

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

Date: Tuesday, January 10, 2023  
(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/85985069673>  
Dial: +1 312 626 6799  
Webinar ID: 859 8506 9673

**Agenda**

- A. Call to Order
- B. Pledge of Allegiance
- C. Presentations and Recognitions
  - 1. Proclamation - Edward Leary
  - 2. Presentation – Human Rights Day & Annual Award
- D. Public Hearing
- E. New Items
- F. Public Comments
- G. Reading of the Minutes
  - 1. December 13, 2022 Regular Town Council Meeting
- H. Reading of Communications and Written Appeals
- I. Report of the Committees
  - 1. 1928 Building Committee
  - 2. Farmington High School Building Committee
  - 3. Green Efforts Committee
  - 4. Land Acquisition Committee
  - 5. Racial Equality Taskforce
- J. Report of the Council Chair and Liaisons
  - 1. Chair
  - 2. Conservation and Inland Wetlands

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

- K. Report of the Town Manager –
- a. State Legislators Invitation
  - b. Holiday Programs Update
  - c. 2023 Town Council Budget Schedule
  - d. Budget Targets

- L. Appointments
1. Building Code Board of Appeals (Statchen)
  2. Greater Hartford Transit District (Fitzgerald)
  3. Green Efforts Commission (Boye-Williams)
  4. Green Efforts Commission (Whitcomb)
  5. Plainville Area Cable TV Advisory Council (Bernier)
  6. Retirement Board (Wlodkowski)
  7. Unionville Historic District & Properties Commission - **Alternate** (Marsh)
  8. Unionville Historic District & Properties Commission - **Alternate** (Ross)
  9. Unionville Historic District & Properties Commission (Martin)
  10. Farmington Valley Health District (Blonski)
  11. Farmington Valley Health District (Goclowski)
  12. Farmington Valley Health District (Parlow)

M. Old Business

N. New Business

1. To approve the 2023 Blighted Building List.
2. To set a public hearing on February 7, 2023 at 7:05 pm in the Town Hall Council Chambers to amend the Farmington Town Code Chapter 111 "Historic Areas" for the purpose of adding two historic properties under the jurisdiction of the Farmington Historic District Commission.
3. To set a public hearing on February 28, 2023 at 6:00 PM on the Town Manager's Proposed Seven-Year Capital Improvement Plan.

- 4. To approve property tax refunds.
- O. Executive Session
- P. Adjournment

## PROCLAMATION

WHEREAS, Edward “Ed” Leary has served as the Farmington Republican Town Registrar of Voters since 2000, and

WHEREAS, Ed Leary has been a Farmington resident for fifty years, having moved to Farmington in 1973 to work at “Stanleyworks” in New Britain as a Financial Analyst and then as Assistant Treasurer until 1993, and

WHEREAS, Ed Leary has been an active member in the community for many years, he was a Former Trustee of Farmington Village Green and Library Association, and a former Treasurer of the Farmington Historical Society for ten years, and

WHEREAS, Ed Leary oversaw twenty-two years of elections as the Farmington Republican Registrar of Voters including 5 presidential elections, 6 gubernatorial elections, and countless local elections, primaries, and referendums, and

WHEREAS, Ed Leary has always maintained a focus on the public good and learning the ins and outs of State Regulations and changes regarding Voter Registration by keeping in regular contact with the Secretary of State’s office, and transmitting new information to those involved in running elections for the Town of Farmington, and

WHEREAS, Ed has always worked to establish extreme accuracy in Voter Records, as well as impress this upon all workers, and

WHEREAS, Ed Leary has been married to Kathy for 58 years and has three children; Christopher, Jennifer and Jonathan. He and Kathy have 6 grandchildren living in Farmington, Pennsylvania, and North Carolina. Ed’s hobbies include gardening, reading about aviation, reviewing financial reports, and spending time with his grandchildren, and

NOW THEREFORE, the Farmington Town Council hereby commends Ed Leary for his excellent work on behalf of the voting 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 Ed and his wife Kathy, best wishes on their future endeavors.

