



A RECEPTION IN HONOR OF  
TOWN COUNCIL MEMBERS

**PETER MASTROBATTISTA**  
**GARY PALUMBO**  
**AMY SUFFREDINI**  
**MEREDITH TRIMBLE**  
**JOHN VIBERT**

YOU ARE CORDIALLY INVITED TO ATTEND A FAREWELL  
CELEBRATION IN HONOR OF THEIR DEDICATION AND  
SERVICE TO THE TOWN OF FARMINGTON.

TUESDAY • DECEMBER 12, 2017 • 6:00PM-7:00PM  
TOWN HALL COUNCIL CHAMBERS  
1 MONTEITH DRIVE

\*\*CAKE & COFFEE WILL BE SERVED\*\*

**TOWN OF FARMINGTON, CT.  
OFFICE OF THE TOWN MANAGER  
REGULAR TOWN COUNCIL MEETING**

**\*\*\*\* PLEASE NOTE RECEPTION \*\*\*\*  
FROM 6:00 P.M. - 7:00 P.M.**

DATE: December 12, 2017  
(Council Members are asked to call the Town Manager's office if they are unable to attend the meeting.)

TIME: 7:00 P.M.

PLACE: COUNCIL CHAMBERS

**AGENDA**

- A. Call to Order
- B. Pledge of Allegiance
- C. Presentations and Recognitions
  - 1. Proclamation – Peter Mastrobattista, Town Council Member
  - 2. Proclamation – Gary Palumbo, Town Council Member
  - 3. Proclamation – Amy Suffredini, Town Council Member
  - 4. Proclamation – Meredith Trimble, Town Council Member
  - 5. Proclamation – John Vibert, Town Council Member
  - 6. Proclamation – Jack Nelson, 2017 Firefighter of the Year
  - 7. Proclamation - Nicholas Spencer, 2017 Firefighter of the Year
- D. Public Hearing- None
- E. New Items
- F. Public Comment
- G. Reading of Minutes
  - 1. October 11, 2017 Regular Town Council Meeting
  - 2. November 14, 2017 Regular Town Council Meeting
- H. Reading of Communications and Written Appeals
  - 1. Kathy Eagen correspondence to Scott Jellison, MDC
- I. Report of Committees
  - 1. UConn Health Committee(s)
  - 2. Land Acquisition Committee

3. Green Efforts Committee
  4. Joint Town of Farmington/City of Hartford Committee
  5. Bicycle Advisory Committee
  6. Farmington Gateway Committee
- J. Report of the Council Chair and Liaisons
1. Chair Report
  2. Board of Education Liaison Report
  3. Unionville Village Improvement Association Liaison Report
  4. Town Plan and Zoning Liaison Report
  5. Water Pollution Control Authority Report
  6. Economic Development Commission Liaison Report
  7. Human Relations Commission Report
  8. Chamber of Commerce Report
  9. Other Liaison Reports
- K. Report of Town Manager – Moody’s Credit Rating, Debt Issue, Code of the Town of Farmington
- L. Appointments
1. Building Code Board of Appeals (Hammerberg)(D)
  2. Conservation and Inland Wetlands Commission- Alternate (Markuszka) (R)
  3. Economic Development Commission (Howard) (R)
  4. Farmington Historic District Commission (O’Leary) (R)
  5. Green Efforts Commission (Hinze) (R)
  6. North Central Regional Mental Health Board, Inc. (Wienke)(R)
  7. North Central Regional Mental Health Board, Inc. (Parady)(U)
  8. Plainville Area Cable TV Advisory Council (R)
  9. Tourism Central Regional District (Bernier) (R)
  10. Unionville Historic District and Properties Commission (Pogson) (D)
- M. Old Business
- N. New Business
1. To recommend the establishment of a conservation easement in favor of the Farmington Land Trust over 8885 South Ridge Road to the TPZ for a report under Section 8-24 of the Connecticut General Statutes.
  2. To opt-out of the provisions of Public Act No. 17-155 An Act Concerning Temporary Health Care Structures.
  3. To Approve a Two and a Half-Year Contract Between the Town of Farmington and the East Farmington Volunteer Fire Department Inc., Farmington Volunteer Fire Department LLC, and Tunxis Hose Co. No. 1 Inc.
  4. To Approve Property Tax Refunds.
- O. Executive Session
1. Land Acquisition
- P. Adjournment

