

Minutes of the Town of Farmington
Regular Town Council Meeting September 14, 2021
Held in Person and by
Zoom Webinar Meeting

Attending:

C. J. Thomas, Chair
Joe Capodiferro
Brian F. X. Connolly
Christopher Fagan
Edward Giannaros
Peter Mastrobattista
Gary Palumbo

Kathy Blonski, Town Manager
Paula B. Ray, Clerk

A. Call to Order

The Chair called the meeting to order at 7:00 p.m.

B. Pledge of Allegiance

The Council and members of the public recited the Pledge of Allegiance.

C. Presentations and Recognitions

1. Proclamation

Mr. Connolly read the following proclamation into record:

PROCLAMATION

WHEREAS, John Karwoski served on the Farmington Town Council as a Council member from 1983 through 1987, as well as two terms as the Democratic Town Chairman, and

WHEREAS, John Karwoski also served the Town of Farmington as the first Chairman of the Farmington Economic Commission in 1993. Since its inception in 1993, John has actively participated in the Economic Development Commission. During his tenure, the EDC hosted the annual Business Breakfast Series, The Beautify Farmington Program, and the Small Business Resources Series, and

WHEREAS, John Karwoski, was an active member of the Farmington Chamber of Commerce elected as President from 1997 to 1999. During that time, he represented Farmington on the Board of Governors with the Greater Hartford Chamber of Commerce, and

WHEREAS, John Karwoski, was a founding member of Westerleigh Elderly Housing Community in Unionville. John served as Chairman of the Farmington Housing Partnership, an advocacy group committed to providing affordable housing for the elderly and handicapped in the community, and

WHEREAS, John Karwoski was a 50-year member of the Farmington Exchange Club serving as President in the early 1990s. John was also a Division Director of the Connecticut District Exchange Club for many years and was elected Vice President, and

WHEREAS, John Karwoski has always maintained a focus on the public good and donating countless hours of time, energy and personal commitment to better our community and enrich the lives of the residents of the Town of Farmington, and

WHEREAS, in addition to his long-standing commitment to the Town, John's true devotion lies with his loved ones including his wife Pat, his three children Karen, Michael and Christopher, and all his grandchildren.

NOW, THEREFORE, the Farmington Town Council hereby commends John Karwoski for his excellent work on behalf of the community and we hereby thank him for his selfless dedication and immeasurable contributions and commitment to the Town of Farmington and its residents. The Farmington Town Council hereby extends to John and his wife Pat, best wishes on their future endeavors.

Dated this 14th day of September 2021 at Farmington, Connecticut.

C.J. Thomas, Town Council Chair

Mike Demicco, Representative 21st District read a citation from the State of Connecticut legislature honoring Mr. Karwoski and thanked him for his service.

Mr. Karwoski thanked everyone for the recognition of his service and told the audience how important it was for young people to get involved and volunteer to serve the Town.

2. Proclamation

Mr. Capodiferro read the following proclamation into the record:

PROCLAMATION

WHEREAS, Mountain View Farm on Main Street was established in 1921 and has been a proud member of the Farmington business community for 100 years, and

WHEREAS, Theodore "Tater" Hanson started Mountain View Farm on Main Street when Woodrow Wilson was President, a gallon of gas was 26 cents and a dozen eggs cost 47 cents, and

WHEREAS, Mountain View Farm has survived The Great Depression, World War II, The Moon Landing, the introduction of computers and social media and continued to thrive and serve the Farmington Community for 100 years, and

WHEREAS, Tater's children, grandchildren, and great grandchildren have continued and grown the business to include three farm stands in Farmington, located on

Plainville Avenue, and Meadow Road, all with fresh, local produce and the “best corn anywhere,” and

WHEREAS, the Pogson family not only continue to farm in our community, they also give to the community by serving on various volunteer boards and commissions, and

NOW, THEREFORE let it be resolved, we congratulate Mountain View Farm and Tater’s Family for their positive contributions to the Town of Farmington, and for celebrating 100 successful years in business.

Dated this 14th day of September 2021 at Farmington, Connecticut.

C.J. Thomas
Town Council Chair

Mike Demicco, Representative 21st District read a citation from the State of Connecticut legislature honoring the Mountain View Farm and thanked them for their contributions to the Town.

Mrs. Loretta Pogson thanked the Council for their recognition.

3. Presentation

Chief Melanson and Brenda Pflugbeal, Animal Control Officer gave a presentation on Wildlife Feeding Ordinances using the presentation recorded with these minutes as Agenda Item C-3. After discussion, it was the consensus of the Council to move forward with writing and implementing a Wildlife Feeding ordinance for Farmington.

4. Presentation

Steven Hoffman, Director of Fire & Rescue Services; Richard Higley, Chief Tunxis Hose Station; Mike Grabulis, Chief Farmington Station using the presentation recorded with these minutes as Agenda Item C-4 reviewed the building needs of the Town’s firehouses. After discussion, it was the consensus of the Council to move forward the process to address the needs of the firehouses.

D. Public Hearing

There were no public hearings held.

E. New Items

Motion was made and seconded (Giannaros/Connolly) to add as Agenda Item L-24 Unionville Historic District Alternate.

Adopted unanimously

F. Public Comments

Mark Wilson of 61 Ely Road called the Council's attention to the communications he had sent to the Council contained in their Council packets regarding Lot 76 Bridgehampton on behalf of Wilson Development. He asked the Council that Wilson Development's request be put on the Agenda of the next Council meeting as a new business item.

Jay Tulin of 39 Timberline Drive spoke about the Walk Against Hate being held at Watkinson School on October 10, 2021 sponsored by the Anti-Defamation League. He believed the Town should have a presence at the walk.

G. Reading of the Minutes

1. July 13, 2021, Regular Town Council Meeting

Motion was made and seconded (Mastrobattista/Capodiferro) to approve the minutes of the July 13, 2021 Regular Town Council Meeting.

Adopted unanimously

H. Reading of Communications and Written Appeals

1. Resident Correspondence – Jackie Harris-Stone
2. Resident Correspondence – Julie Tedesco
3. Resident Correspondence – Allison Loucks
4. Resident Correspondence – Mark Wilson

The communications and written appeals regarding mask mandates and a land swap at the Bridgehampton Crossing subdivision are recorded with these minutes as Agenda Items H-1 through H-4.

I. Report of the Committees

1. Land Acquisition Committee
2. Green Efforts Committee

There were no reports for Agenda Items I-1 and I-2.

3. Farmington High School Building Committee

Mr. Fagan reported the Committee had a preliminary meeting with the State of Connecticut Office of School Construction Grants, and the project was well received. The Committee reviewed the 10 responses to the RFPs for a construction manager and 4 were selected to move forward to be interviewed.

4. Racial Equality Taskforce

Mr. Capodiferro reported the Taskforce was scheduling their fall meetings; over the summer, the subcommittees had been working on a variety of subjects including youth and police initiatives, a RFP for the Diverse Farmington webpage and economic goals. The next Community Conversation was to deal with health disparities.

J. Report of the Council Chair and Liaisons

1. Chair

The Chair reported the Town's triple A bond rating had been reaffirmed by Moody's. He reminded the Council that they had promised the residents to be fiscally responsible to help with defraying the costs of the High School project. He asked the public to support the Town's farmers especially because of the extreme weather events of the summer, which impacted the growing season. He offered condolences to the families of the casualties of the plane crash at Trumpf. He commended the scouts for the 911 ceremonies they had organized. He thanked the public for Farmington's high vaccination rate and the support shown to local business over the past summer as they began to open up. He asked the public to review the openings in the Board and Commissions Book on the Town website to look for opportunities to get involved in the Town.

2. Board of Education Liaison

Mr. Fagan reported that the schools were off to a good start.

3. Economic Development Commission Liaison

Mr. Giannaros reported at their September 1st meeting the Commission had a presentation on the updated Explore Farmington website, and the fall Business Breakfast had been held on September 9th at which Mike Goman, Goman+York gave a presentation on commercial development in the post Covid era.

4. Farmington Housing Authority

5. Housing Authority

There were no reports for Agenda Items J-4 or J-5.

6. Human Relations Commission

Mr. Capodiferro reported the Commission had had a presentation from Susan Schnitzer, President of the Connecticut Institute of Refugees & Immigrants, that FHS Seniors Bella Suffredini and Mercy Adenkola were recognized for their work with Farmington Community Services Department and had had a voter registration event at New Horizons. The next meeting was scheduled for October 25th at which Kathryn Kramer, Town Planner was scheduled to discuss affordable housing plans.

7. Library Board

There was no report for Agenda Item J-7.

8. Town Plan and Zoning Liaison

Mr. Capodiferro reported the application for 402 Farmington Avenue was approved.

9. Unionville Historic District Commission

Mr. Giannaros reported the Commission had met on September 2nd and continued to review and update guidelines for the historic district. The next meeting was scheduled for October 7, 2021.

10. Unionville Village Improvement Association Liaison

11. Water Pollution Control Authority

12. Other Liaisons

There were no reports for Agenda Items J-10 through J-12.

K. Report of the Town Manager

The Manager reviewed the following report:

a. September 28, 2021 Town Council Meeting Topic

The next Town Council meeting is scheduled for September 28, 2021. The second Town Council meeting of the month is generally reserved for workshop meetings. This month we will use that meeting to hear a presentation from Rose Ponte, Economic Development Director, on Explore Farmington 2.0 and an overall Economic Development update.

b. 9/11 Anniversary Ceremony

My office worked in conjunction with the Scouts BSA and the Girl Scouts to hold a twenty-year remembrance ceremony of 9/11. It occurred on Saturday, September 11th in front of Town Hall followed by a Flag retirement ceremony. See the attached program.

c. Moody's Rating

On July 13, 2021, Moody's Investors Service reaffirmed Farmington's Aaa credit rating, which is much stronger than the median rating of Aa3 for cities nationwide. They listed notable credit factors including a very strong wealth and income profile, a sizable tax base, a healthy financial position and affordable debt and pension liabilities.