Dated this 28th day of December 2022 at Farmington, Connecticut.

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C.J. Thomas, Chair  
Farmington Town Council

MOTION:

Agenda Item K

Report of the Town Manager

- a. State Legislators Invitation
- b. Holiday Programs Update
- c. 2023 Town Council Budget Schedule
- d. Budget Targets

**a. State Legislators Invitation**

It is customary to invite Farmington's state legislators to attend a Town Council Meeting in February. It is my intent to contact the state legislators and invite them to attend the first Town Council meeting in February to give a short presentation to the Town Council regarding the upcoming state budget and legislative session.

**b. 2023 Town Council Budget Schedule**

For your reference, attached is the 2023 Town Council meeting schedule for the upcoming budget meeting(s), workshop(s), Annual Town Meeting(s) and Referendum(s).

**c. Holiday Programs Update**

Report will be available at the meeting.

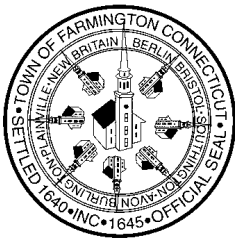
**d. Budget Targets**

At the February 7, 2023 Town Council meeting, the Town Council will consider and take action on the budget targets for the 2023-2024 fiscal year.

In the past, the Town Council has set budget targets for the Town Manager and for the Board of Education. At times, the Town Council has set expenditure targets, at other times an overall tax rate target was given. For most years, the Town Council has set a target range, not a specific number. In the past, the Town Council provided some general policy direction regarding the budget. All information needed to compile the budget is not available at this time. For example, revenues, state aid, and grand list are not yet complete.

I will provide the following information at the February Town Council meeting:

- Adopted Budget History FY 97/98 – FY 22/23
- Five Year Expenditure Averages
- Tax Rate History FY 97/98 – FY 22/23



## OFFICE OF THE TOWN MANAGER MEMORANDUM

TO: Maureen Frink, Town Clerk

FROM: Kathleen A. Blonski, Town Manager

RE: Town Council Meeting Schedule 2023

DATE: September 15, 2022

KB

On July 12, 2022 the Town Council approved the following meeting schedule for 2022:

### TOWN COUNCIL MEETING SCHEDULE

January 10	January 24
February 7	February 28 (6:00 p.m.)
March 14*	March 15** (4:00 p.m.)
March 16** (4:00 p.m.)	March 18** (9:00 a.m.)
March 20** (4:00 p.m.)	March 21** (4:00 p.m.)
March 28	
April 3***	April 25
April 28** (4:00 p.m.)	
May 9	May 23
June 13	June 27
July 11	
August 8	
September 12	September 26
October 10	October 24
November 14	
December 12	

\*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 17	First Annual Town Meeting
April 27	First Referendum
May 1	Second Annual Town Meeting (if needed)
May 11	Second Referendum (if needed)

### BUDGET WORKSHOP SESSIONS

March 15 (Wednesday)	4:00 p.m. to 9:00 p.m.
March 16 (Thursday)	4:00 p.m. to 9:00 p.m.
March 18 (Saturday)	9:00 a.m. to 12:00 noon
March 20 (Monday)	4:00 p.m. to 9:00 p.m. (if needed)
March 21 (Tuesday)	4:00 p.m. to 9:00 p.m. (if needed)
April 28 (Friday)	4:00 p.m. to 9:00 p.m. (if Budget Referendum fails)

MOTION: Agenda Item L-1

That \_\_\_\_\_ be appointed to the Building Code Board of Appeals for a five-year term beginning October 1, 2022 and ending September 30, 2027. (Statchen)

MOTION: Agenda Item L-2

That \_\_\_\_\_ be appointed to the Greater Hartford Transit District for the balance of a four-year term beginning immediately and ending June 30, 2026. (Fitzgerald)

MOTION: Agenda Item L-3

That \_\_\_\_\_ be appointed to the Green Efforts Commission beginning immediately for an indefinite term. (Boye-Williams)

MOTION: Agenda Item L-4

That \_\_\_\_\_ be appointed to the Green Efforts Commission beginning immediately for an indefinite term. (Whitcomb)