## PROCLAMATION

WHEREAS, Peter Mastrobattista has served on the Farmington Town Council from 2014 to 2018, and

WHEREAS, Peter Mastrobattista has served as an Alternate on the Town Plan & Zoning Commission from 2010 to 2012, and

WHEREAS, Peter Mastrobattista has served as Chairman of the Land Acquisition Committee, Retirement Board and Gateways Committee, and

WHEREAS, Peter Mastrobattista has served as the Town of Farmington Liaison to the Town Plan & Zoning Commission, and the Joint Town of Farmington/City of Hartford Committee, and

WHEREAS, Peter Mastrobattista is an active member in the Farmington Community, having served as a longtime member and past Assistant Chief of the Farmington Volunteer Fire Department, and

WHEREAS, Peter Mastrobattista has always maintained a focus on the public good and acted to protect the public interest over private interests while 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, Peter Mastrobattista's true devotion lies with his loved ones, including his wife Laura, and his daughters Emma and Lily.

NOW THEREFORE, the Farmington Town Council hereby commends Town Council Member Peter Mastrobattista 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 Peter Mastrobattista best wishes on his new endeavors.

Dated this 12<sup>th</sup> day of December, 2017 at Farmington, Connecticut.

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Nancy W. Nickerson  
Farmington Town Council Chair

## PROCLAMATION

WHEREAS, Gary Palumbo has served on the Farmington Town Council from 2016 to 2018, and

WHEREAS, Gary Palumbo has served as an alternate on the Zoning Board of Appeals from 2014 to 2016, and

WHEREAS, Gary Palumbo has served as the Town of Farmington Liaison to the Economic Development Commission, Housing Authority, Joint Town of Farmington/City of Hartford Committee, and the Library Board, and

WHEREAS, Gary Palumbo is an active member in the Farmington Community as a member of UNICO and an officer in the Knights of Columbus, and

WHEREAS, Gary Palumbo has always maintained a focus on the public good and acted to protect the public interest over private interests while 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, Gary Palumbo's true devotion lies with his loved ones, including his wife Amy, his son Anthony, and his daughter Deanna.

NOW THEREFORE, the Farmington Town Council hereby commends Town Council Member Gary Palumbo 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 Gary Palumbo best wishes on his new endeavors.

Dated this 12<sup>th</sup> day of December, 2017 at Farmington, Connecticut.

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Nancy W. Nickerson  
Farmington Town Council Chair

## PROCLAMATION

WHEREAS, Amy Suffredini has served on the Farmington Town Council from 2013 to 2018, and

WHEREAS, during her tenure on the Town Council, Amy Suffredini has served as the Town of Farmington Liaison to the Human Relations Commission, Historic District Commission, Town Plan and Zoning Commission, the UConn DOC Committee, and the Gateways Committee, and

WHEREAS, Amy Suffredini has served as a Town of Farmington Liaison to the Land Acquisition Committee, and the Stephen A. Flis Scholarship Committee, and

WHEREAS, Amy Suffredini is an active member in the Farmington Community, having served as a Trustee for the Farmington Village Green Library Association, a Board Member of the Stanley-Whitman House, and a Board Member of the Farmington Public School Foundation, and

WHEREAS, Amy Suffredini has always maintained a focus on the public good and acted to protect the public interest over private interests while 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 her long-standing commitment to the Town, Amy Suffredini's true devotion lies with her loved ones, including her husband Brian, her son Dylan, and her daughter Isabella.

