volunteers. Hamilton brought Manus home with him to Unionville in 1863 and the following January, Manus joined the newly-formed 29th Regiment Connecticut Volunteers, the state's first African-American regiment. The unit was honorably disbanded in November 1865. On July 6, 1866, Col. Simon Manus married Victoria Kelley at The First Presbyterian Church in Hartford. The couple had four children. Census and business directory records list Simon Manus as a laborer in Farmington and Hartford and Victoria as "keeping house." His military pension records list him as "disabled" in 1888. Simon died in 1904 and is buried in Hillside Cemetery in Unionville and Victoria died in 1905 in Middletown.

In 1876, Simon Manus sold the property to several neighbors: Alpheus Porter, William Porter, Mrs. H. Webster, W.A. and Allen Webster, I.N. Davis, W. Vickers, Henry Ibell, Robert Brown, and

Robert Morley. The group, called the West District Ecclesiastical Mission, established a religious and social center in the building, naming it "West District Hall. "

In 1912, the group changed its name to the West District Evangelical Mission and the building was generally known as St. Simon's Chapel. Ministers and deacons from the Farmington and Unionville churches, as well as students from the Theological Seminary in Hartford, were invited to conduct services. A Bristol evangelist held religious revivals on site from time to time.

The building was added onto and modernized in 1912 to provide more space for increasing membership. John Knibbs built the annex that year of brownstone from the same local quarry to match the original building. The interior was updated, a preacher's platform built, and electricity installed. Members' activities included a weekly women's sewing society, suppers, plays, socials, food and song fests. Card playing and dancing were forbidden.

By 1956, the building had fallen into disrepair. Members of the West District Evangelical Mission proposed deeding the property to the two-year old Farmington Historical Society, which agreed to take ownership of the building. Neighbors stepped up to serve as volunteer caretakers and watch over the historic site. On the 200th anniversary of its construction (1990), the Old Stone Schoolhouse was opened on a regular basis as a museum reflecting its important role in the practice and progress of education and religion in Farmington. In 1993 a restoration project was undertaken to repair damage and deterioration, and return the schoolroom to its original appearance. Restoration work in 2011 and 2013 repaired and strengthened the building's footings, floorboards and masonry.

Still owned and maintained by the Farmington Historical Society, the building is opened seasonally to interpret religion and education in early Farmington. The Old Stone Schoolhouse/The Chapel is listed on the State Register of Historic Places.



Old Stone Schoolhouse/The Chapel, 93 Coppermine Road, Farmington CT

“Meadow View”

33 Waterville Road, Farmington

Owner: Angela Munson

Year Built: 1903

Architectural Style: Colonial Revival

Map Block Lot: 0078 12

Location: The house faces east toward Waterville Road, with the façade facing north

Architectural and Historical Significance

“Meadow View” is architecturally significant for combining the broad massing of the Shingle Style and the classical detailing of the Colonial Revival style. The building once featured a full-length, Colonial Revival-style porch, which has been removed. An off-center entry door is flanked by multi-paned sidelights. The gable ends feature large overhanging eaves and numerous additions extend from the rear elevation.

“Meadow View” sits on 6.30 acres on the west side of Waterville Avenue, on a slightly elevated site surrounded by a large, open lawn trimmed with shade and fruit trees. The Farmington Country Club golf course borders the lot to the north and west. The Farmington River flows to the west. The yard is enhanced by a small pond and brook. Also on site are a garage (built 1910), a frame shed (1910) and a concrete pool (1940). The surrounding neighborhood contains similar turn-of-the-century houses.

The house is historically significant for its association with Noah Wallace, the builder, and Harry Ney, its owner from 1908 to 1947. Noah Wallace was arguably the most influential developer/builder during Farmington’s Colonial Revival period. He constructed new houses, moved and restored historic structures, and tore down dilapidated buildings. He constructed a number of similar residences along Waterville Road in addition to Meadow View: “Brookside” at 9 a Waterville in 1898, “The Elms” at 11 Waterville in 1905, “Wallace-Whaples House” at 15 Waterville ca. 1905 and his own home “Rose Lawn” at 17 Waterville ca. 1905. In addition, he remodeled four historic houses on Main Street, south of Farmington Avenue, for rental income; moved historic structures to make way for Farmington’s Village Green (corner of Main and Farmington); and was a key player in the establishment of the Farmington Country Club on the northeast corner of Farmington Avenue and Waterville Road (at the time in the late 18th-century 84-acre rebuilt Fisher Gay Homestead). He retained ownership of the clubhouse and its 84 acres until after a 1901 fire destroyed the building, selling the property to the club which then rebuilt it.