Motion was made and seconded (Mastrobattista/Capodiferro) to accept the report of the Town Manager.

Adopted unanimously

L. Appointments

1. Building Code Board of Appeals (Das)

There was no action taken for Agenda Item L-1.

2. Conservation & Inland Wetlands Commission

Motion was made and seconded (Mastrobattista/Capodiferro) that Rich Berlandy be appointed to the Conservation & Inland Wetlands Commission for a four-year term beginning October 1, 2021 and ending September 30, 2025.

Adopted unanimously.

3. Conservation & Inland Wetlands

Motion was made and seconded (Mastrobattista/Capodiferro) that Neil Kelsey be appointed to the Conservation & Inland Wetlands Commission for a four-year term beginning October 1, 2021 and ending September 30, 2025.

Adopted unanimously

4. Conservation & Inland Wetlands Commission **alternate** (Berlandy)

There was no action taken on Agenda Item L-4.

5. Economic Development Commission

Motion was made and seconded (Mastrobattista/Capodiferro) that Dan Kleinman be appointed to the Economic Development Commission for a two-year term beginning October 1, 2021 and ending September 30, 2023.

Adopted unanimously.

6. Economic Development Commission (Philips)

There was no action taken for Agenda Item L-6.

7. Economic Development Commission

Motion was made and seconded (Mastrobattista/Capodiferro) that Bob Reeve be appointed to the Economic Development Commission for a two-year term beginning October 1, 2021 and ending September 30, 2023.

Adopted unanimously

8. Economic Development Commission

Motion was made and seconded (Mastrobattista/Capodiferro) that Bill Wadsworth be appointed to the Economic Development Commission for a two-year term beginning October 1, 2021 and ending September 30, 2023.

Adopted unanimously

9. Farmington Historic District Commission

Motion was made and seconded (Mastrobattista/Capodiferro) that Evan Honeyman be appointed to the Farmington Historic District Commission for a five-year term beginning October 1, 2021 and ending September 30, 2026.

Adopted unanimously

10. Green Efforts Commission

There was no action taken on Agenda Item L-10.

11. Housing Authority

Motion was made and seconded (Mastrobattista/Capodiferro) that Maureen Frink be appointed to the Housing Authority for a five-year term beginning October 1, 2021 and ending September 30, 2026.

Adopted unanimously

12. Housing Authority

Motion was made and seconded (Mastrobattista/Capodiferro) that Sally Hatzenbuhler be appointed to the Housing Authority for a five-year term beginning October 1, 2021 and ending September 30, 2026.

Adopted unanimously

13. Housing Authority (Mason)

14. Lower Farmington River and Salmon Brook Wild & Scenic Management Plan (LFSWS)

15. North Central Regional Mental Health Board Inc.

16. North Central Regional Mental Health Board Inc.

17. Plainville Area Cable TV Advisory Council

18. Plainville Area Cable TV Advisory Council

There was no action taken on Agenda Items L-13 through L-18.

19. Retirement Board

Motion was made and seconded (Mastrobattista/Capodiferro) that Chris Jedsudowich be appointed to the Retirement Board for the balance of a two-year term beginning immediately and ending January, 2022.

Adopted unanimously

20. Water Pollution Control Authority

Motion was made and seconded (Mastrobattista/Capodiferro) that Phil Dunn be appointed to the Water Pollution Control Authority for a five-year term beginning October 1, 2021 and ending September 30, 2026.

Adopted unanimously

21. Unionville Historic District & Properties Commission

Motion was made and seconded (Mastrobattista/Capodiferro) that Ann Wuelfing be appointed to the Unionville Historic District & Properties Commission for the balance of a five-year term beginning immediately and ending September 30, 2022.

Adopted unanimously

22. Unionville Historic District & Properties Commission **alternate**

Motion was made and seconded (Giannaros/Connolly) that Barbara Marsh be appointed to the Unionville Historic District & Properties Commission as an **alternate** member for a three-year term beginning October 1, 2021 and ending September 30, 2024.

Adopted unanimously

23. Green Efforts Commission

There was no action taken for Agenda Item L-23.

24. Unionville Historic District **alternate**

Motion was made and seconded (Giannaros/Connolly) that Steve Meyer be appointed to the Unionville Historic District & Properties Commission as an **alternate** member for the balance of a three-year term beginning immediately and ending September 30, 2023.

Adopted unanimously

M. Old Business

There was no Old Business conducted.

N. New Business

1. To name the Turf Field at Tunxis Mead "The Setlow Family Field" per the request of The Farmington Soccer Club

Motion was made and seconded (Mastrobattista/Capodiferro) to name the Turf Field at Tunxis Mead "The Setlow Family Field" per the request of The Farmington Soccer Club.

Adopted unanimously

2. To establish a Town Council Ad-Hoc committee to work with Town staff to make recommendations to the Town Council on the next steps involving American Rescue Plan Act (ARPA) Coronavirus State and Local Fiscal Recovery Funds, (Federal Stimulus Monies) received by the Town of Farmington

Motion was made and seconded (Mastrobattista/Capodiferro) to establish a Town Council Ad-Hoc committee to work with Town staff to make recommendations to the Town Council on the next steps involving American Rescue Plan Act (ARPA) Coronavirus State and Local Fiscal Recovery Funds, (Federal Stimulus Monies) received by the Town of Farmington.

The Ad-Hoc Committee shall consist of the following members:

Brian Connolly	Town Council Member
Joseph Capodiferro	Town Council Member
C.J. Thomas	Town Council Chair (ex-officio)
Kathleen Blonski	Town Manager
Joe Swetcky	Finance Director
Russ Arnold	Director of Public Works/Town Engineer
Rose Ponte	Economic Development Director

Adopted unanimously

3. That the following appropriation transfers be made from and to the accounts listed below in the FY2020/2021 General Fund Budget

Motion was made and seconded (Mastrobattista/Capodiferro) that the following appropriation transfers be made from and to the accounts listed below in the FY2020/2021 General Fund Budget.

FROM:		AMOUNT
DEPARTMENT		
105 TOWN COUNCIL		\$ 11,000
106 PERSONNEL SERVICES		44,395
111 LEGAL		100,000
119 PLANNING AND ZONING		40,000
210 FIRE MARSHAL		70,000
245 BUILDING INSPECTOR		15,000
390 ENGINEERING		40,000
401 COMMUNITY & RECREATION SERVICES		50,000
540 BENEFITS		64,000
TOTAL		\$ 434,395
TO:		AMOUNT
DEPARTMENT		
101 TOWN MANAGER		\$ 9,015
102 FINANCE		8,855
104 REGISTRAR OF VOTERS		5,395
112 TOWN CLERK		23,825
115 ECONOMIC DEVELOPMENT		8,070
120 PUBLIC BUILDINGS		2,240
224 COMMUNICATION CENTER		53,775
310 PUBLIC WORKS & DEVELOPMENT		12,720
320 HIGHWAY & GROUNDS		245,500
901 PENSION DEFINED CONTRIBUTION		65,000
TOTAL		\$ 434,395

Adopted unanimously

4. To award a contract for the purchase of one 2023 International Model HV5007 Heavy Duty Cab and Chassis to Nutmeg International Trucks, Inc., of Hartford, CT at a purchase price of \$94,510.42

Motion was made and seconded (Mastrobattista/Capodiferro) To award a contract for the purchase of one 2023 International Model HV5007 Heavy Duty Cab and Chassis to Nutmeg International Trucks, Inc., of Hartford, CT at a purchase price of \$94,510.42.

Adopted unanimously

5. To award a contract for the purchase of one Model # M1221 Toolcat 5600 Utility Work Machine with accessories to Bobcat of Connecticut, Inc., of East Hartford, CT at a purchase price of \$78,129.00

Motion was made and seconded (Mastrobattista/Capodiferro) to award a contract for the purchase of one Model # M1221 Toolcat 5600 Utility Work Machine with accessories to Bobcat of Connecticut, Inc., of East Hartford, CT at a purchase price of \$78,129.00.

Adopted unanimously

6. To award a contract for the purchase of Treated Road Salt for the 2021/2022 winter season to CARGILL, Inc. of Boston, MA at a purchase price of \$67.54 per ton

Motion was made and seconded (Mastrobattista/Capodiferro) to award a contract for the purchase of Treated Road Salt for the 2021/2022 winter season to CARGILL, Inc. of Boston, MA at a purchase price of \$67.54 per ton.

Adopted unanimously

7. To award a contract for the of purchase ten (10) portable radios and accessories to Motorola Solutions, Inc. of Woodcliff Lake, NJ at a total contract price of \$50,000

Motion was made and seconded (Mastrobattista/Capodiferro) to award a contract for the purchase of one Model # M1221 Toolcat 5600 Utility Work Machine with accessories to Bobcat of Connecticut, Inc., of East Hartford, CT at a purchase price of \$78,129.00.

