

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

Date: July 10, 2018
(Council Members should call the Town Manager's Office if unable to attend.)

Time: 7:00 p.m.

Place: Council Chambers

Agenda

- A. Call to Order
- B. Pledge of Allegiance
- C. Presentations and Recognitions
- D. Public Hearing
- E. New Items
- F. Public Comments
- G. Reading of the Minutes
 - 1. June 12, Regular Town Council Meeting
 - 2. June 26, 2018 Special Town Council Meeting
- H. Reading of Communications and Written Appeals
- I. Report of the Committees
 - 1. UCONN Health Committee
 - 2. Land Acquisition Committee
 - 3. Green Efforts Committee
 - 4. FHS Ad Hoc Community Survey Committee
 - 5. FHS Ad Hoc Facility & Financial Committee
- J. Report of the Council Chair and Liaisons
 - 1. Chair
 - 2. Board of Education Liaison
 - 3. Chamber of Commerce
 - 4. Economic Development Commission Liaison
 - 5. Farmington Historic District Commission
 - 6. Housing Authority
 - 7. Human Relations Commission
 - 8. Library Board
 - 9. Town Plan and Zoning Liaison

10. Unionville Historic District Commission
11. Unionville Village Improvement Association Liaison
12. Water Pollution Control Authority
13. Other Liaisons

K. Report of the Town Manager — Small Cities Grant, Sub Edge Farm Yearly Report, Farmington Land Trust

L. Appointments

1. Building Code Board of Appeals (Hammerberg)
2. Conservation and Inland Wetlands Commission Alternate (Markuszka)
3. Human Relations Commission (Grobe)
4. Human Relations Commission (Berlandy)
5. Human Relations Commission (Mergenthaler)
6. Human Relations Commission (Nakhimovsky)
7. Human Relations Commission (Pawlik)
8. North Central Regional Mental Health Board (Wienke) (R)
9. North Central Regional Mental Health Board (Parady) (U)
10. Plainville Area Cable TV Advisory Council
11. Plainville Area Cable TV Advisory Council (Bernier)
12. Plainville Area Cable TV Advisory Council (Bagbigian-Buttero)
13. Plainville Area Cable TV Advisory Council (Markuszka)
14. Tourism Central Regional District

M. Old Business

N. New Business

1. To award a contract for the purchase of one Jacobsen HR600 Wide Area Rotary Mower to MTE Turf Equipment Solutions, Inc. of West Henrietta, NY at a purchase price of \$59,883.23.
2. To award a contract for the purchase of one John Deere 310SL Backhoe Loader to The W.I. Clark Company of Wallingford, CT at a purchase price of \$111,295.71.
3. To award a contract for the purchase of one 2019 International Model HV5007 Heavy Duty Cab and Chassis to Nutmeg International Trucks, Inc., of Hartford, CT at a purchase price of \$87,943.00.
4. To appoint a Farmington Village Center committee.
5. To accept the Unionville Historic District Study Committee Report and to hold a Public Hearing to amend the Ordinance to include additional properties on September 11, 2018 at 7:00 p.m. in the Town Council Chambers.

6. To cancel the August 14, 2018 Regular Town Council Meeting.

7. To approve property tax refunds.

O. Executive Session

1. Collective Bargaining
2. Collective Bargaining
3. Land Acquisition

P. Adjournment

MOTION:

Agenda Item K

Report of the Town Manager— Small Cities Grant, Sub Edge Farm Yearly Report, Farmington Land Trust

Small Cities Grant

The Town of Farmington was recently awarded \$800,000 Small Cities Grant from the Connecticut Department of Housing. The State awarded \$10.5 million to 16 communities in Connecticut.

Farmington's award will go to general renovations in New Horizons Village. New Horizons is a unique housing community for low and moderate income persons with disabilities. This project aims to improve functionality, accessibility and safety for the residents by upgrading to energy efficient windows, replacing non-code compliant railings and guards, installing new, wider energy efficient doors and associated accessories/hardware, installing new thermal sheathing under new vinyl siding, replacing building soffits, and increasing attic insulation.

Congratulations to Nancy Parent, Director of Community and Recreational Services, for all of her hard work on applying and obtaining this significant grant.