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, 2024. (Bernier)

MOTION: Agenda Item L-6

That \_\_\_\_\_ be appointed to the Retirement Board for the balance of a two-year term beginning immediately and ending January, 2024. (Wlodkowski)

MOTION: Agenda Item L-7

That \_\_\_\_\_ 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, 2024.(Marsh)

MOTION: Agenda Item L-8

That \_\_\_\_\_ be appointed to the Unionville Historic District & Properties Commission as an alternate member for a three-year term beginning October 1, 2022 and ending September 30, 2025.(Ross)

MOTION:

Agenda Item L-9

That \_\_\_\_\_ be appointed to the Unionville Historic District & Properties Commission for the balance of a five-year term beginning immediately and ending September 30, 2024. (Martin)

MOTION:

Agenda Item L-10

That \_\_\_\_\_ be appointed to the Farmington Valley Health District for a three-year term beginning January 1, 2023 and ending December 31, 2025 (Blonski)

MOTION:

Agenda Item L-11

That \_\_\_\_\_ be appointed to the Farmington Valley Health District for a three-year term beginning January 1, 2023 and ending December 31, 2025 (Goclowski)

MOTION:

Agenda Item L-12

That \_\_\_\_\_ be appointed to the Farmington Valley Health District for a three-year term beginning January 1, 2023 and ending December 31, 2025 (Parlow)



MOTION:

Agenda Item N-1

To approve the Blighted Building List as follows:

14 Blueridge Drive  
23 Lakeview Drive

NOTE: Under the provisions of The Code of the Town of Farmington Chapter 88 "Buildings, Blighted," the Town Council has 75 days from the date of submission to approve, disapprove, or modify the list.

### **14 Blueridge Drive**

- Town had sent an initial letter on July 7, 2017 requesting the owner address the blight issues.
- Owner submitted a schedule for repairs on August 3, 2017, indicating most of the exterior work will be completed by the end of 2017.
- Letter sent December 18, 2017 indicating the property would be sent to the Town Council for inclusion on the 2018 Blighted Building List. Property was not added, in lieu of owner submitting a revised construction schedule approved by the Town.
- Employer had submitted a request dated January 4, 2018, for a 90-day extension due to workload and weather.
- Owner submitted a revised schedule on February 20, 2018, indicating the garage would be completed and most tools and supplies and would be moved to the garage area. Schedule also stated most of the exterior repairs would be completed by the end of July 2018.
- Letter sent to owner March 28, 2018 if no significant improvements and/or progress is made in the next few weeks, the property will be reevaluated for inclusion to the Blighted Building List.
- Letter sent to owner May 1, 2018 indicating after no significant improvements, property will be reevaluated by the Town Council.
- Property reviewed at May 8, 2018 Town Council Meeting and property was not added to the Blighted Building List.
- Letter sent to owner June 8, 2018 after onsite meeting, stating some progress has been made and confirm the owner requested a 2-month extension (August 6th) to make significant progress on the cleanup of the property, and continue with construction schedule received February 20, 2018.
- Letter sent to owner August 8, 2018 progress is being made, and cleanup shall be completed by September 8, 2018.
- Owner had submitted a revised schedule on September 17, 2018, indicating repair of garage and commencing to move items to the garage in November 2018 and completing move of items to the garage by the end of the 1st week of December 2018 and removal of dumpster by the end of December 2018. Work on exterior of the building would commence in Jan/Feb/March 2019 and completed by April/May 2019.

- No apparent work has continued to date, and the owner does not appear to be adhering to the latest construction schedule.
- Citations have commenced October 25, 2021, at the rate of \$500/week.
- Hearing Officer has levied \$23,000 in fines.
- Fines are suspended at this time as work is commencing and owner has family to assist.
- Recommend the property remain on the Blighted Building List.