Adopted unanimously

8. To approve property tax refunds

Motion was made and seconded (Mastrobattista/Capodiferro) to approve the following property tax refunds:

Name	REASON	
244 LLC	Assessor adjustment	\$324.00
360 Colt Highway	over paid	\$3,658.20
Abadiano Helen	Assessor adjustment	\$13.14
Acar Leasing	Assessor adjustment	\$103.60
Agam LLC	Assessor adjustment	\$33.28
Ales Renovation LLC	Assessor adjustment	\$33.29
Ali Irfan	Assessor adjustment	\$36.78
Alvarado Igor & Marie	Over Payment	\$80.67
Amodio Frank	Assessor adjustment	\$240.28
Amodio Jane & Frank	Assessor adjustment	\$39.61
Azhar Naila	Assessor adjustment	\$273.70
Baldus Lynn R	Assessor adjustment	\$28.73
Banana Republic	Assessor adjustment	\$269.38
Baron Donald	Assessor adjustment	\$504.47
Belliveau Arlene D	Assessor adjustment	\$9.00
Bernabucci Robert	Assessor adjustment	\$114.12
Better Healthcare products	Assessor adjustment	62.23
Borah Chandan	Over Payment	\$1,056.78
Bowerman William	Assessor adjustment	\$44.68
Bozza Mary	Assessor adjustment	\$63.55
Brenner Joanne	Assessor adjustment	\$104.41
Brenner Paul	Assessor adjustment	\$156.18
Bruno Macard	Assessor adjustment	\$43.22
Calderone Barbara	Assessor adjustment	\$99.35
Cheema Faisal	Assessor adjustment	\$30.63

Cho Junho	Assessor adjustment	\$84.70
Chokshi Dharmendra	Assessor adjustment	\$74.15
Ciak Mateusz	Assessor adjustment	\$46.00
Corelogic	Over Payment	\$1,614.08
CSI Leasing	Assessor adjustment	\$314.04
Daimler Trust	Assessor adjustment	\$866.93
Desai Falguni	Assessor adjustment	\$33.53
Dossantos Damian	Assessor adjustment	\$23.85
Douglass Mary V	Assessor adjustment	\$13.43
Eakin Richard E	Assessor adjustment	\$16.86
Edmunds	Over Payment	\$592.69
Equity Trust	Over Payment	\$254.00
Finn Kevin	Assessor adjustment	\$116.25
Frissora Danielle	Assessor adjustment	\$49.06
Gallagher Brian	Assessor adjustment	\$5.48
Gap Inc	Assessor adjustment	\$177.94
Gowen Sharon & Eugene	Assessor adjustment	\$17.14
Grouten Leo	Assessor adjustment	\$442.23
Hagadorn James & Mary	Over Payment	\$550.00
Hancock Elizabeth & Gerald	Assessor adjustment	\$5.68
Hank LLC	over paid	\$3,554.86
Hart Jonathan H	Assessor adjustment	\$97.95
Haverkamp Brian & Cheryl	Assessor adjustment	\$151.65
Haviland Dorothy	Assessor adjustment	\$84.88
Hinson John	Assessor adjustment	\$170.58
Honda Lease	Assessor adjustment	\$705.30
John Moriarty	Assessor adjustment	\$1,196.31
JP Morgan Chase	Assessor adjustment	\$754.03
Jurczyk Barbara	Assessor adjustment	\$11.03

Keinz Frances	Assessor adjustment	\$34.95
KFR LLC	Overpayment	\$1,186.27
Knackstedt Rebecca	Assessor adjustment	\$5.17
Knox John	Assessor adjustment	\$29.59
Kursman Sharon G	Assessor adjustment	\$11.38
Laforest William	Assessor adjustment	\$13.88
Lanahan katherine	Assessor adjustment	\$24.54
Liang Paul	Assessor adjustment	\$10.31
Mango Antaylor	Assessor adjustment	\$20.79
Maynard Kimberly	Assessor adjustment	\$18.62
Mays Philip	Assessor adjustment	\$79.43
McCambridge Keith	Assessor adjustment	\$40.33
Mcintyre Gavin	Assessor adjustment	\$34.25
McLaughlin Christopher	Assessor adjustment	\$557.44
Meehan Paul	Assessor adjustment	\$107.46
Mejia-Symonds Juliana	Assessor adjustment	\$41.63
Mihalek Deborah	Assessor adjustment	\$41.77
Mihalek Jeffrey	Assessor adjustment	\$240.91
Miller Thomas	Assessor adjustment	\$10.65
Mitchell Harold	Assessor adjustment	\$16.02
Morin Donald & Valdora	Over Payment	\$14.83
Nagalla Anil	Assessor adjustment	\$158.28
Nasiakos Elizabeth	Assessor adjustment	\$9.05
Neupane-Gautam Shobha	Assessor adjustment	\$34.77
Nguyen Tu	Assessor adjustment	\$22.60
Nieves Madeline	Over Payment	\$321.00
Nissan Infiniti	Assessor adjustment	\$56.01
Pangilinan Karla	Assessor adjustment	\$250.05
Passafiume Jason & Alison	Assessor adjustment	\$575.00

Pickering Mary	Assessor adjustment	\$240.56
Pohuja Deepak	Assessor adjustment	\$17.29
Proto Jarod & Jennifer	Over Payment	\$575.00
Reynholds Robert & Jennifer	Over Payment	\$575.00
Riccardi Frank	Assessor adjustment	\$35.04
Riccardi Glenn	Assessor adjustment	\$22.51
Rios Clifford	Assessor adjustment	\$271.54
Riverwalk Apartments	Over Payment	\$254.00
Roming Karla	Assessor adjustment	\$35.55
Sachdev Manmohan & Nisha	Over Payment	\$8,729.30
Sobczyk-Chmura Jadwiga	Assessor adjustment	\$8.97
Sommer Catherine & Michael	Assessor adjustment	\$575.00
Spass Margaret	Assessor adjustment	\$13.52
St Pierre Bruce	Assessor adjustment	\$26.16
Stacy Russell	Assessor adjustment	\$6.36
Stitham Daniel	Over Payment	\$210.34
Store Master Funding	Assessor adjustment	\$3,658.20
Strupinski Andrzej J	Assessor adjustment	\$147.96
Tabellione Alice	Assessor adjustment	\$26.71
Thomas Charles J	Assessor adjustment	\$30.07
Thompson Peter	Assessor adjustment	\$9.42
Toyota Lease Trust	Assessor adjustment	\$123.92
USB Leasing	Assessor adjustment	\$331.89
Varrone John & June	Over Payment	\$254.00
VCFS	Assessor adjustment	\$659.90
Velez Abraham	Assessor adjustment	\$394.99
Ververis Arthur J	Assessor adjustment	\$34.89
VW Credit	Assessor adjustment	\$190.72
Wilmot Yvette M	Assessor adjustment	\$29.28

Wogen Stephen	Assessor adjustment	\$83.66
Zhuang Zengdi	Assessor adjustment	\$1,472.47
Fillian John & Maureen	Interest refund	\$115.24
Shea Michael	Assessor adjustment	\$295.88
Starr Kim & Dennis	Assessor adjustment	\$7.03
M & J Bus	Interest refund	\$939.78
Rotondo Anthony	Interest refund	\$26.00
Martin Vera	Assessor adjustment	\$478.29
Cocivera Joseph	Interest refund	\$156.85
Swanson Nancy	Interest refund	\$25.70
Emery Barbara	Over Payment	\$321.00
Delaney John	Assessor adjustment	\$35.15
Rogers Milton & Claudia	Assessor adjustment	\$9.97
Modern Mechanical	Assessor adjustment	\$23.77
Ratcliffe Garret & Judith	Assessor adjustment	\$10.25
Total		\$44,904.02

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McCambridge Keith	Assessor adjustment	\$40.33
Mcintyre Gavin	Assessor adjustment	\$34.25

McLaughlin Christopher	Assessor adjustment	\$557.44
Meehan Paul	Assessor adjustment	\$107.46
Mejia-Symonds Juliana	Assessor adjustment	\$41.63
Mihalek Deborah	Assessor adjustment	\$41.77
Mihalek Jeffrey	Assessor adjustment	\$240.91
Miller Thomas	Assessor adjustment	\$10.65
Mitchell Harold	Assessor adjustment	\$16.02
Morin Donald & Valdora	Over Payment	\$14.83
Nagalla Anil	Assessor adjustment	\$158.28
Nasiakos Elizabeth	Assessor adjustment	\$9.05
Neupane-Gautam Shobha	Assessor adjustment	\$34.77
Nguyen Tu	Assessor adjustment	\$22.60
Nieves Madeline	Over Payment	\$321.00
Nissan Infiniti	Assessor adjustment	\$56.01
Pangilinan Karla	Assessor adjustment	\$250.05
Passafiume Jason & Alison	Assessor adjustment	\$575.00
Pickering Mary	Assessor adjustment	\$240.56
Pohuja Deepak	Assessor adjustment	\$17.29
Proto Jarod & Jennifer	Over Payment	\$575.00
Reynholds Robert & Jennifer	Over Payment	\$575.00
Riccardi Frank	Assessor adjustment	\$35.04
Riccardi Glenn	Assessor adjustment	\$22.51
Rios Clifford	Assessor adjustment	\$271.54
Riverwalk Apartments	Over Payment	\$254.00
Roming Karla	Assessor adjustment	\$35.55
Sachdev Manmohan & Nisha	Over Payment	\$8,729.30
Sobczyk-Chmura Jadwiga	Assessor adjustment	\$8.97
Sommer Catherine & Michael	Assessor adjustment	\$575.00
Spass Margaret	Assessor adjustment	\$13.52

St Pierre Bruce	Assessor adjustment	\$26.16
Stacy Russell	Assessor adjustment	\$6.36
Stitham Daniel	Over Payment	\$210.34
Store Master Funding	Assessor adjustment	\$3,658.20
Strupinski Andrzej J	Assessor adjustment	\$147.96
Tabellione Alice	Assessor adjustment	\$26.71
Thomas Charles J	Assessor adjustment	\$30.07
Thompson Peter	Assessor adjustment	\$9.42
Toyota Lease Trust	Assessor adjustment	\$123.92
USB Leasing	Assessor adjustment	\$331.89
Varrone John & June	Over Payment	\$254.00
VCFS	Assessor adjustment	\$659.90
Velez Abraham	Assessor adjustment	\$394.99
Ververis Arthur J	Assessor adjustment	\$34.89
VW Credit	Assessor adjustment	\$190.72
Wilmot Yvette M	Assessor adjustment	\$29.28
Wogen Stephen	Assessor adjustment	\$83.66
Zhuang Zengdi	Assessor adjustment	\$1,472.47
Fillian John & Maureen	Interest refund	\$115.24
Shea Michael	Assessor adjustment	\$295.88
Starr Kim & Dennis	Assessor adjustment	\$7.03
M & J Bus	Interest refund	\$939.78
Rotondo Anthony	Interest refund	\$26.00
Martin Vera	Assessor adjustment	\$478.29
Cocivera Joseph	Interest refund	\$156.85
Swanson Nancy	Interest refund	\$25.70
Emery Barbara	Over Payment	\$321.00
Delaney John	Assessor adjustment	\$35.15
Rogers Milton & Claudia	Assessor adjustment	\$9.97

Modern Mechanical	Assessor adjustment	\$23.77
Ratcliffe Garret & Judith	Assessor adjustment	\$10.25
	Total	\$44,904.02

Passed

The Chair recused himself.