Sub Edge Farm Yearly Report

Attached is the yearly report for Sub Edge Farm at Fisher Farm.

Farmington Land Trust

On July 16th 2016 the Town of Farmington purchased 8885 South Ridge Road 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.

To further assure the protection of this property, the Farmington Land Trust submitted a proposal to the Town 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 available to the Town the Land Trust's active membership of experienced land stewards, something the Town has not had the staff to provide beyond its parks and active recreation areas.

In October of 2016 the Town Council gave their consensus that I should work with the Town Attorney and the Land Trust to create a conservation easement in favor of

the land trust for the Town Council's consideration. This easement would be subordinate to the State's conservation easement.

Consequently, a conservation easement was drafted which included the Land Trust having a stewardship role in the property. The 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, and misuse of the property, hazardous conditions and invasive species. The responsibility for acting on these findings and recommendations will remain solely in the hands of the Town.

In December of 2017, the Town Council reviewed the draft Conservation Easement for the first time. At that time there was discussion that even though the draft easement includes positive benefits to the Town, including bringing the two organizations closer together in their mutual goal of preserving open space in Farmington, and includes the Land Trust in a stewardship role, the Council discussed that granting a Conservation Easement is giving a legal interest and rights/control of a Town property to an organization that did not pay for the property.

The Town Council asked if there were any other options available other than granting a conservation easement and asked that I research the potential of granting a License Agreement to the Land Trust. It is my understanding that a license is an agreement, typically revocable, which allows the licensee to enter upon the owner's land to perform some designated acts – such as monitoring for violators. It is not an interest in land, nor is it subject to assignment to a third party. It is my understanding that the Land Trust is not interested in a License Agreement.

I have attached the original proposal from the Land Trust, and the draft Conservation Easement that the Town Council reviewed at its February 2018 Town Council meeting.

I would like to discuss this issue with the Town Council and receive further direction as to whether the Town Council is interested in granting a conservation easement to the Land Trust. (Attachment)

dinners feature chefs from each of the Doro Group's restaurants, and were all well received and attended.

Sub Edge Farm continues to be very active in the community, welcoming more than 300 guests for demonstrations, classes and workshops on cooking, food preservation, beekeeping, gardening, raising poultry, and composting. Sub Edge Farm hosted student groups from several local schools including Avon High School, Farmington High School, Miss Porter's School, and Avon Old Farms. The farm participated in presentations to local community groups including the Farmington Garden Club, Farmington Library, Avon Newcomers Club, and Jackson Labs Genomic Medicine. Sub Edge Farm also seeks to engage with the community through food donation. In 2017, the farm delivered \$9,390 worth of produce to the Farmington Food Pantry and \$1,030 worth to Gifts of Love in Avon. Produce was also donated to The Hometown Foundation, Journey Home, Growing Great Schools, Hill-Stead Museum, and the Farmington High School Booster Club.

The Town of Farmington maintains a capital improvement plan for future repairs and investments. The Town was awarded the Connecticut Department of Agriculture's 2016/2017 Farm Viability Grant for "Infrastructure Improvements to Promote Year Round Production." The project scope included improvements to the cow barn to enable year-round crop storage, replacing the skylight panel in the heifer barn and replacing the rotting roof system in the tin barn. These improvements were prioritized in accordance with the Sub Edge Farm Five -Year Capital Improvement Plan, and will enable the safe storage of crops, as well as the protection of animals and equipment, both of which are an integral part of the farm and business and necessary to preserve for year-round use.

In 2017, the farm also received a State of Connecticut Farm Transition Grant for a farm-stand improvement project to be completed in 2018, a State of Connecticut grant for Organic Certification reimbursement, and a USDA conservation program payment for forage and biomass planting, cool season, reseed, pollinator field border.

The ultimate objective of the Phillips' is to continue to grow the farm and engage the local community. They want to continue to invest in the soil, the capital needs of the farm, and to develop ways to harvest local organic produce for families year round. They have received numerous recognitions in 2017, including being voted in the top ten best farms and farmers markets in Connecticut by readers of Natural Nutmeg Magazine, and were featured in issues of Connecticut Farm and Food Magazine, Connecticut Grown Magazine, and the front page of the Hartford Courant.