### 23 Lakeview Drive

- Property continues to meet Blighted Building Ordinance requirements.
- Property has been on the Blighted Building List since January 14, 2009.
- Property has a total of \$26,800 in unpaid Blighted Building Liens.
- Property has a total of \$26,100 in unpaid citations from September 9, 2013 to May 12, 2014. Fines have not resulted in liens under advice of the Town Attorney.
- Latest Legal action has resulted in a judgement in favor of the Town.
- Town has ceased fining the property owner during the legal process.
- Town has commenced foreclosure process on the Blight Liens.
- Recommend the property remain on the Blighted Building List.

MOTION:

Agenda Item N-2

To set a public hearing on February 7, 2023 at 7:05 pm in the Town Hall Council Chambers to amend the Farmington Town Code Chapter 111 "Historic Areas" for the purpose of adding two historic properties under the jurisdiction of the Farmington Historic District Commission.

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

The Farmington Study Report details and recommends two properties for the inclusion in Farmington's Historic District, 11 Waterville Road and 26 Waterville Road. The property owners are in agreement with this recommendation.

/Attachment

December 7, 2022

Garrett Daigle  
Assistant Town Planner  
Town of Farmington  
1 Monteith Drive  
Farmington, CT 06032

Re: 11 Waterville Road Historic Property Study Report, Farmington, Connecticut  
26 Waterville Road Historic Property Study Report, Farmington, Connecticut

Dear Mr. Daigle:

At its December 7, 2022 meeting, pursuant to CGS §7-147 q (c), the Historic Preservation Council voted to recommend approval of the proposed ordinance and boundary as presented in the study report for the proposed historic property 11 Waterville Road, Farmington, CT and the study report for the proposed property 26 Waterville Road, Farmington, CT

The council further commented that it commends the town for taking this step to protect its significant architectural and historical resources.

Please keep me informed of the progress of this designation. In the meantime, if you have any questions regarding this notification, please feel free to contact me at (860) 500-2356.

Sincerely,

A handwritten signature in blue ink that reads "Mary Dunne". The signature is fluid and cursive.

Mary Dunne  
Deputy State Historic Preservation Officer

Cc: Shannon Rutherford, Town Planner, Farmington, CT

**FARMINGTON HISTORIC DISTRICT STUDY REPORT AUGUST 2022**

***PROPOSED HISTORIC PROPERTIES***

***“The Elms”***

***11 Waterville Road***

***Built by Noah Wallace, 1905***

***26 Waterville Road***

***Built by Noah Wallace, 1917***

**FARMINGTON HISTORIC DISTRICT**

***Members***

**Evan Honeyman, Chair**

**John Bombara**

**James Calciano, Secretary**

**Sally Hatzenbuhler**

**Michelle Phelan**

***Alternates***

**Elizabeth Gemski**

**John Renehan**

**Ted Sanford**

**Town Council Liaison**

**Brian F. X. Connolly**

**Town Historian**

**Lisa Johnson**

## **Noah Wallace & Waterville Road**

The homes included in this report, and many along the southern section of Waterville Road were constructed by Noah Wallace. Wallace, a New York native, moved to Farmington in the later part of the 19<sup>th</sup> century, and owned over 2,000 acres of land in Farmington. An avid outdoorsman, Wallace raised field (hunting) dogs and trout on his property in town, which is now part of Winding Trails. Wallace was a founding member of the Farmington Country Club, and he was a prolific developer of real estate in Farmington, many homes were built, renovated, and bought and sold by Wallace. Homes were primarily built in the Colonial Revival style, leading to a “curated look” of Farmington in the early 20<sup>th</sup> century. (1)