Voting yes were Capodiferro, Connolly, Fagan, Giannaros, Mastrobattista and Palumbo.

- O. Executive Session
 - 1. Land Acquisition

Motion was made and seconded (Mastrobattista/Capodiferro) to move to Executive Session at 8:18 pm for discussion of the selection of a site or lease, sale or purchase of real estate with the Town Council and Town Manager present.

Adopted unanimously

The Council returned to Open Session at 8:45 p.m.

- P. Adjournment

Motion was made and seconded (Mastrobattista/Capodiferro) to adjourn the meeting at 8:45 p.m.

Adopted unanimously

Respectfully submitted,



Paula B. Ray, Town Clerk



W I L D L I F E F E E D I N G O R D I N A N C E

Brenda Pflugbeil

Animal Control Officer

FARMINGTON



BEAR CONFLICTS

- A Bear desires to gain as many calories with as little energy as possible
- Black Bear mothers (Sows) are raising their cubs often eating food scraps from our trash cans and birdseed from birdfeeders
- They grow and lose their natural fear of humans



We have all seen it on the News and in Social media

Hartford Courant [SUBSCRIBE](#) 8 WKS/99¢ [LOG IN](#)

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CONNECTICUT

Record numbers of bears are entering Connecticut homes this year, DEEP warns numbers will continue to rise this fall as bears bulk up for winter

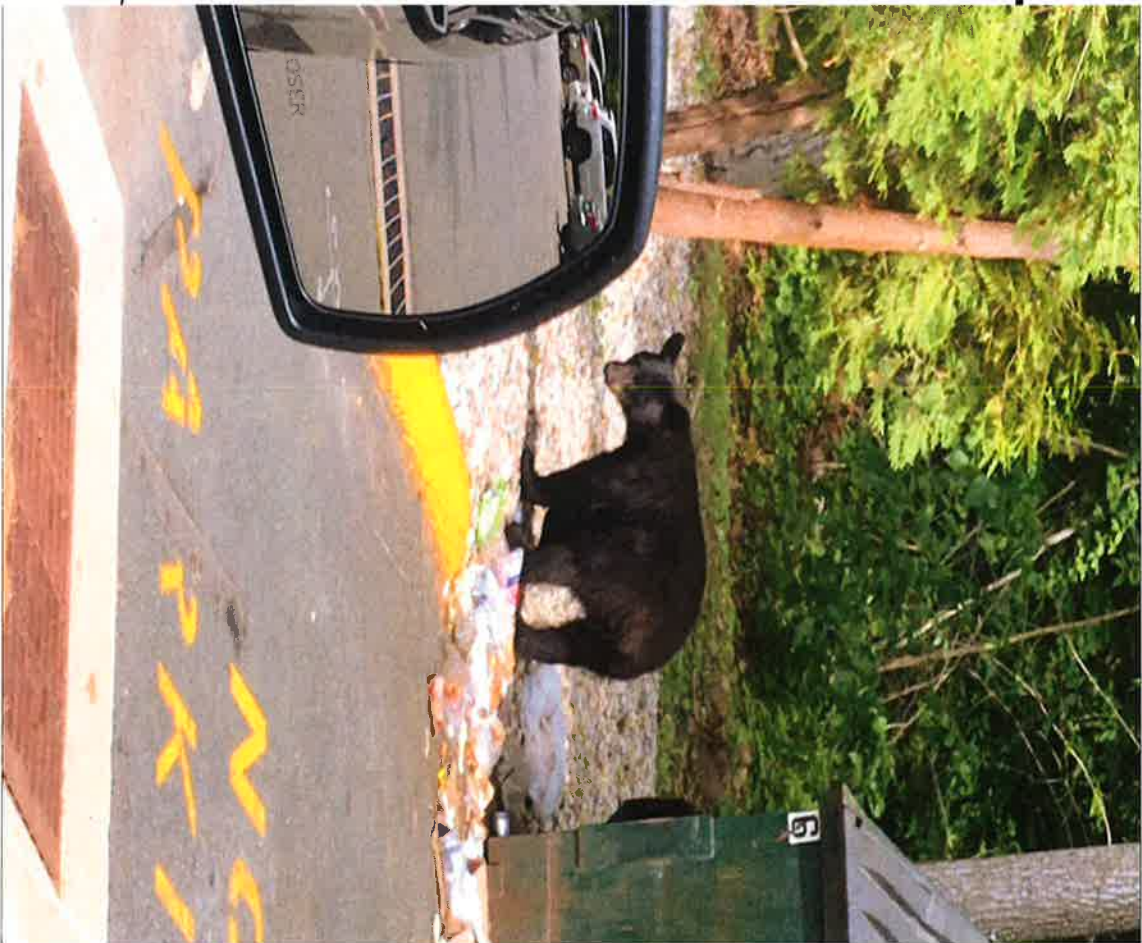


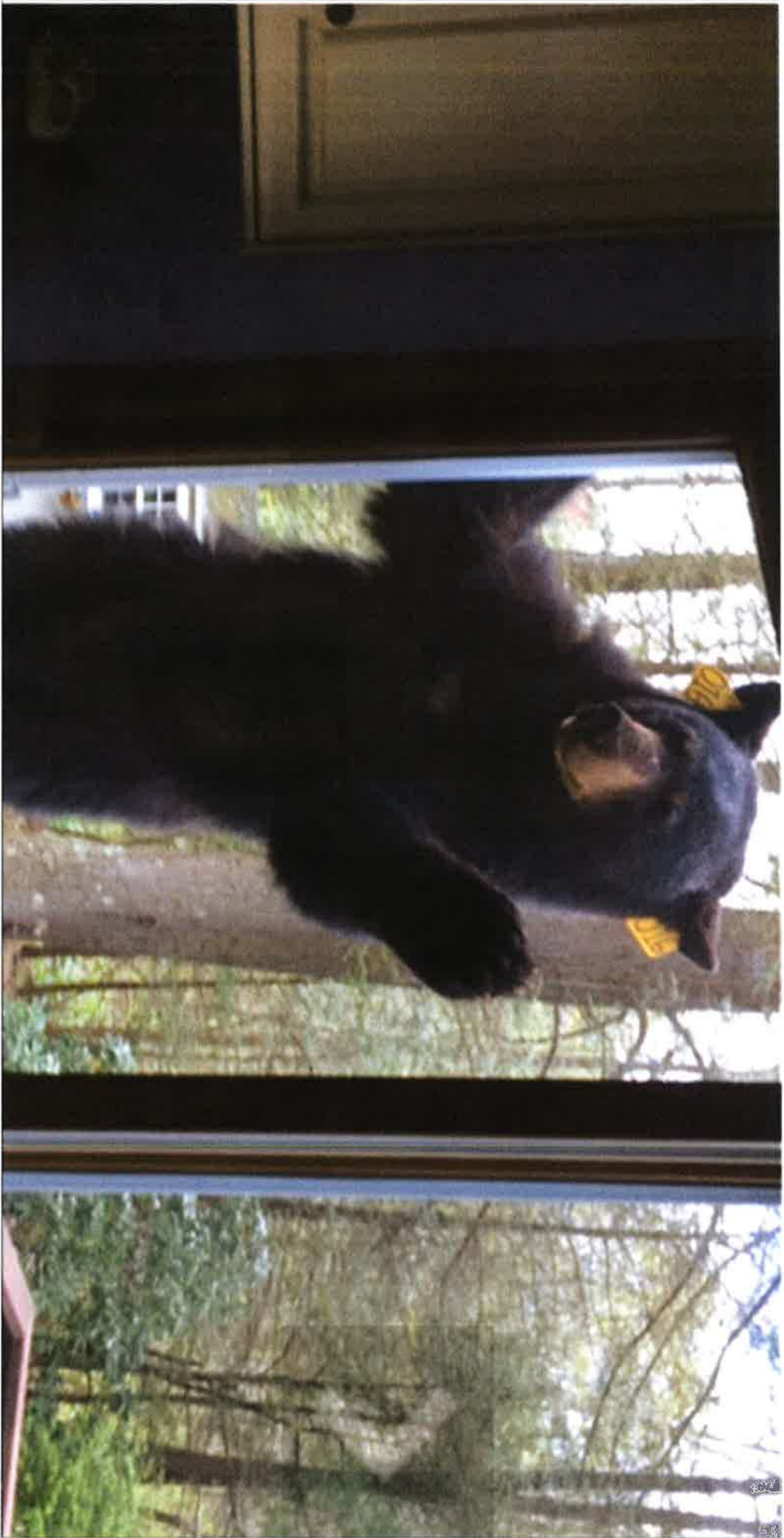
Concerns are being raised over the increase in bear and coyote sightings.