In 2017 Sub Edge Farm was able to show a positive balance sheet. The total gross income for the farm was \$213,648. Expenditures totaled \$163,463. Therefore a net income of \$50,185 was realized. A more detailed income and expenditure can be found in the Sub Edge 2017 Annual Report (attached).

2017 Sub Edge Farm Income and Expenditures

Income	Amount
CSA	110,050
Farm Shop	115,005
Wholesale	32,380
Other Sales	895
Total Income:	258,330
Cost of Goods Sold	55,213
Gross Sales:	\$203,117
Grants	\$750
Conservation Payments	\$9,781
Gross Income	\$213,648
Expense	Amount
Advertising	550
Animal Feed	8,840
Animals & Livestock	7,200
Automobiles	0
Bank Charges	74
Car and Truck Expenses and fuel	4,233
Conservation Expenses	9,781
Fencing	325

Fertilizers and Lime	5,213
Greenhouse Supplies	3,123
Insurance	3,945
Irrigation	3,122
Labor Hired	72,933
Livestock Processing	3,330
Office Expenses	195
Portable Toilets	1,900
Seeds & Plants	10,249
Shipping & Delivery	435
Subcontractors	5,250
Supplies & Materials	3,025
Taxes & Licenses	8,488
Tractors & Equipment	6,789
Utilities	4,463
Total Expenses:	\$163,463
Net Income	\$50,185



September 21, 2016

Kathleen A. Eagen, Town Manager
Town of Farmington
1 Monteith Drive
Farmington, CT 06032-1053

Board of Directors

Richard Kramer
President

Doug Pelham
Treasurer

Evan Cowles
Secretary

James Calciano
Jonathan Cohen
Cate Grady-Benson
Nina Hayes
John Hinze
Francie Brown-Holmes
Steve Nelson
Sallie Norris
Steve Silk
Linda Tomasso
Diane Tucker

Bruce Edgren
Executive Director

Dear Ms. Eagen:

As you know, the Farmington Land Trust is interested in having the Town of Farmington grant an easement to the Land Trust on the Aiudi Property. We believe that this is a great opportunity for the Town, the Land Trust and the residents of Farmington to both further protect the land and to ensure that the condition of the land is periodically monitored to identify any activities that could affect its character as preserved space.

I think we all agree that properties on the ridgeline have always been deemed as desirable open space for the Town of Farmington. The Land Acquisition Committee, which includes representation from the Land Trust, has included many of these properties on its acquisition list since its formation in 1998. The committee's contribution in the town's acquisition of this property is laudable and represents a clear adherence to its mission of acquiring open space for the benefit of current and future town residents.

The Land Trust's interest is two-fold. First we join the Town in its desire to designate the space as protected and unavailable for future development. Second, we have an interest in preservation and protection in perpetuity which, as a private entity, is not subject to change by legislative whim. If state monies are received by the Town for partial reimbursement of the cost of the transaction, the property will be statutorily protected as open space, and unavailable for development, but such protections can be removed at a future date. Grant of a conservation easement to the Land Trust would effectively protect against such an occurrence.

Historically, town residents have consistently been committed to conservation. An easement to the Land Trust would guarantee that this commitment is honored and carried forward by future town officials, forever, who may or may not share the philosophy of current residents who made this acquisition possible.

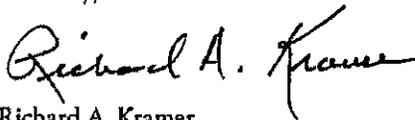
Kathleen A. Eagen, Town Manager
September 21, 2016
Page 2

Land Trust stewardship of conservation easements is generally limited to observation of the natural conservation and habitat of the parcel. The Land Trust is willing to provide stewardship of the Aiudi property, as detailed in the attached document. We will report observed maintenance issues, conditions, encroachments or trespasses but would leave it to the Town to take such actions as the Town determines are necessary to act on the encroachments or trespasses and perform repairs or natural conservation restorations.