NOW THEREFORE, the Farmington Town Council hereby commends Town Council Member Amy Suffredini for her excellent work on behalf of the community and we hereby thank her for her selfless dedication and immeasurable contributions and commitment to the Town of Farmington and its residents. The Farmington Town Council hereby extends to Amy Suffredini best wishes on her new endeavors.

Dated this 12<sup>th</sup> day of December, 2017 at Farmington, Connecticut.

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Nancy W. Nickerson  
Farmington Town Council Chair

## PROCLAMATION

WHEREAS, Meredith Trimble has served on the Farmington Town Council from 2014 to 2018, serving as the Vice Chair from 2016 to 2018, and

WHEREAS, Meredith Trimble has served as a Farmington Board of Education member from 2012 to 2014, and

WHEREAS, Meredith Trimble has served as the Town of Farmington Liaison to the Unionville Village Improvement Association, Alma Bailey-Taylor Scholarship Trust Committee, Unionville Village Improvement Association, Unionville Historic District Commission, and the Farmington High School Building Committee, and

WHEREAS, Meredith Trimble has served as the Town of Farmington Liaison to the Water Pollution Control Authority, and during her tenure a \$57 million upgrade to Water Pollution Control Facility was overwhelmingly approved by Farmington voters, and

WHEREAS, Meredith Trimble is an active member in the Farmington Community, having served on the Farmington Public School Foundation and the Union School Parent-Teacher Organization, and

WHEREAS, Meredith Trimble has always maintained a focus on the public good and acted to protect the public interest over private interests while 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 her long-standing commitment to the Town, Meredith Trimble's true devotion lies with her loved ones, including her husband Ryan, her son Ian, and her daughter Madeleine.

NOW THEREFORE, the Farmington Town Council hereby commends Town Council Member Meredith Trimble for her excellent work on behalf of the community and we hereby thank her for her selfless dedication and immeasurable contributions and commitment to the Town of Farmington and its residents. The Farmington Town Council hereby extends to Meredith Trimble best wishes on her new endeavors.

Dated this 12<sup>th</sup> day of December, 2017 at Farmington, Connecticut.

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Nancy W. Nickerson  
Farmington Town Council Chair

## PROCLAMATION

WHEREAS, John Vibert has served on the Farmington Town Council from 2010 to 2018, and

WHEREAS, John Vibert has served on the Farmington Land Trust Board of Directors from 1999 to 2008, serving as President for five years, and

WHEREAS, John Vibert has served as Chairman of the Bicycle Advisory Committee Green Efforts Committee, and

WHEREAS, throughout his tenure on the Town Council, John Vibert has served as the Town of Farmington Liaison to the Conservation and Inland Wetlands Committee, Unionville Village Improvement Association, Web Page Committee, Farm Sub-Committee, Recreation Committee, Town Plan and Zoning Commission, Unionville Traffic Committee, and Housing Authority, and

WHEREAS, John Vibert is an active member in the Farmington Community, having served on the board of the Unionville Museum, serving as the Museum Treasurer for six years, and his involvement with Farmington Youth Soccer, Farmington Youth Baseball, and Cub Scout Pack 37, and

WHEREAS, John Vibert has always maintained a focus on the public good and acted to protect the public interest over private interests while 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 Vibert's true devotion lies with his loved ones, including his wife Dana, and his four children, Jack, Bob, Juliet, and Olivia.

NOW THEREFORE, the Farmington Town Council hereby commends Town Council Member John Vibert 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 Vibert best wishes on his new endeavors.

Dated this 12<sup>th</sup> day of December, 2017 at Farmington, Connecticut.