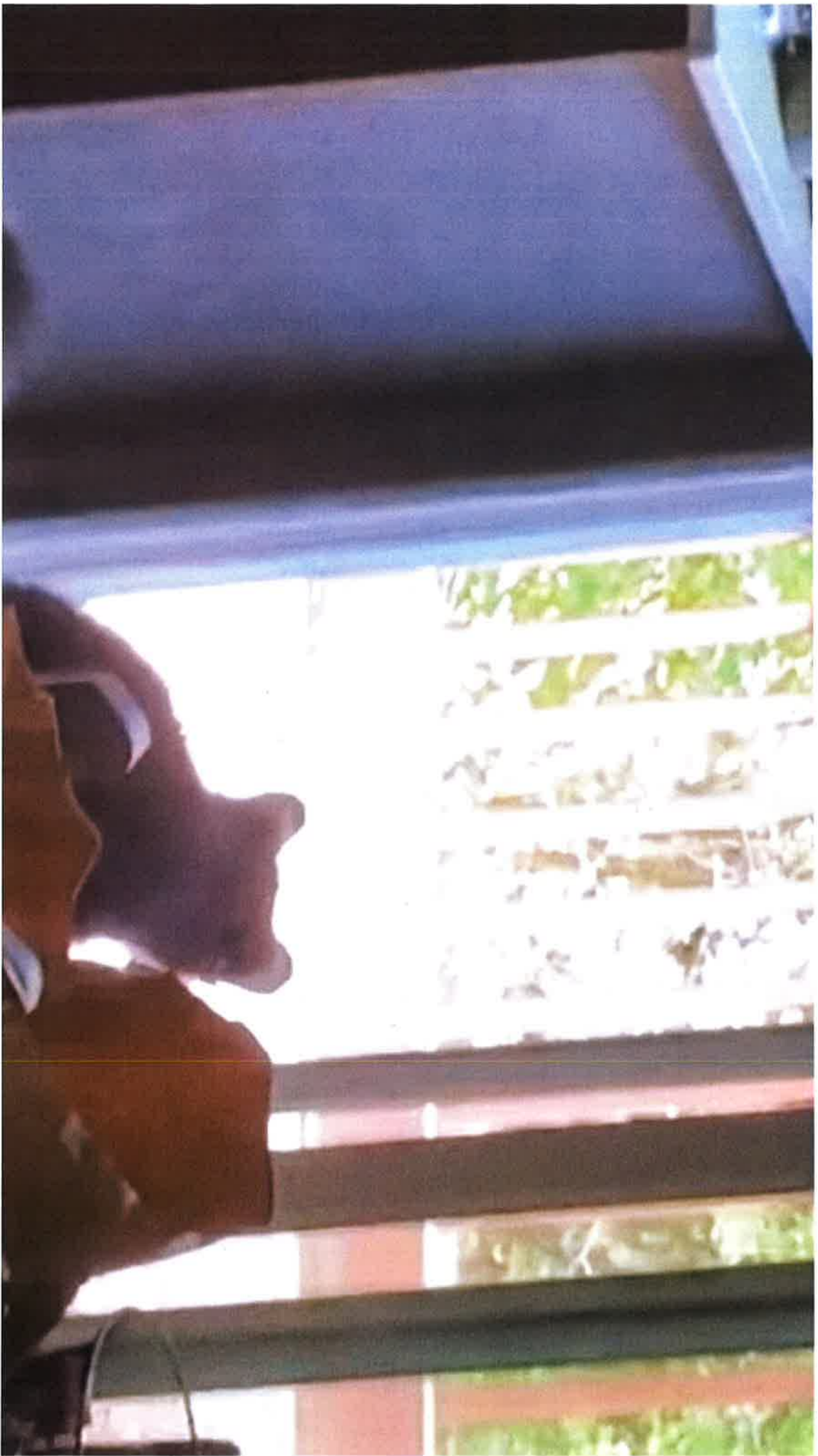
She said people can encounter bears almost anywhere in the state.

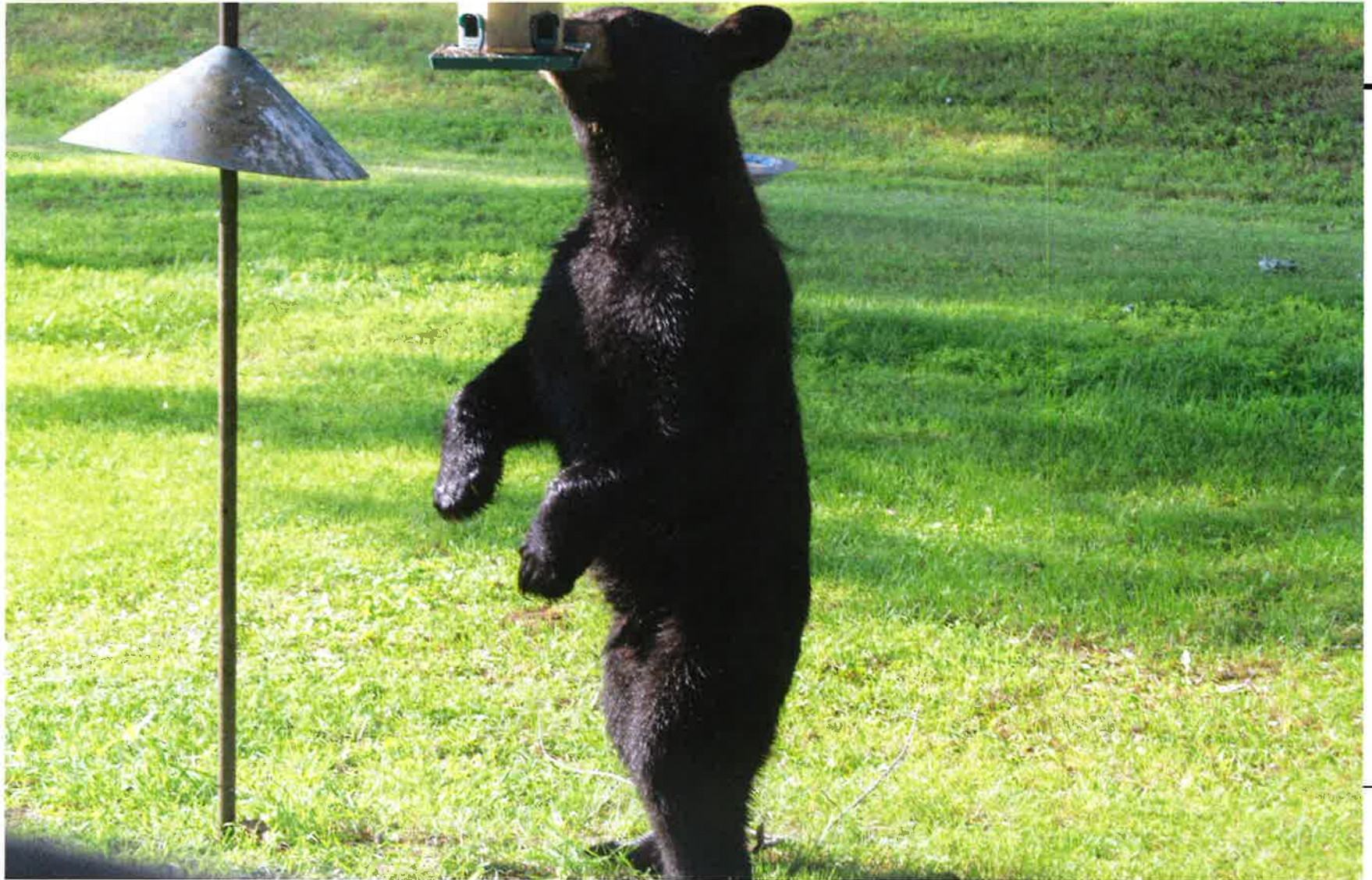
“We don't want to create a situation where bears associate people with food. So, anything we can do to make it hard for them to get an easy meal, the better off we'll be,” Dickson said.

Get Business Unlimited Plans









This is what is
happening in
Farmington



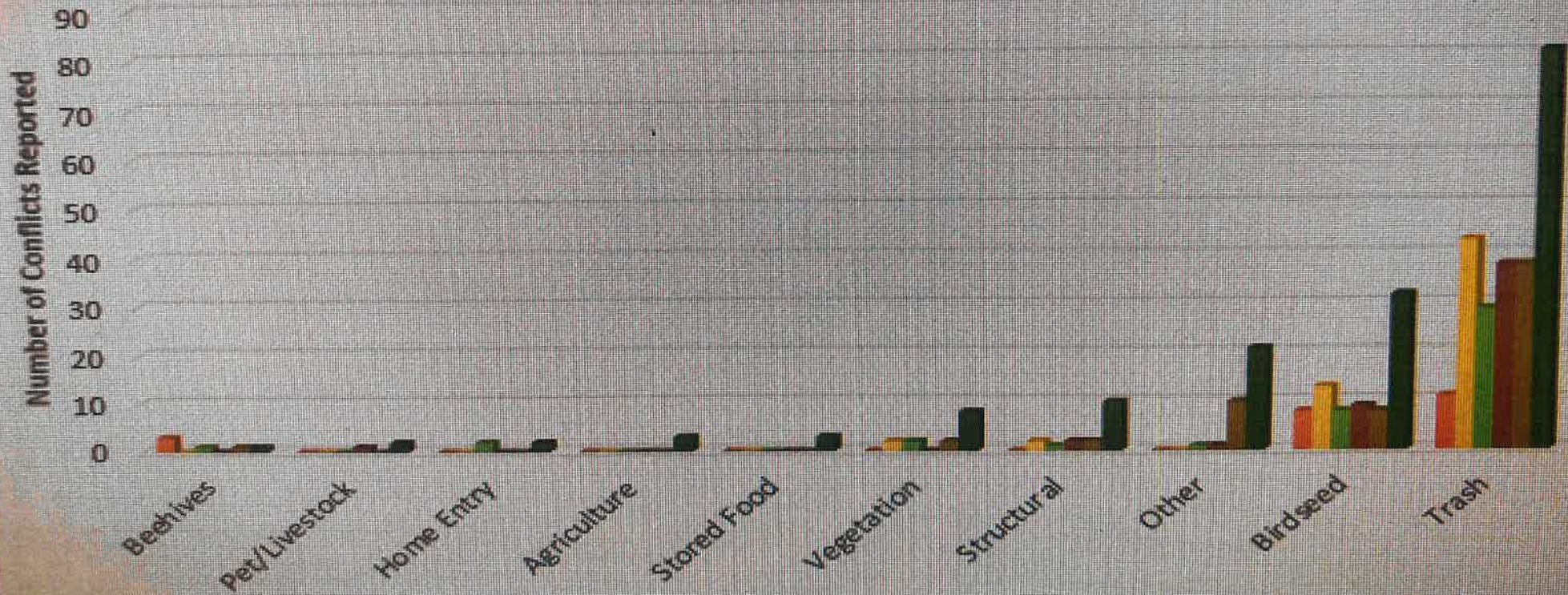


PROTECT
HUMANS & STOP
ATTRACTING
WILDLIFE
CLOSE TO OUR
HOMES

- Many citizens report concern for children and pets in their neighborhood
 - Many complain about having to clean up trash after wildlife has spilled its contents all over
 - Many love and invite wildlife into their property
-

DEEP Bear Conflict Chart

Bear Conflict Types Reported to CT DEEP by Year 2015-2020 for Farmington, CT





Four towns in Hartford County currently have an ordinance against intentionally feeding wildlife.