The Land Trust has developed a "Natural Resource Management Plan" for many of our fee simple properties. Participation in a conservation easement would provide an excellent opportunity for the Town and the Land Trust to partner in the development of a natural resource management plan for this property. It is the next step after acquisition in the protection of open space.

The attached document is our stewardship proposal to the Town of Farmington should the town grant a conservation easement to the Land Trust.

Sincerely,



Richard A. Kramer
President

Attachments:

Proposal for FLT Stewardship
Property Line Report
Access Points Report
Metacomet Trail Report
Environmental Report

Proposal for Farmington Land Trust Stewardship of the Aiudi Property

I. Posting the Property Lines

The first and perhaps most important activity will be to post the property lines and establish appropriate signage for the parcel. This is necessary so that other steward activities can proceed. It will also establish the boundary lines and notification of ownership for anyone hiking the property. The FLT will assist the Town in this activity and provide the "Protected by the FLT" signs. It is generally recommended that property corners, survey markers and intermediate points at suitable intervals along lengthy property courses be posted. The town surveyor would establish the property lines and the town would provide posts and any town signage. The FLT 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.

II. Stewardship Activity

a. Walk the Property Lines

FLT 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 town.

b. Inspect the Customary Access Points of the Property

FLT stewards will inspect the customary access points of the property at the Metacomet 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. Metacomet Trail Report

FLT and CFPA stewards will survey the conditions of the Metacomet 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.

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

d. **Property and Environmental Report**

The FLT will establish linear transits, the first being the Metacomet Trail, with other transits to follow in select locations as may be identified in a natural resource management plan for the Property as developed by the town and the Land Trust, along which stewards will observe and report on

- i. Invasives, e.g. Asiatic Bittersweet, Multiflora Rose and Japanese Barberry,
- ii. Poison Ivy,
- iii. Overgrowth,
- iv. Erosion,
- v. Signs of trespass,
- vi. Vandalism, and
- vii. Trash.

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

Sample steward reports follow.



Farmington Land Trust Steward Report

Office Use Code _____

Property Line Report

Date:	Steward:	Last Visited:
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Click Box or Check off what best applies. Use a separate sheet to discuss other issues.

Use Problems

	<i>Serious</i>	<i>Moderate</i>	<i>Slight</i>	<i>Absent</i>
1. Trash	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Fires/Fire Pits/Established use	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Trespass	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Graffiti	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. Vandalism	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Other adverse activities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7. Encroachment by adjacent property owners	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Natural Phenomena

	<i>Serious</i>	<i>Moderate</i>	<i>Slight</i>	<i>Absent</i>
1. Fallen or dangerous trees	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Overgrowth	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Erosion	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Poison Ivy	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Maintenance

	<i>Serious</i>	<i>Moderate</i>	<i>Slight</i>	<i>Absent</i>
1. Damaged or insufficient trail signs	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Damaged or Insufficient FLT signs	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Missing survey posts	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Please provide approximate coordinates of signage problems considered to be serious.

Please discuss other concerns/observations from the parcel survey and detail any items you have marked as being serious on a separate sheet.

Observations:



Access Points Report

Date:	Steward:	Last Visited:
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Access Point _____

Click Box or Check off what best applies. Use a separate sheet to discuss other issues.

Use Problems

	<i> Serious </i>	<i> Moderate </i>	<i> Slight </i>	<i> Absent </i>
1. Trash	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Fires/Fire Pits	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Graffiti	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Vandalism	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other adverse activities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Natural Phenomena

	<i> Serious </i>	<i> Moderate </i>	<i> Slight </i>	<i> Absent </i>
1. Fallen or dangerous trees	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Overgrowth	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Erosion	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Poison Ivy	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Maintenance

	<i> Serious </i>	<i> Moderate </i>	<i> Slight </i>	<i> Absent </i>
1. Damaged or insufficient trail signs	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Damaged or insufficient FLT signs	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Missing survey posts	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Please discuss other concerns/observations from the parcel survey and detail any items you have marked as being serious on a separate sheet.

Observations:



Farmington Land Trust Steward Report

Office Use Code _____

Environmental Report for Transit _____

Date:	Steward:	Last Visited:
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Click Box or Check off what best applies. Use a separate sheet to discuss other issues.