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Nancy W. Nickerson  
Farmington Town Council Chair



## PROCLAMATION

WHEREAS, John “Jack” Nelson has served the Town of Farmington as a Fire Fighter for over 40 years, starting as a volunteer fire fighter at the East Farmington Volunteer Fire Department, and

WHEREAS, Jack Nelson, held numerous social and line officer positions for the East Farmington Volunteer Fire Department, culminating his career as Chief of the Department from November 1994 through October 2004, and

WHEREAS, Jack Nelson is a top responder and a fixture at the East Farms Fire Department, always putting the good of the department ahead of himself, as well as serving as the Golf Tournament Chairman, the department’s largest fundraiser, and

WHEREAS, Jack Nelson is a committed parent and grandfather in the community and volunteers at East Farms Elementary School helping to provide children with fire prevention and home safety tips, and participating in the “Ride to School in a Fire Truck” Program, and

WHEREAS, Jack Nelson has made significant and lasting contributions that have fostered the well-being of the citizens of the Town of Farmington.

NOW, THEREFORE, the Farmington Town Council hereby commends Jack Nelson for his excellent work on behalf of the community and we congratulate him on his 2017 Firefighter of the Year Award. The Farmington Town Council hereby proclaims December 12, 2017 as Jack Nelson Day in Farmington, Connecticut.

DATED AT FARMINGTON, CONNECTICUT this 12th day of December 2017.

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Nancy Nickerson, Chair  
Farmington Town Council

## PROCLAMATION

WHEREAS, Nicholas Spencer joined Tunxis Hose Co. No. 1 in November of 2006, signed the constitution as a regular member in June 2007 and was recently promoted to Lieutenant of the Southwest Station, and

WHEREAS, Nicholas Spencer has completed multiple Fire Instructor certifications as well as a certification in Operational Hazardous Materials, and

WHEREAS, Nicholas Spencer was recognized in 2016 for his extrication skills at a motor vehicle accident and his leadership skills at a structure fire, and

WHEREAS, Nicholas Spencer was instrumental in the fundraising effort toward the new Regional Training Facility, utilizing his carpenter skill to fabricate a custom sign displaying a thermometer showing the \$1,000,000 goal and the actual money raised, and

WHEREAS, Nicholas Spencer participated in nearly every fundraising effort that benefitted the Training facility, helping to reach its fundraising goal, and

WHEREAS, Nicholas Spencer has made significant and lasting contributions that have fostered the well-being of the citizens of the Town of Farmington.

NOW, THEREFORE, the Farmington Town Council hereby commends Nicholas Spencer for his excellent work on behalf of the community and we congratulate him on his 2017 Firefighter of the Year Award. The Farmington Town Council hereby proclaims December 13, 2017 as Nicholas Spencer Day in Farmington, Connecticut.

DATED AT FARMINGTON, CONNECTICUT this 12th day of December 2017.

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Nancy Nickerson, Chair  
Farmington Town Council



December 4, 2017

Mr. Scott Jellison, CEO  
Metropolitan District Commission  
555 Main Street  
Hartford, CT 06142

Subject: MDC Proposed Budget

Dear Mr. Jellison:

On behalf of the Town of Farmington, I wanted to express my concern with the large percentage increase in the proposed MDC budget. Although Farmington is a non-member Town, all member and non-member municipalities share financial concerns, especially in light of the recent State Budget crisis.

As Towns begin to work on their FY 2018/2019 budgets, the future of State aid remains uncertain and Towns are striving to minimize the taxpayer burden. A large MDC budget increase makes it difficult for Towns and ratepayers to meet their service demands or invest in capital projects.

I urge the Board of Directors to modify the proposed budget to reduce the impact on both member and non-member Towns.

Sincerely,

Kathleen A. Eagen  
Town Manager  
Town of Farmington

cc: Town Council Members



MOTION:

Agenda Item K

**Report of Town Manager** –Moody’s Credit Rating, Debt Issue, Code of the Town of Farmington

**Moody’s Credit Rating:**

On Wednesday November 15, 2017, Moody’s Investors Service released a report assigning an “Aaa” rating to an upcoming Town debt issue. They also affirmed their “Aaa” rating of the Town’s existing debt. Moody’s cited the Town’s “stable financial position,” sizeable tax base, and formal financial policies as major factors in assigning and affirming the “Aaa” rating. In general, they were very impressed with the Town’s financial practices which they felt have put the Town in a solid financial position. That said, it should be noted that Moody’s did express some concern with Farmington’s below average reserve levels for towns with “Aaa” rating. A complete copy of the report is available for anyone who wants one.