- Barkhamsted 2020
- Simsbury 2020
- East Granby 2020
- Granby 2021

There are two towns in Litchfield county that have an existing ordinance.

-
- Hartland 2019
 - Colebrook 2010

"I CANNOT
EVEN
WORK IN
MY
BACKYARD.
CAN YOU
MAKE THE
M LEAVE?"

got bluff charged by sow



IF WE DO NOT CHANGE, THERE
WILL CONTINUE TO BE A GROWING
RISK OF SERIOUS CONFLICTS
BETWEEN BEARS AND RESIDENTS AS WELL
AS THEIR PETS

Town of Farmington Fire Department

Fire Station
Construction/Renovation



Introductions

- **Steve Hoffmann**, Director of Fire & Rescue Services
- **Mike Grabulis**, Chief of Farmington Fire Department
- **Rich Higley**, Chief of Tunxis Hose Co. #1
- **Dave Czlapinski**, Chief of East Farmington Volunteer Fire Department



Overview of last Renovation/Building Project

August 1999 - \$5,590,000 (22 years)

- Construction of Southwest Fire Station
- Demolition and construction of Oakland Gardens Station
- Code Compliance, renovations and additions at East Farmington, Tunxis and Farmington Stations
 - Farmington – correct access to 2nd floor, new elevator, new exterior staircase, Code Compliance, Additional Bay, Generator, HVAC, Asbestos removal.
 - East Farms – New bay, replace roof, Asbestos removal, New Generator, New HVAC, Parking Lot & Apron Repaved, Underground electrical service, Furniture
 - Tunxis – Parking lot, New Generator, Office Furniture, Addition to Bays, HVAC

Fire Station Studies

2014 – Architectural, Design and Related Engineering Services Facility Study (7 Years since study was completed)

- Address State of Connecticut requirements for building and fire code, building and site accessibility, fire fighter safety and health concerns.
- Address operational space needs including Administration, Apparatus, meeting rooms and bunk rooms.
- Address obsolescence of various building systems and any existing structural and design deficiencies
- Reduce operating costs through improved energy use and other site/system efficiencies

Fire Station Studies

2018 - Location and Deployment Study of Fire Stations (3 years since study was completed)

- Address the current locations of the five fire stations with reference to community needs, both current and future growth
- Address the location of fire stations with consideration of current volunteers responding to stations for calls for service, target hazards, high call volume areas and future growth



Identified Needs and Concerns

- Code Compliance Issues
- Structural Concerns
- Replacement of major building systems
- Lack of Available Space for apparatus, storage, bunkrooms
- Lack of separations of PPE maintenance and living quarters
- Limited Parking
- Exterior Drainage issues
- Roof Repairs
- Pavement repairs
- Fire Protection Upgrades
- Efficiency Issues

Conclusion

- It is the recommendation of the Town of Farmington Fire Department, under section 53-2 of the Farmington Town Code, that the Town Council consider a statement of needs for the fire stations and establish a building committee with charge to further investigate the construction of new fire stations or renovation of the current fire stations.

Next Steps

- 1. Approval of a Statement of Needs by the Town Council
- 2. Appointment of a Building Committee and approval of a committee charge

Agenda Item H-1

From: [Jackie Harris-Stone](#)
To: [Town Council Account for e-Mail](#)
Subject: Mask mandate progress?
Date: Wednesday, August 25, 2021 4:25:13 PM

Dear Town Council,

I understand from the Farmington Valley Health Department that they recommended, and continue to recommend weekly to you, a mask mandate.

It is strongly recommended by the state, and I believe you may be the ones with the authority to enact this common sense measure - that anyone could bring it up to put on the agenda, and that the chair could also enact the mandate on their own, being given the ability to be called mayor.

We need one for many reasons.

We need one as quickly as possible for many reasons.

Of greatest concern- our under 12's

cannot get vaccinated and depend on residents to keep them safe as being able to go to school safely depends on the rate of community transmission. Kids are getting sicker with this variant. 10-15 percent - in one study as high as 50%- end up with long Covid, which can affect memory, thinking, energy levels and more, leaving even kids who were a symptomatic subject to long term or permanent disability (we do not yet know which)

The state no longer allows distance learning, so we are very dependent on the surrounding community to keep them safe.

This depends on many factors, the chief of which are mask wearing and vaccination. Right now, many people are not wearing masks indoors outside their homes, and even vaccinated people should be, according to the CDC, the state, the health department, and all reliable sources of information.

May I ask where you are in the process of discussing and implementation? If not on the agenda, could it be added?

As a reminder of the good you can do with a few statistics:

With a 9-12 additional cases per person transmission rate (up from 2.5 previously) and an average 5 day transmission time, in 6-7 weeks, someone with Delta can spread it to a million people. Of those, 3000 are likely to die.

Delta can spread in 5 minutes.

In light of Delta, two masked people can safely be around each other anywhere from double that (if both wearing cloth masks) to many, many hours (if both wearing n95's).

There is no doubt masks will save lives, and with 10-15% of people with Covid getting long Covid, which is even if not symptomatic, we would end up with a lower rate of disability.

It is very much the right thing to do, and I hope that you will enact this sooner rather than later.

We keep hearing how our governing bodies are listening to the advice of the FVHD- will you join them in carrying out their advice to you?

Sincerely,
Jackie Harris-Stone
Sent from my iPhone

PROCLAMATION

WHEREAS, Mountain View Farm on Main Street was established in 1921 and has been a proud member of the Farmington business community for 100 years, and

WHEREAS, Theodore “Tater” Hanson started Mountain View Farm on Main Street when Woodrow Wilson was President, a gallon of gas was 26 cents and a dozen eggs cost 47 cents, and

WHEREAS, Mountain View Farm has survived The Great Depression, World War II, The Moon Landing, the introduction of computers and social media and continued to thrive and serve the Farmington Community for 100 years, and

WHEREAS, Tater’s children, grandchildren, and great grandchildren have continued and grown the business to include three farm stands in Farmington, located on Plainville Avenue, and Meadow Road, all with fresh, local produce and the “best corn anywhere,” and

WHEREAS, the Pogson family not only continue to farm in our community, they also give to the community by serving on various volunteer boards and commissions, and

NOW, THEREFORE let it be resolved, we congratulate Mountain View Farm and Tater’s Family for their positive contributions to the Town of Farmington, and for celebrating 100 successful years in business.

Dated this 14th day of September 2021 at Farmington, Connecticut.

C.J. Thomas
Town Council Chair

Agenda Item H-2

From: [Julie Tedesco](#)
To: [Town Council Account for e-Mail](#)
Date: Monday, August 9, 2021 9:04:57 PM

Please refrain on any mask mandates for the town of Farmington.

Best

Julie

--

Sent from Gmail Mobile

From: [Allison Loucks](#)
To: [Town Council Account for e-Mail](#)
Subject: Please give the people (and businesses) the right to choose
Date: Monday, August 9, 2021 1:25:17 PM
Attachments: [image.png](#)

Dear Farmington Town Council,

While it still seems rather unclear as to which entities have the authority to enact Covid mitigation measures, I am reaching out to ask that our town not to implement any requirements, especially as it pertains to forced masking.

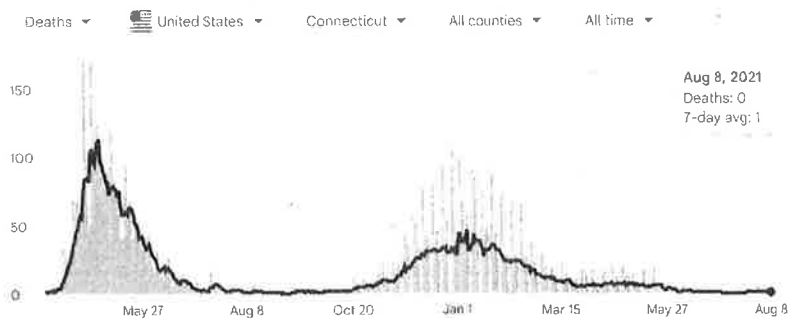
It is long past time for these decisions to be made by the people and businesses. As pointed out in the summer town newsletter, Farmington's vaccination rate is high (over 70%) and how great it's been to "see the faces of friends and neighbors, for the first time in many months". I'm guessing it was mentioned because of its importance to the quality of life for us all.

Folks who are 12+ have had more than ample time to be fully vaccinated. All available data points to children not being at any real risk for serious illness from Covid. If masks are required once again for a variant--one that is not creating significant issues for children and vaccinated folks--then when would we ever end it? Zero Covid is a fantasy. It's up to people to make their own decisions about their personal health rather than forcing the public to try to protect them.

The entire point of all of the forced mitigation measures is to reduce death due to Covid. It's nearly impossible to reduce the numbers in Connecticut as they're basically at zero.

↙ New cases and deaths

From The New York Times - Last updated: 17 hours ago



If a private business wants its patrons to wear a mask or to provide proof of vaccination, that's their right. People can choose whether or not to patronize businesses with that factored in.

Hope you all have a wonderful rest of your summer.