**(1) Information sourced from the “The Farmington Historical Society News” March 2020 edition.**

## PROPOSED HISTORIC PROPERTIES

### **"The Elms"**

**11 Waterville Road, Farmington**

**Owner: Jennifer & Jarod Proto**

**Year Built: 1905**

**Architectural Style: Colonial Revival**

**Map Block Lot: 091 9**

**Location: Western side of Waterville Road**

### ***Architectural and Historical Significance***

"The Elms" is a home built by Noah Wallace to be the residence for Mr. F.E. Belden, the home was designed by Theodore Peck and built by the Parsons Brothers. This developer, architect, contractor combination constructed other homes along Waterville Road including "Meadow View" at 33 Waterville Road. The home was rented to Mr. Belden, until Wallace sold the home in 1919 to Arthur Griswold; three years later, the home was sold to Elva Simpson, and then sold to Arthur E. Parsons in 1926. Arthur E. Parsons lived the remainder of his life in the home. In 1945, Helen D. Perkins rented an apartment in the home from Mr. Parsons, and following his death, Ms. Perkins purchased the home from the estate in 1970. Ms. Perkins was a local painter, President of the Hartford Society of Women Painters, founder of the Connecticut Watercolor Society, and founded the Farmington Girl Scout troop in 1945.

A Shingle style Colonial Revival home with a large cross-sectional gambrel roof system. The home includes original style elements such as wood shingle siding, two over two double hung sash windows, with decorative geometric diamond pane sashes on the third floor. The offset entryway porch with built-in bench seating and heavy gabled pediment may be original features to the home. The existing shutters are appropriate for the time period and style of house, although not part of the home at the time of the historic inventory in April 1986. The property also contains a barn to the rear of the property that appears to be original to the property and has not been remodeled.





**26 Waterville Road, Farmington**

**Owner: Beatrice Stockwell**

**Year Built: 1917**

**Architectural Style: Colonial Revival**

**Map Block Lot: 0078 23**

**Location: The house faces west toward Waterville Road**

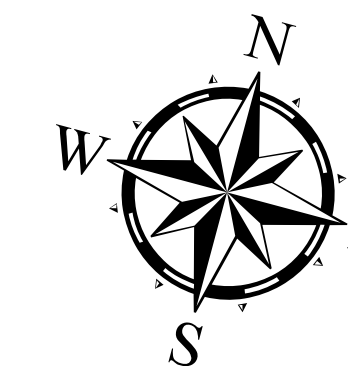
***Architectural and Historical Significance***

The home was constructed by Noah Wallace around 1917, before being sold to Helen Wade Cook Waters, who owned the home until 1925, who then sold the home to Henry W. Steiner, Louise Steiner sold the home to Anne Demeusy in March of 1962, who then sold the home to Beatrice Stockwell in 1964, who has owned the home to this day. The home is adjacent to the Farmington Country Club golf course and remains a right to pass for golfers to collect golf balls.

The home displays Colonial Revival styles with a symmetrical design and gable ended roof design. The wooden clapboard siding is original to the home and typical of the era. The front entry portico porch may have been more enclosed at some point, as an original porch entry may have been more open and supported with columns and balustrades. The building has wooden shutters that are louvered with panel cut out designs, appropriate for this period. The windows are eight over eight double hung windows as well as on the first-floor seasonal sunroom, are representative of the period style. The detached garage appears to be of original shape and design with carriage doors, one of the doors is original to the home, while the other is an exact replica. The home originally had a more circular driveway, which was required to be removed when the state widened Waterville Road.

The current owner, Beatrice Stockwell, has a long-standing history of community service in Farmington. Ms. Stockwell's community service includes Town Council Chair from 1993 to 1997, Board of Education Secretary from 1973 to 1985 and Board of Education Chair from 1985-1993, Farmington Land Trust board member, the Farmington Valley Trails Council, and the Stanley Whitman House. In 2013, the Farmington Land Trust honored Ms. Stockwell with their Citizen of the Year award at their annual meeting.