**Debt Issue:**

On November 28, 2017 the Town sold \$2,700,000 in General Obligation Bonds in order to finance various capital projects and land acquisitions. Specifically the following projects were funded:

Road Improvements	\$1,750,000
Open Space Acquisitions	\$ 350,000
Fire Engine Pumper	\$ 600,000

The bonds were issued with a fifteen (15) year maturity, with principal due December 1st and interest due on December 1st and June 1st each year until December 1, 2032. The bonds are rated “Aaa” by Moody’s, and were sold on an open competitive basis. The Town received four bids. The low bidder was Roosevelt & Cross, Inc. who offered rates ranging from 2.0% to 5.0% depending upon the maturity date, and a premium of \$85,276.80. When the various rates and maturities are netted out against the premium received, the True Interest Cost to the Town is 2.601357%.

Retaining Moody’s “Aaa” credit rating along with the number of bids received is a positive sign that Town of Farmington debt is still well regarded in the bond marketplace despite the negative outlook for Connecticut debt in general.

**Code of the Town of Farmington:**

Town Council Members with terms ending in 2018, please return your Code of the Town of Farmington Books to the Town Manager’s Office by December 29, 2017.

MOTION: Agenda Item L-1

That \_\_\_\_\_ be appointed to the Building Code Board of Appeals for the balance of a five-year term beginning immediately and ending September 30, 2021. (Hammerberg) (D)

MOTION: Agenda Item L-2

That \_\_\_\_\_ be appointed to the Conservation and Inland Wetlands Commission as an alternate for the balance of a four-year term beginning immediately and ending September 30, 2021. (Markuszka) (R)

MOTION: Agenda Item L-3

That \_\_\_\_\_ be appointed to the Economic Development Commission for the balance of a two-year term beginning immediately and ending September 30, 2019. (Howard) (R)

MOTION: Agenda Item L-4

That \_\_\_\_\_ Be appointed to the Farmington Historic District Commission as an alternate member for the balance of a 5 year term beginning immediately and ending September 30, 2019. (O'Leary) (R)

MOTION: Agenda Item L-5

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

MOTION: Agenda Item L-6

That \_\_\_\_\_ be appointed to the North Central Regional Mental Health Board, Inc. for the balance of a two-year term beginning immediately and ending September 30, 2019. (Wienke) (R)

MOTION: Agenda Item L-7

That \_\_\_\_\_ be appointed to the North Central Regional Mental Health Board, Inc. for the balance of a two-year term beginning immediately and ending September 30, 2019. (Parady) (U)

MOTION: Agenda Item L-8

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, 2018. (R)

MOTION:

Agenda Item L-9

That \_\_\_\_\_ be appointed to Tourism Central Regional District for the balance of a three-year term beginning immediately and ending June 30, 2020. (Bernier) (R)

MOTION:

Agenda Item L-10

That \_\_\_\_\_ be appointed to the Unionville Historic District and Properties Commission for the balance of a five-year term beginning immediately and ending September 30, 2022. (Pogson) (D)

MOTION:

Agenda Item N-1

To recommend the establishment of a conservation easement in favor of the Farmington Land Trust over 8885 South Ridge Road to the TPZ for a report under Section 8-24 of the Connecticut General Statutes.