Use Problems

	<i> Serious </i>	<i> Moderate </i>	<i> Slight </i>	<i> Absent </i>
1. Trash	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Fires/Fire Pits/Established use	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Graffiti	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Vandalism	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. Other adverse activities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Invasives

	<i> Serious </i>	<i> Moderate </i>	<i> Slight </i>	<i> Absent </i>
1. Asiatic Bittersweet	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Japanese Barberry	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Honeysuckle	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Multiflora Rose	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. Winged euonymus	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Autumn olive	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7. Japanese knotweed	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. Others: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Natural phenomena

	<i> Serious </i>	<i> Moderate </i>	<i> Slight </i>	<i> Absent </i>
1. Fallen or dangerous trees	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Overgrowth	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Erosion	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Poison Ivy	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Maintenance

	<i> Serious </i>	<i> Moderate </i>	<i> Slight </i>	<i> Absent </i>
1. Damaged or insufficient trail signs	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Damaged or insufficient FLT signs	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Missing survey posts	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Please discuss other concerns/observations from the parcel survey and detail any items you have marked as being serious on a separate sheet.

Observations:



Metacomet Trail Report

Date:	Steward:	Last Visited:
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Click Box or Check off what best applies. Use a separate sheet to discuss other issues.

Use Problems

	<i>Serious</i>	<i>Moderate</i>	<i>Slight</i>	<i>Absent</i>
1. Trash	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Pets off leash	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Fires/Fire Pits/Established use	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Graffiti	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. Vandalism	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other Adverse activities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Invasives

	<i>Serious</i>	<i>Moderate</i>	<i>Slight</i>	<i>Absent</i>
1. Asiatic Bittersweet	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Japanese Barberry	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Honeysuckle	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Multiflora Rose	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. Winged euonymus	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Autumn olive	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7. Japanese knotweed	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. Others: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Natural phenomena

	<i>Serious</i>	<i>Moderate</i>	<i>Slight</i>	<i>Absent</i>
1. Fallen or dangerous trees	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Overgrowth	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Erosion	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Poison Ivy	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Maintenance

	<i>Serious</i>	<i>Moderate</i>	<i>Slight</i>	<i>Absent</i>
1. Damaged or insufficient trail signs	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Damaged or insufficient FLT signs	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Missing survey posts	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Please discuss other concerns/observations from the parcel survey and detail any items you have marked as being serious on a separate sheet.

Observations:

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 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)

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)

MOTION: Agenda Item L-3

That _____ be appointed to Human Relations Commission for a two-year term and ending June 30, 2020. (Grobe)

MOTION: Agenda Item L-4

That _____ be appointed to Human Relations Commission for a two-year term and ending June 30, 2020. (Berlandy)

MOTION: Agenda Item L-5

That _____ be appointed to Human Relations Commission for a two-year term and ending June 30, 2020. (Mergenthaler)

MOTION: Agenda Item L-6

That _____ be appointed to Human Relations Commission for a two-year term and ending June 30, 2020. (Nakhimovsky)

MOTION: Agenda Item L-7

That _____ be appointed to Human Relations Commission for a two-year term and ending June 30, 2020. Pawlik

MOTION: Agenda Item L-8

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)

MOTION: Agenda Item L-9

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)

MOTION: Agenda Item L-10

That _____ be appointed to the Plainville Area Cable TV Advisory Council for a two-year term and ending June 30, 2020.

MOTION: Agenda Item L-11

That _____ be appointed to the Plainville Area Cable TV Advisory Council for a two-year term and ending June 30, 2020. (Bernier)

MOTION: Agenda Item L-12

That _____ be appointed to the Plainville Area Cable TV Advisory Council for a two-year term and ending June 30, 2020. (Bagbigian-Buttero)

MOTION: Agenda Item L-13

That _____ be appointed to the Plainville Area Cable TV Advisory Council for a two-year term and ending June 30, 2020. (Markuszka)

MOTION: Agenda Item L-14

That _____ be appointed to Tourism Central Regional District for a three-year term and ending June 30, 2020.