Thank you,
Allison Loucks
39 Westview Terrace

WD II, LLC

1027 Farmington Avenue, Suite 202
Farmington, CT 06032
860.677.8407

September 8, 2021

Town Council
Town of Farmington
1 Monteith Drive
Farmington, CT 06032

Council Members:

WD II, LLC is requesting the Town of Farmington approve a land swap with WD II's Bridgehampton Crossing subdivision, more specifically with Lot 76, or 10 Banbury Crescent, within same subdivision. (Attachment A)

The request is to move the rear property line back to where it would just intersect the 258 foot elevation line on the property which, according to the environmental assessment provided herein (Attachment B), is the start of the "sensitive" land which begins the slope to the wetland area located approximately 60 feet away from the 258 foot elevation and proposed new property line. (Attachment C)

In exchange for moving the rear property line, WD II will surrender property located in the northeast portion of the property. A large portion of this surrendered property is below the 258 foot elevation and within the "sensitive" land area. Currently there exists a drainage easement in favor of Lot 77 and the Town of Farmington which, according to the Building Department, is no longer necessary and would be abandoned. (Attachment C) The property surrendered by Farmington would equal the same area as the property surrendered by WD II for Lot 76.

I believe it is very important to remind the Council of the efforts WD II has made in order to protect the environment and to respond to the wishes of the community.


1. WD II purchased 125.6 acres of land for this development of which WD II granted 63.3 acres as open space, or **50.4%** of the land which WD II owned.
2. All downspouts from roofs of the homes within the development are directed into ground infiltrators, meaning this water is directed back into the soil, and not onto the lawns or storm drain system as most homes do within Farmington.
3. All storm water runoff is also directed to ground infiltration systems, eliminating storm water runoff from directly entering the water courses within the development.
4. WD II provided 2 clear span bridges at significant costs, in excess of 2 million dollars, in order to protect the wetlands from impact from the roadways within the development. The same water courses which WD II is protecting flow through concrete box culverts along Farmington's River Road.

As part of this land swap, WD II will place covenants on Lot 76 which will prohibit the disruption of the existing soil and vegetation (with the exception of felling any dead or diseased trees, etc.) located within a 10 foot buffer from the new rear property line, further protecting the "sensitive" land and slope. (Attachment D)

- The property is not within the wetlands area and contains no watercourse.
- The Town of Farmington maintains its current acreage within the development.
- All property building setbacks are maintained.
- The transaction will provide our prospective homeowner with a back yard for the family, and a home design which reflects the current home designs in Bridgehampton Crossing.

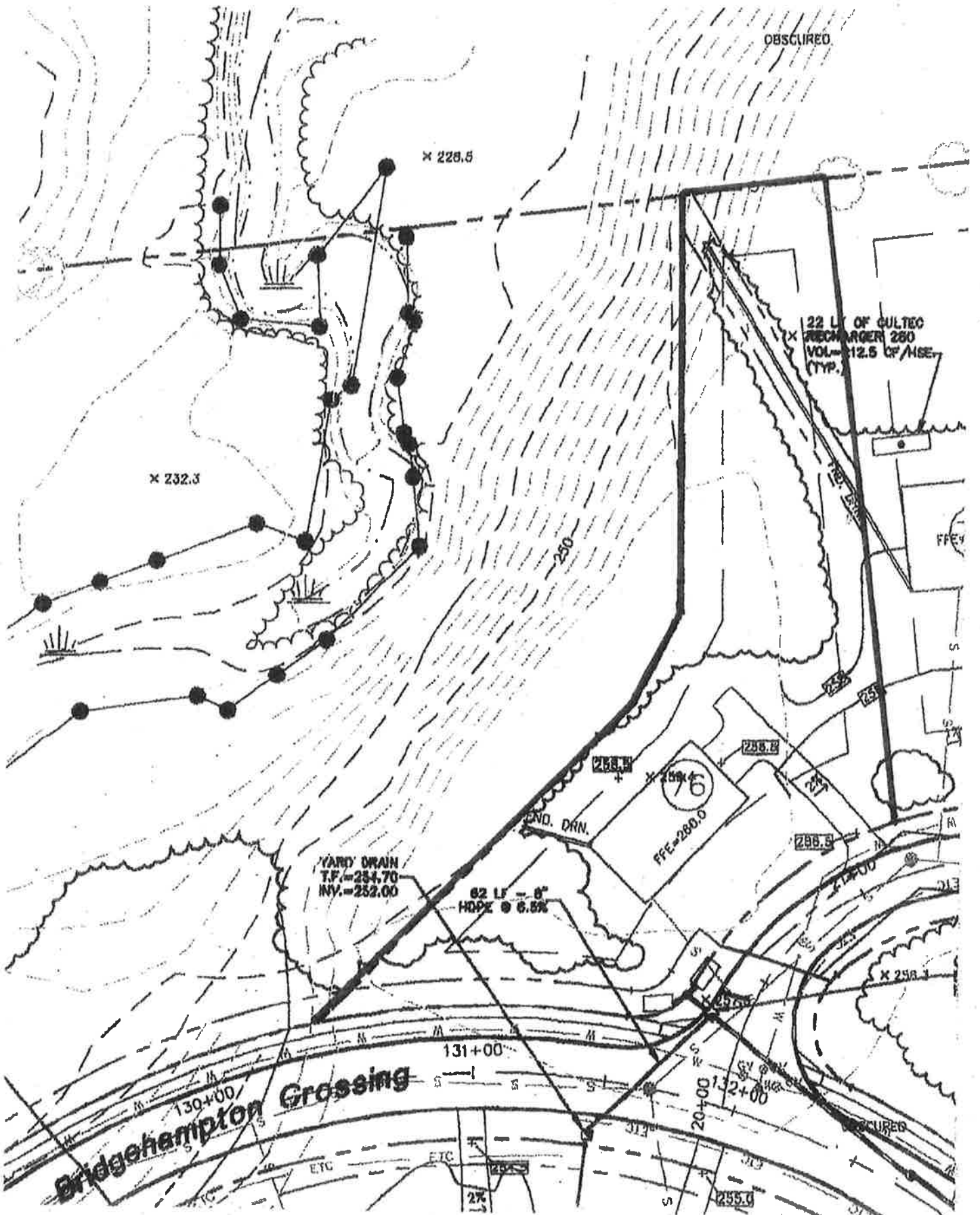
As always, I stand ready to answer any question or concerns which the Council members may have.

Sincerely,



Mark Wilson
WDII, LLC

Attachment A



Attachment B

PIETRAS ENVIRONMENTAL GROUP, LLC

SITE PLAN REVIEW

January 26, 2016

Robert Green Associates, LLC
ATTN: Joseph Green, P.E.
6 Old Waterbury Road
Terryville, CT 06786

Re: Lot 76, Banbury Crescent, Farmington, CT
PEG Job #: 2016-9

Dear Mr. Green,

In accordance with your request, I reviewed the subdivision plan and conducted an investigation of the subject property on January 18, 2016. Lot 76 is an undeveloped 0.492 acre parcel which is located on the western side of Banbury Crescent to the northwest of the intersection with Bridgehampton Crossing. The shape of the lot is narrow in width and elongated in length. Lot width generally ranges between 60 and 90 feet, while the length is over 200 feet. The purpose of the investigation and site plan review were to determine whether it is feasible to adjust the lot lines in order to provide a larger rear yard area for the proposed house which will not result in adversely impacting the off-site wetlands and watercourses.

Description of existing conditions on Lot 76 and bordering lands to the west and northwest

Lot 76 is presently forested with a mix of hardwoods and conifers, including white and red oak, white pine and eastern hemlock. The woody understory is dense and mainly consists of white pine seedlings and saplings. Most of land on Lot 76 is nearly level in grade with steep slopes in the far northern portion of the lot. From the location of the proposed house site on Lot 76 the land also pitches towards the eastern and southern property lines. The elevation in the proposed area of the house site is at approximately 285.5 feet.

The lands to the west northwest of Lot 76 are very steeply sloping. Elevation at the top of slope is 285 feet, while the elevation at the base of the very steep slope is near 230 feet. The very steep slope is forested with a mix of hardwoods and conifers, including white and red oak, sugar maple, black birch, shagbark hickory, white pine and eastern hemlock.

Situated at the base of the very steep slope is a very narrow wetland corridor containing a semi-perennial to perennial brook. The brook is a tributary to Unionville Brook. The streambed of the brook which is located down slope and to the northwest from Lot 76 is approximately 10 feet or more wide with a depth of a foot or more. On 1/18/2016 the brook carried moderate flow with good clarity.

Feasibility for adjusting the lot lines on Lot 76

The subdivision map shows a potential house measuring 30' by 53' which located in the southern portion of the property. The house is situated at the minimum 30 foot front setback. The rear property line is located 25 feet from the back end of the potential house. The rear yard for this 0.492 acre parcel is very minimal in size. Considering that the house lot is bounded on two sides by roadways, the rear yard area has added significant to the homeowners. Encroachment of yard area beyond the property line to the rear of the house would be a serious concern for this lot.

15 Brlarwood Lane
Wallingford, CT 06492
203-314-6636

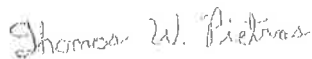
EMAIL: Tom@pietrasenvironmentalgroup.com
WEB SITE: pietrasenvironmentalgroup.com

There is potential to expand the rear lot line that would not result in adverse impacts to the downslope wetlands and watercourse that are located to the northwest. A possible revision to the rear lot line is portrayed in Figure 1. As shown in the figure the revised rear lot line extends over level terrain. The revised lot line would be located 10 to 17 feet away from the top of the very steep slope. This provides adequate protection to the slope and down slope wetlands and watercourse. Because Lot 76 is essentially level, the construction of a residence does not pose a serious threat to erosion and down slope sedimentation. The revised lot line as shown in Figure 1 increases rear yard behind the house from 25 feet to distances ranging between approximately 37 to 43 feet. Although the rear yard area is still small in size, it does become significantly more useful. Correspondingly, the northern lot line for Lot 76 would be shifted further to the south in order to compensate for the additional area gained by the revised northwestern lot line.