**TOWN OF FARMINGTON  
HARTFORD COUNTY,  
CONNECTICUT**

**Map Showing  
Farmington Historic District,  
Historic Property &  
Proposed Historic Properties**

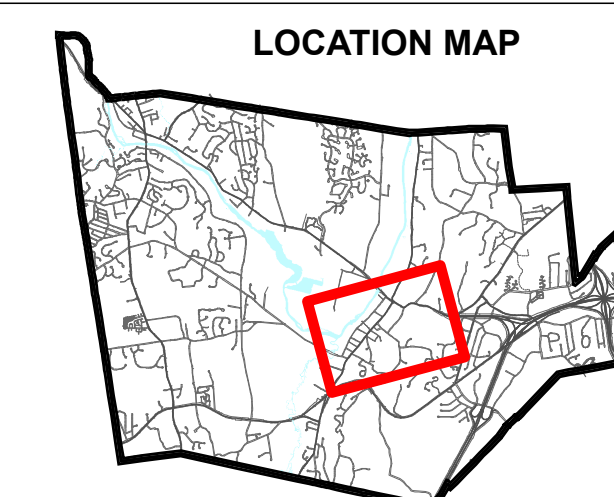
Approved by The Town of Farmington Town Council  
April 27th, 1965, Revised March 9th, 2004  
Revised January 9th, 2008  
Revised July 19th, 2011  
Approved By The Town Council  
February 26th, 2008  
February 13th, 2012  
Effective Date April 3rd, 2008  
Effective Date March 22nd, 2012  
Revision: January 29, 2021  
Approved: July 13, 2021  
Effective Date: August 20, 2021

Evan Honeyman  
Historic District Commission Chairperson

**NOTE:**  
All GIS data depicted on this map  
is subject to the terms of the Town  
of Farmington, Connecticut, GIS

MAP PREPARED BY: TOWN OF FARMINGTON  
DEPARTMENT OF PUBLIC WORKS  
ENGINEERING DIVISION

**LOCATION MAP**



**Farmington Historic District,  
Historic Property &  
Proposed Historic Properties**  
DATE PRINTED 08/19/22

**LEGEND**

- Pavement
- Official Historic Parcel
- Parcel Boundary
- Historic District & Property Boundary
- Building
- Official Historic Parcel
- Roadway