MOTION:

Agenda Item N-1

To award a contract for the purchase of one Jacobsen HR600 Wide Area Rotary Mower to MTE Turf Equipment Solutions, Inc. of West Henrietta, NY at a purchase price of \$59,883.23

NOTE: This motion is to contract with a vendor to purchase a wide area rotary mower for rough mowing operations at West Woods Golf Course. The unit being acquired would replace a mower currently being used by golf course staff that is 22 years old. Funds for this acquisition were included in the FY2018/2019 Capital Budget.

The acquisition of this equipment would be under National Joint Powers Alliance Contract # 062117-JCS which calls for a 26% discount off the manufacturer's list price. The National Joint Powers Alliance is a national purchasing cooperative open to governments, schools, higher education, and non-profit agencies. They issue bids for equipment and supplies commonly purchased by the agencies they represent and enter into contractual arrangements with the successful bidders. By using NJPA to purchase this type of equipment the Town will realize significant savings because of NJPA's large purchasing power.

This contract award is being submitted for Town Council approval because the contract value exceeds \$50,000. Town staff will be available at the Council meeting to answer any questions.

MOTION:

Agenda Item N-2

To award a contract for the purchase of one John Deere 310SL Backhoe Loader to The W.I. Clark Company of Wallingford, CT at a purchase price of \$111,295.71

NOTE: This motion is to contract with a vendor to purchase a backhoe loader for use by the Highway and Grounds Division during their daily operations. The unit being acquired will replace a 1996 backhoe loader with over 5,517 hours. Funds for this acquisition were included in the FY2018/2019 Capital Budget.

The acquisition of this equipment would be under National Joint Powers Alliance Contract # 032515-JDS which calls for a 47% discount off the manufacturer's list price. The National Joint Powers Alliance is a national purchasing cooperative open to governments, schools, higher education, and non-profit agencies. They issue bids for equipment and supplies commonly purchased by the agencies they represent and enter into contractual arrangements with the successful bidders. By using NJPA to purchase this type of equipment the Town will realize significant savings because of NJPA's large purchasing power.

This contract award is being submitted for Town Council approval because the contract value exceeds \$50,000. Town staff will be available at the Council meeting to answer any questions.

MOTION:

Agenda Item N-3

To award a contract for the purchase of one 2019 International Model HV5007 Heavy Duty Cab and Chassis to Nutmeg International Trucks, Inc., of Hartford, CT at a purchase price of \$87,943.00

NOTE: This motion is to contract with a vendor to purchase a heavy duty cab and chassis that will be outfitted to be used as a heavy duty dump truck by the Highway and Grounds Division for their daily operations including snow plowing. The unit being acquired will replace a 1995 heavy duty dump truck. Funds for this acquisition were included in the FY2018/2019 Capital Budget.

The acquisition of this vehicle would be under a 2015 municipal bid advertised by the Town of Chaplin, CT. Nutmeg International's pricing under that bid submission was extended to all Connecticut municipalities for a five year period (2016-2020). The pricing contained in the bid calls for a 39% discount over the manufacturer's published model year price.

This contract award is being submitted for Town Council approval because the contract value exceeds \$50,000. Town staff will be available at the Council meeting to answer any questions.

MOTION:

Agenda Item N-4

To appoint a Farmington Village Center committee with the following voting members:

_____ Town Council member, Chair

_____ Town Council member

_____ Farmington Historical Society

_____ Farmington Historic District Commission

_____ Farmington Village Green & Library Association Representative

_____ Economic Development Commission Representative

_____ Farmington Village Center Business Owner or Resident

_____ Farmington Village Center Business Owner or Resident

_____ Farmington Village Center Business Owner or Resident

And, the Following non- voting members:

Kathleen Eagen, Town Manager

William Warner, Town Planner

Rose Ponte, Economic Development Director

_____ Human Relations Committee / Universal Design Advocate

Betty Coykendall, Town Historian

And,

The Committee will focus on the Farmington Village Study Area which includes the Farmington Center commercial area along Route 4 from Mountain Spring Road to the Farmington River, the Farmington Historic District, and adjacent properties not currently in the district and the three (3) gateways into the Village beginning at the Farmington River, the intersection of Route 4 / Mountain Spring Road and the intersection of Route 10 / Scott Swamp Road.