NOTE: 8885 South Ridge Road was purchased by the Town of Farmington on July 16, 2016 for \$1,050,040. This acquisition added 90.48 acres of open space to the Town's open space holdings, preserving one of the last pristine sections of the Metacomet Ridge in Farmington and assuring the continuation of the New England National Scenic Trail through this area. Subsequently, the Town has been awarded a grant of \$578,500 from the State of Connecticut through its Open Space Watershed Land Acquisition Grant program. As part of this grant, a conservation easement in favor of the State of Connecticut will be placed on this property assuring that the property is preserved for publicly accessible passive recreation only. The release of these grant funds to the Town and the filing of the conservation easement to the State are anticipated before the end of this calendar year.

To further assure the protection of this property, the Farmington Land Trust submitted a proposal requesting that the Town grant them, at no cost, a conservation easement over this property in exchange for a stewardship role in its protection. This idea was introduced by the Land Trust at the public hearing for this property's acquisition. In addition to providing another layer of protection for the property, the conservation easement would also make the Land Trust's active membership of experienced land stewards available to the Town.

The proposed stewardship role includes assisting the Town in setting boundary markers and developing a natural resource management plan in addition to monitoring and annually reporting on boundary management, accessibility, misuse of property, hazardous conditions and invasive species. The responsibility for acting on these findings and recommendations will remain solely in the hands of the Town. This easement would be filed after and would be subordinate to the State's conservation easement.

The Town Attorney has reviewed the attached conservation easement.

/Attachment

When recorded return to  
Farmington Land Trust, Inc.  
128 Garden Street  
Farmington, CT 06032

## CONSERVATION EASEMENT

### TO ALL PEOPLE TO WHOM THESE PRESENTS SHALL COME, GREETING:

**WHEREAS**, Farmington Land Trust, Inc. (the "Grantee") is a charitable corporation whose purposes include conservation of land;

**WHEREAS**, The Town of Farmington (the "Grantor") holds title to 90.4 acres of real property in the territorial limit of the Town of Farmington, referred to herein as the Protected Property (as more particularly described below) which is in its natural state and which the Grantee desires to protect and preserve;

**WHEREAS**, the Grantor and the Grantee agree that the preservation of the Protected Property will yield a significant public benefit for passive recreation and open space protection;

**WHEREAS**, the Grantor has agreed to execute this permanent Conservation Easement, as defined in CGS Section 47-42a, for the Protected Property in favor of the Grantee to ensure the Protected Property shall be preserved in perpetuity predominantly in its natural, scenic and open condition for the protection of natural resources, including but not limited to historic, scenic, vegetative, wildlife and/or hydrological functions, while allowing for recreation and land management consistent with such protection;

**WHEREAS**, the Grantor and the Grantee agree that limited public recreation on the Protected Property can be provided without significant impact to the natural resources on the Protected Property, conservation of those resources having been the primary reason for its acquisition by the Grantor;

**WHEREAS**, the anticipated use of the land by the Grantor is consistent with the Grantee's conservation and preservation interests, and the Grantor has a shared interest with the Grantee in seeing that these conservation-minded practices continue;

**WHEREAS**, the Grantee agrees to conduct regular monitoring and stewardship of the Protected Property and report these activities and findings regularly to the Grantor as outlined herein.



**NOW, THEREFORE**, for and in consideration of the sum of One Dollar (\$1.00), paid by the Grantee to the Grantor, and other good and valuable consideration the receipt and sufficiency of which is hereby acknowledged, and in consideration of the covenants and undertakings hereinafter set forth, the Grantor hereby does give, grant, bargain, sell, convey and confirm in perpetuity unto the Grantee and its successors or assigns forever with Warranty Covenants, a Conservation Easement in perpetuity, of the nature and character and to the extent hereinafter set forth, over property situated in the Town of Farmington, County of Hartford, State of Connecticut, (the "Protected Property"), as described in Schedule A attached hereto and made a part hereof.