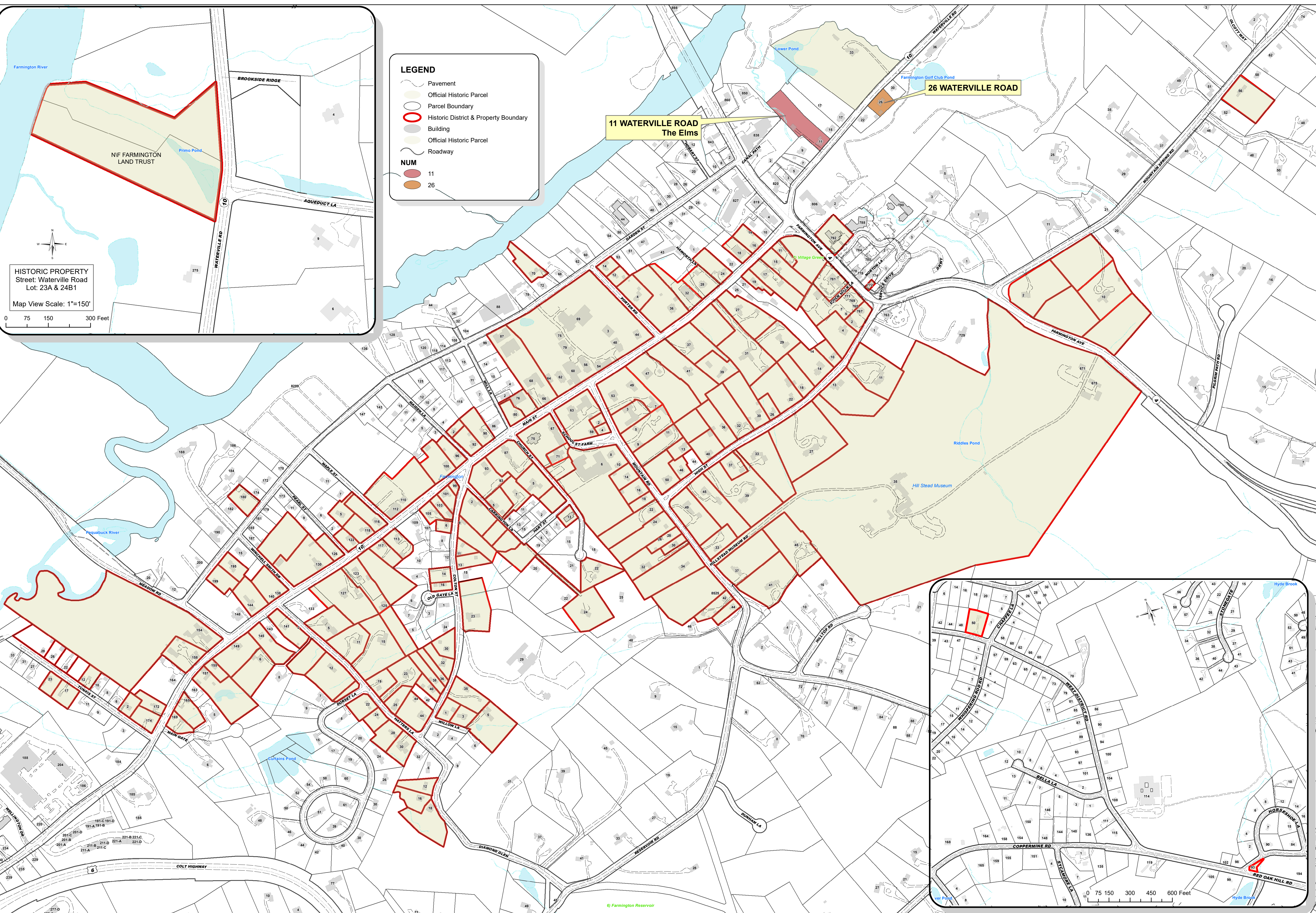
**NUM**

- 11
- 26

**HISTORIC PROPERTY**  
Street: Waterville Road  
Lot: 23A & 24B1

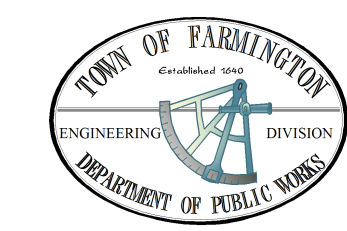
Map View Scale: 1"=150'

0 75 150 300 Feet



0 75 150 300 450 600 Feet

300 150 0 300 600 900 1200 Feet  
1 in = 300 ft



MOTION:

Agenda Item N-3

To set a public hearing on February 28, 2023, at 6:00 PM on the Town Manager's Proposed Seven-Year Capital Improvement Plan.

NOTE:

**Proposed Schedule**

Public Hearing Capital Budget	6:00 - 6:30 PM
Board of Education	6:30 - 7:30 PM
Town Departments	7:30 - 9:30 PM

MOTION:

Agenda Item N-4

To approve the following property tax refunds.

<b>NAME</b>	<b>REASON</b>	<b>AMOUNT</b>
Burgo Manuel III	Assessor adjustment	\$344.12
Burns Sarah	Assessor adjustment	\$15.95
Carcia Chris	Assessor adjustment	\$58.30
Daimler Trust	Assessor adjustment	\$616.81
Five Two Mile Rd Assoc LLC	Assessor adjustment	\$1,368.85
Graff Louis G	Assessor adjustment	\$322.10
H & H Refrigeration Inc	Assessor adjustment	\$623.93
Hall Ron	Assessor adjustment	\$38.12
HRP Associates Inc	Assessor adjustment	\$458.97
JP Morgan Chase	Assessor adjustment	\$666.33
Kowalczyk Dariusz	Assessor adjustment	\$398.79
Matwiejczuk Mikolaj	Assessor adjustment	\$124.61
Mccormack Brendan	Assessor adjustment	\$574.02
Myszczenko JohnPaul	Assessor adjustment	\$214.01
Nissan Infiniti	Assessor adjustment	\$891.76
Shortell Wendy	Assessor adjustment	\$46.32
Shtefan Andrew	Assessor adjustment	\$183.17
Szoch Karol	Assessor adjustment	\$158.27
Thomas Nathan	Assessor adjustment	\$278.01
Toyota Lease Trust	Assessor adjustment	\$628.63
VW Credit Leasing	Assessor adjustment	\$394.26
Webb Richard	Assessor adjustment	\$507.97
<b>Total</b>		<b>\$8,913.30</b>