It is recommended that edge of the northwestern property line to the rear of the proposed residence on Lot 76 be well designated by a combination of structural features and vegetative plantings. Concrete or wooden posts should be installed every 40 to 50 feet along the northwestern property line to the rear of the house. Tags should be placed onto the posts, labeled as, "Conservation Area". In addition a row of native shrubs should be planted along the same property line. The shrubs would be planted 8 feet apart. Suitable plants include highbush blueberry (*Vaccinium corybosum*), bayberry (*Myrica pensylvanica*), witchhazel (*Hamamelis virginiana*), graystem dogwood (*Cornus racemosa*), sweet fern (*Comptonia peregrina*), mountain laurel (*Kalmia latifolia*), sheep laurel (*Kalmia angustifolia*) and common juniper (*Juniperus communis*). A mix of shrubs should be made with both evergreen and deciduous species.

Respectfully submitted,

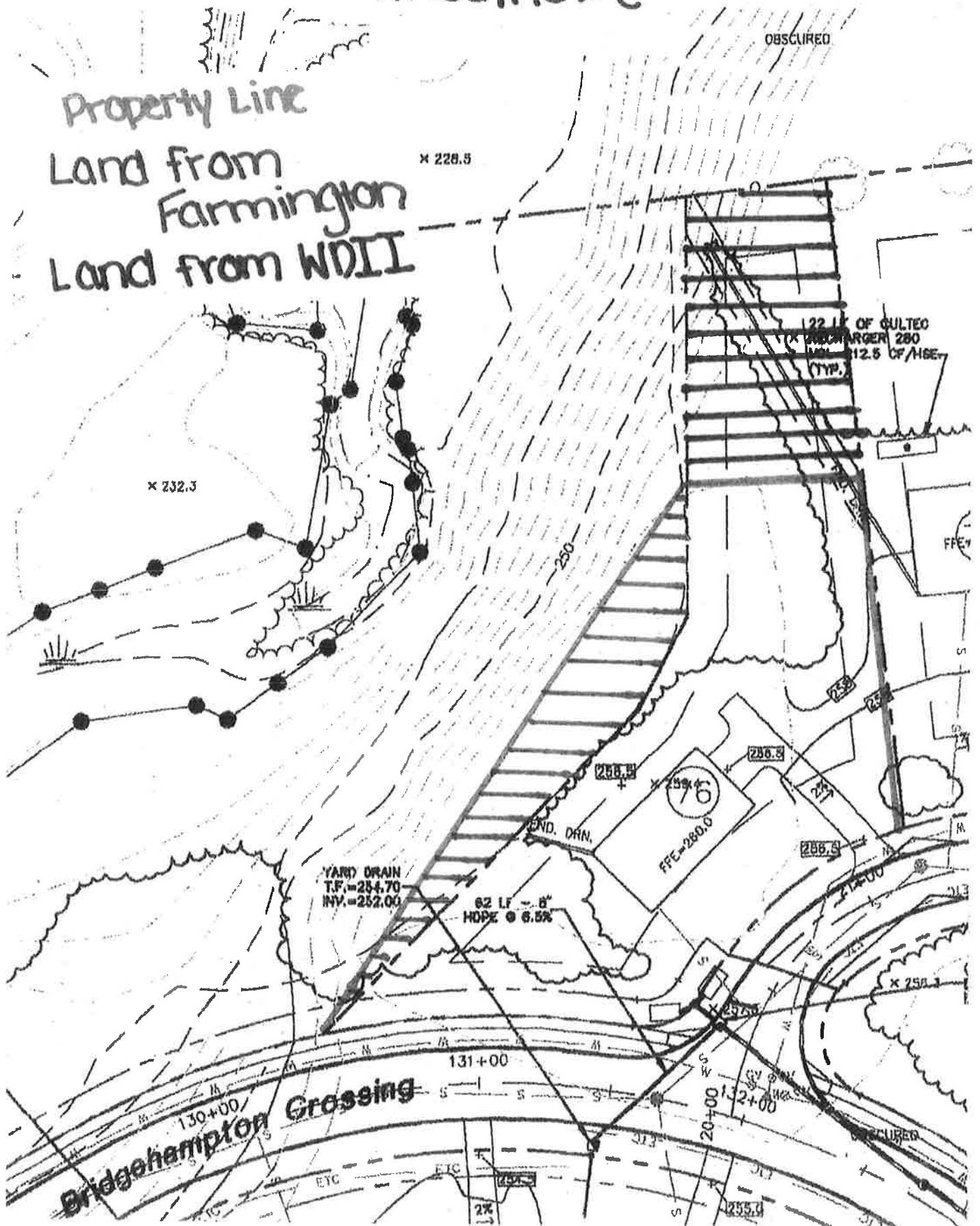
PIETRAS ENVIRONMENTAL GROUP, LLC



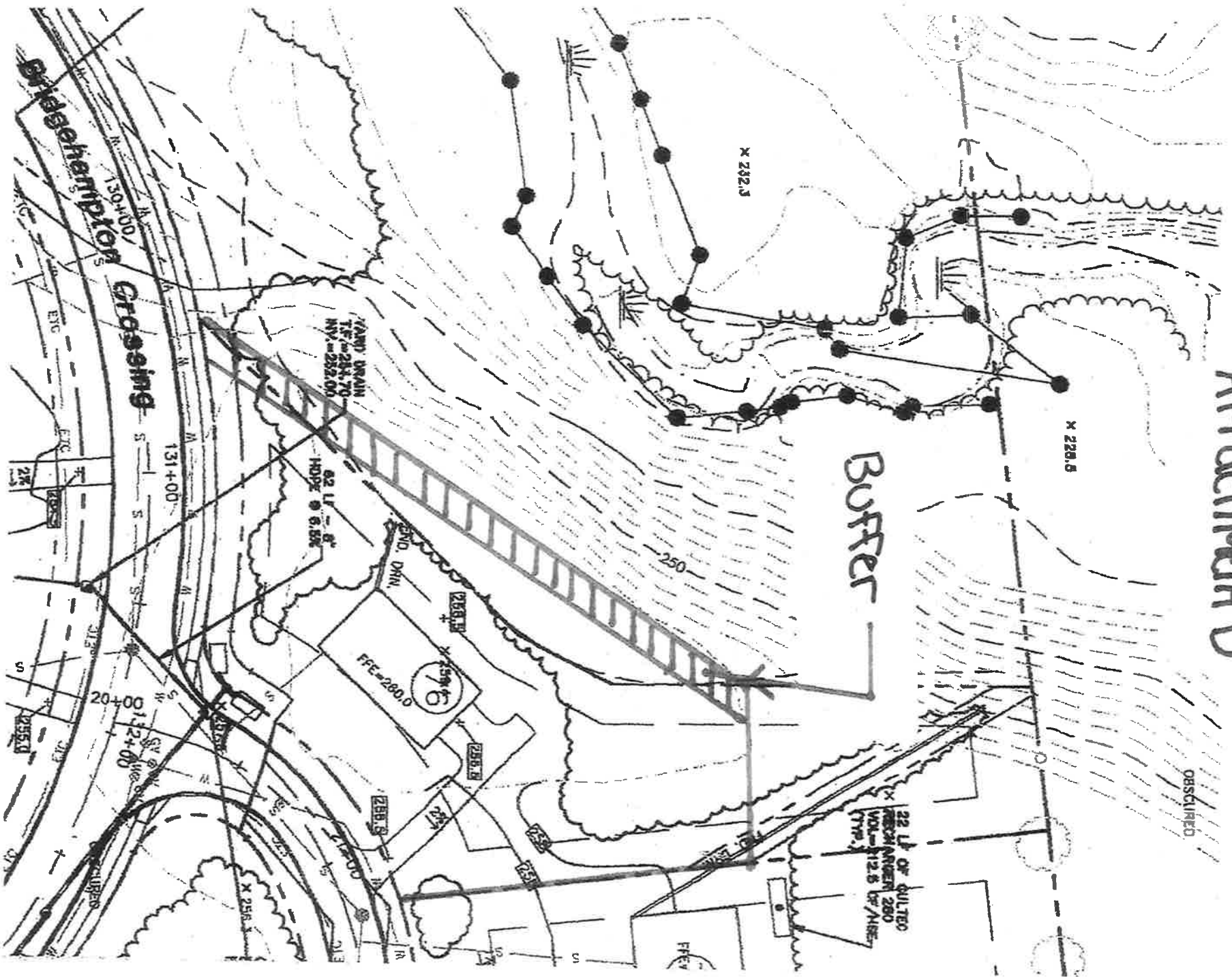
Thomas W. Pietras
Professional Wetland Scientist and Soil Scientist

Attachment C

Property Line
Land from Farmington
Land from WDI



Attachment D



MOTION:

Agenda Item K

Report of the Town Manager—

- a. September 28, 2021 Town Council Meeting Topic
- b. 9/11 Anniversary Ceremony
- c. Moody's Rating

a. September 28, 2021 Town Council Meeting Topic

The next Town Council meeting is scheduled for September 28, 2021. The second Town Council meeting of the month is generally reserved for workshop meetings. This month we will use that meeting to hear a presentation from Rose Ponte, Economic Development Director, on Explore Farmington 2.0 and an overall Economic Development update.

b. 9/11 Anniversary Ceremony

My office worked in conjunction with the Scouts BSA and the Girl Scouts to hold a twenty-year remembrance ceremony of 9/11. It occurred on Saturday, September 11th in front of Town Hall followed by a Flag retirement ceremony. See the attached program.

c. Moody's Rating

On July 13, 2021, Moody's Investors Service reaffirmed Farmington's Aaa credit rating, which is much stronger than the median rating of Aa3 for cities nationwide. They listed notable credit factors including a very strong wealth and income profile, a sizable tax base, a healthy financial position and affordable debt and pension liabilities.