PURPOSES:

1. To have the Protected Property remain forever predominantly in its natural, scenic, forested, and open space condition, while preventing any use of the Protected Property that will significantly impair or interfere with the conservation values or interests of the Protected Property, described above. It is the intent of this Conservation Easement that any management activities or alterations of the natural landscape or provision for access, land management or recreation shall be consistent with the conservation purposes above.
2. To enable the Grantee to enter the Property at all reasonable times for the purpose of inspecting and insuring that the land is protected and maintained in accordance with the covenants hereinafter set forth and to conduct agreed upon stewardship activities and as outlined herein.
3. To enable the Grantee to report and recommend actions to the Grantor regarding needed improvements and management.

COVENANTS:

And in furtherance of the foregoing affirmative rights, the Grantor, for itself and its successors and assigns makes the following covenants, which shall run with and be binding upon the Protected Property in perpetuity:

1. No building, residential dwelling, structure, parking lot (although limited parking may be provided as needed to enhance public accessibility), driveway, road or other temporary or permanent structure or improvement requiring construction shall be placed upon the Protected Property except as provided hereinbelow, the following reservations to be consistent with the conservation purposes above.

2. Grantor reserves the right to maintain existing unpaved driveways, footpaths and other minor surface alterations; to excavate and fill as necessary to accomplish permitted building, recreational and silvicultural activities, and to construct, maintain and reconstruct additional unpaved footpaths or minor, roofless rustic improvements necessary or appropriate to assure safe passage, prevent erosion, or to enhance or protect the natural habitat.
3. All rights reserved herein by the Grantor may only be exercised subject to all applicable governmental permits and approvals required by law.
4. No commercial, industrial, quarrying, or mining activities are permitted on the Protected Property.
5. The use of chemical herbicides, pesticides, fungicides, fertilizers and other agents must be limited to prevent any demonstrable adverse effect on wildlife, waters, and other important conservation interests to be protected by this Conservation Easement.
6. It is forbidden to dispose of or to store rubbish, garbage, debris, abandoned equipment, parts thereof, or other unsightly, offensive, toxic or hazardous waste material on the Protected Property except that vegetative waste generated by permitted uses on the Protected Property may be composted, and other waste generated by permitted uses on the Protected Property may be stored temporarily in appropriate containment for removal at reasonable intervals, subject to all applicable local, state, and federal laws and regulations.
7. The Protected Property must remain as an entity in a single ownership, and may not be divided, subdivided, partitioned or otherwise separated into parcels or lots, whether or not the Protected Property may be described herein, or have been described in any prior deed, as more than one piece or parcel of land.
8. Any uncertainty in the interpretation of this Conservation Easement should be resolved in favor of conserving the Protected Property in its natural and scenic state.

STEWARDSHIP RESPONSIBILITIES:

In exchange for the granting of this Conservation Easement, The Grantee agrees to conduct regular stewardship of the Protected Property as indicated below. The Grantee further agrees to send regular reports of their findings and recommended actions to the Town as set forth below.

## **1. Establishment of Signage at the Property Lines**

The Grantee shall assist the Grantor in posting and establishing appropriate signage along the property lines for the parcel in order to suitably locate the boundary lines and give notification of ownership to anyone hiking the Protected Property. The town surveyor will locate property corners and survey markers and identify intermediate points at suitable intervals along lengthy property courses for posting. The Grantor shall provide posts and any town signage. The Grantee will assist town personnel with the physical effort of setting the posts in the recommended locations and will provide a "Protected by FLT" sign for each post.

## **2. Stewardship Activity**

### **a. Walk the Property Lines**

The Grantee's stewards will walk the property lines, except in locations where prevented by the terrain, and report on:

- i. Encroachments by abutting property owners
- ii. Condition of property markers
- iii. Property markers that are missing or need to be replaced.

The activity would be completed once each year, likely in the fall and the report filed with the Grantor.

### **b. Inspect the Customary Access Points of the Protected Property**

FLT stewards will inspect the customary access points of the Protected Property at the New England Trail head, Metacomet Road in Plainville, South Ridge Road, and Trumbull Lane in Farmington. The inspection will note

- i. Condition of signage and parking facilities if any,
- ii. Vandalism, graffiti and other adverse impacts, and
- iii. Accumulation of trash and debris.