Wallace’s work in development was a second career for him. He made his fortune in the sale and manufacturing of lightning rods in Waterbury. In 1887, he purchased a large tract of land in Farmington to build his own house. He also purchased the Pine Woods, a vast tract of close to 2,000 acres spreading across Farmington and neighboring Avon. There he built a hunting and fishing preserve, including kennels to raise hunting dogs. Investigations on the land, part which is now owned by non-profit Winding Trails, Inc., have uncovered numerous foundations, holding ponds and aquatic systems that formed the core of Wallace’s preserve for

outdoorsmen. Wallace later sold a section of the property to Theodate Pope Riddle for her Avon Old Farms School. After his death in Florida in 1933, he bequeathed \$250,000 to establish a fund for the operation of the Farmington schools. Because of this large gift, Center School in Farmington village was re-named Noah Wallace School in his honor.

Early occupants of "Meadow View" included Mrs. C.L. Munn and later Archibald G. McIlwaine and his family. In 1908 Harry Clinton Ney (1869-1947) purchased the house. Born in Wethersfield, Ney was the son of John M. and Sarah (Beckwith) Ney. His father was a native of France and president of the J.M. Ney Company, dealers in precious metals. The firm, located on Elm Street in Hartford, specialized in gold. Harry Ney was an executive in his father's firm. He married Florence Schenherr (1883-1942) in 1906. Upon Mr. Ney's death in 1947, the house was sold to H. Warren and Elizabeth Lawrence. The land has passed through a number of owners since 1956, including the Farmington Country Club and Dr. Nicholas J. Gross. The current owner, Angela Munson, came into possession of the house in 2020.



“Meadow View,” 33 Waterville Road, Farmington CT

MOTION:

Agenda Item N-11

To approve a contract in the amount of \$84,551.15 to Security 101- Advanced Security Integration, LLC. of Southington for a Town Hall Card Access System, under Connecticut State Contract 17PSX0002.

NOTE: A part of our security upgrades at Town hall, this expenditure is for a Card Access system. This system will be in lieu of our traditional key system and will use access cards. The Board of Education and the Police Department use similar systems for their buildings. It will aide in providing a safe and secure working environment for the employees and visitors to the Farmington Town Hall. We will be able to have administrative control levels that are based on individual, and department needs. Also, we will be able to track building usage and will have tighter controls than with a key system.

The Town Council is required to approve this expenditure because it is over \$50,000. The money has already been allocated in the Capital Improvement Plan.

MOTION:

Agenda Item N-12

To approve the following property tax refunds.

NAME	REASON	AMOUNT
45 Northwest Drive LLC	Overpayment	\$3,420.45
ACAR Leasing LTD	Overpayment	\$279.14
Bartles Thasseus Jr. & Sherry Van Liere	Overpayment	\$27.00
Choi Fred & Akiko	Overpayment	\$30.76
Couture Rene A Trustee	Overpayment	\$117.48
Flynn Mark & Valerie	Over Payment	\$58.74
Jones Azuz U	Assessor adjustment	\$81.39
Leblanc Nicholas & Ernest	Assessor adjustment	\$116.21
Paese Gabrielle A	Assessor adjustment	\$180.97
Puzzo Karen A	Assessor adjustment	\$51.01
Santoro Patricia A.	Assessor adjustment	\$28.79
The Gardens LLC	Overpayment	\$235.00
VCFS	Assessor adjustment	\$846.90
Total		\$5,473.84

MOTION:

Agenda Item O-1

Executive Session—To discuss matters concerning the sale or acquisition of real property.

To adjourn the meeting to executive session as permitted by Connecticut General Statutes Section 1-225 (a) for the following purposes as allowed by Section 1-200(6), that is

Discussion of the selection of a site or the lease, sale or purchase of real estate by a political subdivision of the state when publicity regarding such site, lease, sale, purchase or construction would cause a likelihood of increased price until such time as all of the property has been acquired or all proceedings or transactions concerning same have been terminated or abandoned;

That attendance in the Executive Session shall be limited to:

Members of the Town Council
Town Manager

NOTE: Approval of this motion shall be by 2/3 vote.

MOTION:

Agenda Item O-2

Executive Session – To Discuss Matters Concerning Pending Litigation.

To adjourn the meeting to executive session as permitted by Connecticut General Statutes Section 1-225 (a) for the following purposes as allowed by Section 1-200(6)(B), that is

Strategy and negotiations with respect to pending claims or pending litigation to which the public agency or a member thereof, because of his conduct as a member of such agency, is a party until such litigation or claim has been finally adjudicated or otherwise settled; to wit: a potential insurance claim.

That attendance in the Executive Session shall be limited to:

Members of the Town Council
Town Manager

NOTE: Approval of this motion shall be by 2/3 vote