And, the Charge of the Committee is the following:

1. The Committee will develop recommendations to the Town Council regarding the future use of the Parson's property including ownership, control and use.
2. If Town Council determines ownership is in the best interest of the Town of Farmington, the Committee will identify the steps necessary to transfer the property from the State of CT to the Town of Farmington in the most expeditious and cost-effective manner and report back to the Town Council on their recommendations.
3. If the property is transferred to the Town of Farmington, the Committee will follow up on the successful planning workshops conducted in 2015, review the findings and listen to the community to understand the types of uses for the Parsons property which would enhance the Village and report back to the Town Council on its findings.
4. Based on those findings and direction from the Town Council, the Committee will conduct a process to identify a preferred developer to partner with the Town to secure and develop the Parsons property in a manner which complements the historic buildings and the historic district and defines the most prominent entry into Farmington as a place of high quality, beauty, and character.
5. The Committee will recommend the preferred Developer to the Town Council for approval. Based on that approval the preferred Developer will work with the Committee on the Proposal which would then proceed through the Town Plan and Zoning process and subsequently be approved by the Town Plan and Zoning Commission.

And,

The Committee will recommend quality of life enhancements (sidewalks, street trees, landscaping, street furniture, historic markers, way finding signage and universal design improvements) for the Farmington Village Center Study area.

And,

To complete the various aspects of this charge the Committee will frequently conduct public participation/community outreach to ensure that the community is engaged in the process.

And,

Based on the community outreach the Committee is encouraged to propose other recommendations to the Town Council or Town Plan and Zoning Commission for the Farmington Study area based on information gathered.

MOTION:

Agenda Item N-5

To accept the Unionville Historic District Study Committee Report and to hold a Public Hearing to amend the Ordinance to include the additional properties on September 11, 2018 at 7:00 p.m. in the Town Council Chambers.

NOTE: The Study Report includes the addition of four properties to the Unionville Historic District. The four properties are:

1. 42-44 Maple Avenue which is historically known as the Platner and Porter Rental House #4 and is currently owned by Cynthia M. Long, Timothy J. LeBouthillier and Patrick P. LeBouthillier, children of Joseph Paul and Patricia LeBouthillier. This home will be an addition to the Clover Pinney Park Historic District.
2. 20 Elm Street which is historically known as The Dr. William H. Sage House and is currently owned by Matthew R. and Meyling B. Killfoile. This home will also be an addition to the Clover Pinney Park Historic District.
3. 1761 Farmington Avenue which is historically known as the Omri C. Ford House and is currently owned by Carol C. Ketcham. This home will be an addition to the Farmington River Historic District.
4. 230 Main Street which is historically known as the William Griswold House and is currently owned by Truman E. Alderman, Jr. This home will be a stand-alone historic property within Unionville as it is not immediately adjacent to any of the established districts.

The Committee has already completed a number of the steps required to move the Report through the approval process; which is outlined in the CT Trust for Historic Preservation Handbook for Historic District Commissions and Historic Property Commissions in Connecticut, 2010. To date, the Committee has completed the following actions:

1. The Report was submitted to the Farmington Plan and Zoning Commission and the Historic Preservation Council on April 5, 2018.
2. The Farmington Plan and Zoning Commission issued a positive endorsement of the Report on May 1, 2018. The Historic Preservation Council recommended approval of the Report on May 11, 2018.

3. The Unionville Historic District and Properties Committee held a properly noticed public hearing on the Report on June 14, 2018. A representative of each of the four homes was in attendance for the hearing. There were no comments in opposition to the homes being added to the Unionville Historic District.
4. The Committee has addressed the minor comments received during the hearing regarding the content of the Report.
5. The Report was provided to the Town Clerk on June 25, 2018 to start the balloting process for the 3 homes being added to existing historic districts. The stand-alone historic property (230 Main Street) does not require balloting, per State Statute.

Next Steps:

The Report to be received by the Town Council at the July 10, 2018 Town Council meeting and a hearing will be set for the September 11, 2018 meeting.