The report will be filed with the Town once each year.

### **c. New England Trail Report**

The Grantee, with the assistance of Connecticut Forest & Park Association stewards, will survey the conditions of the New England Trail noting

- i. Trail conditions and accessibility,
- ii. Fallen and/or dangerous trees
- iii. Erosion,
- iv. Accumulation of trash and debris along the trail,
- v. Fire pits and signs of partying,
- vi. ATV activity, and
- vii. Vandalism, graffiti and other adverse impacts.





SCHEDULE A

LEGAL DESCRIPTION

MOTION:

Agenda Item N-2

To opt-out of the provisions of Public Act No. 17-155 An Act Concerning Temporary Health Care Structures.

NOTE: Effective October 1st it is easier and faster to place a second dwelling unit for a "mentally or physically impaired person" in the back yard of any single family home in Farmington than it is to build a pool or a shed.

Public Act No. 17-155 An Act Concerning Temporary Health Care Structures requires towns to approve these structures within 15 days of submission if it meets the minimal criteria in the statute. No decision from the Planning and Zoning Commission is required, just a staff level approval within 15 days of submission.

The new Public Act allows towns to opt out of the provisions contained within. Many towns are opting out of the provisions of the Public Act. To opt out the Planning and Zoning Commission must conduct a public hearing, vote to opt out and recommend the Council vote to opt out.

The Planning and Zoning Commission has completed their requirements and has forwarded their recommendation to the Town Council for an affirmative vote.

I suggest the Farmington Town Council vote to opt out. The Town of Farmington is not opposed to these types of structures. The Town feels strongly that the approval of these structures should follow regulations adopted locally and not be required to follow regulations imposed upon towns by the state legislature.

Staff will be available to answer any questions.

MOTION:

Agenda Item N-3

To Approve a Two and a Half Year Contract between the Town of Farmington and the East Farmington Volunteer Fire Department Inc., Farmington Volunteer Fire Department LLC, and Tunxis Hose Co. No. 1 Inc.

NOTE: A new volunteer contract has been agreed upon for a three two and a half year period starting on January 1, 2018 and ending on June, 30, 2020. In this 2.5 year contract, there has been a change to the reimbursement to volunteer firefighters for response to calls and participation in drills. The contract now recognizes the increase in responsibility and certification at 3 distinct levels, providing an increase in reimbursement at each of those levels. The rates will be increased \$0.50 over the term of the contact. There were also moderate increases to the yearly department donation (\$1,000 increase over two and a half years) and fuel allowance for each of the 3 department fire chiefs (50 gallon increase over two and a half years) over the term of the contract. All other items within the contract remained the same.



MOTION:

Agenda Item N-4

To Approve the Following Property Tax Refunds.

<b>NAME</b>	<b>REASON</b>	<b>AMOUNT</b>
1)Ari Fleet LT	Assessor's adjustment	\$60.09
2)Kristin Chace	Assessor's adjustment	\$25.83
3)P. Das & A. Pandita	Assessor's adjustment	\$148.39
4)M. & M. Gibbs	Assessor's adjustment	\$215.43
5)Patrick McGowan	Assessor's adjustment	\$106.71
6)Nissan Infiniti LT	Assessor's adjustment	\$247.54
7)Patricia Parker	Assessor's adjustment	\$16.41
8)David Rock	Assessor's adjustment	\$312.19
9)Elizabeth Thompson	Assessor's adjustment	\$77.10
10)Toyota Lease Trust	Assessor's adjustment	\$1,481.81
11)USB Leasing LT	Assessor's adjustment	\$264.93
12)VCFS Auto Leasing Co.	Assessor's adjustment	\$134.33
13)VW Credit Leasing LTD	Assessor's adjustment	\$128.69
	<b>TOTAL:</b>	<b>\$3,219.45</b>

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.