The Town Clerk will tally the results of the ballots and certify the results to the Town Council.

The Town Council at the September 11th meeting may vote to:

Accept the Study Committee Report and enact a local ordinance to expand the Clover Pinney Park Historic District and the Farmington River Historic District; and add Historic Property located at 230 Main Street.

Reject the Study Committee Report for stated reasons.

Return the report to the Study Committee to consider amendments and revisions.

/Attachment(s)

Town of Farmington Ordinance
Chapter 111. Historic Areas

Article III. Unionville Historic District and Historic Properties

111-20. Establishment

To promote the educational, cultural, economic and general welfare of the public through the preservation and protection of the distinctive characteristics of buildings and places associated with the history of or indicative of a period of style of architecture of the Unionville section of the Town of Farmington, State of Connecticut and the United States of America and through the development of appropriate settings for such buildings and places, there is hereby established a set of historic districts in Unionville as well as a number of historic properties both of which are more particularly bounded and described as follows:

- A.** The Cottage Street Historic District runs along Cottage Street, encompassing contiguous buildings numbered 42, 43, 45, and 48. At the north end of the street, the district encompasses Lion's Park (lot #8A) and north and south of that, Suburban Park (lot #45), the canal bed (lot #62) and Brook's Common (lot #6C). From the western boundaries of Lion's Park and Suburban Park, the district runs further west to encompass Hillside Cemetery (lot #99), Tunxis Hose Firehouse (lot #3), and the lot at the corner of Farmington Avenue and Lovely Street (lot #2). The district ends at Route 177 (Lovely Street).
- B.** The Avenue Historic District encompasses the northern property line of 1774 Farmington Avenue, the western property lines of 1774 and 1773 Farmington Avenue, along the northern bank of the Farmington River and the eastern property lines of 1773 and 1774 Farmington Avenue.
- C.** The Merriman Street Historic District runs along Merriman Street, the eastern property line of 38 Merriman Street, the southern property lines of 38 and 30 Merriman Street and the western property line of 30 Merriman Street.
- D.** The Lovely-Main Historic District runs along Lovely Street, the northern property line of 99 Lovely Street, the western property line of 120 Main Street, along Main Street, the eastern property line of 120 Main Street and the southerly property line of 99 Lovely Street.
- E.** The Main Street West Historic District runs along Main Street, the western property line of 206 Main Street, the northern property lines of 206 and 198 Main Street and then along Bidwell Square.
- F.** The Clover Pinney Park Historic District runs along Elm Street, the northern property line of 20-22 Maple Avenue, the eastern property line of 20-22 Maple Avenue, the eastern and southern property lines of Clover Pinney Park, the southern and western property lines of 28

Elm Street, the western property line of 52-56 Maple Avenue, the northern property line of 52-56 Maple Avenue, the northern property line of 42-44 Maple Avenue, the eastern property line of 42-44 Maple Avenue, the southern property line of 38 Maple Avenue, the western property line of 20 Elm Street, the northern property line of 20 Elm Street and closing on Elm Street.
[Amended 04-2018]

G. The School Street Historic District runs along the eastern, northern and western property lines of 10 School Street, the westerly property line of 23 School Street, the southerly property line of 23, and 15 School Street, and the easterly property line of 15 School Street.

H. The Farmington River Historic District runs along the northern property line of 1761 Farmington Avenue, 1755 Farmington Avenue and Yodkins-Morin Park, the eastern property line of Yodkins-Morin Park, the southern property line of Yodkins-Morin Park, 1755 Farmington Avenue and 1761 Farmington Avenue, bordering the Farmington River, and the western property line of 1761 Farmington Avenue.
[Amended 04-2018]

[1] *Editor's Note: With the addition of this subsection, former Subsections H, I, J, K, L and M were redesignated as Subsections I, J, K, L, M and N, respectively.*

I. 1685 Farmington Avenue.

J. 1781 Farmington Avenue.

K. 54-56 Maple Avenue.

L. 11 Progress Avenue.

M. 71 Lovely Street.

N. 60 Main Street.

O. 169 Lovely Street.
[Added 2-10-2015]

P. 10 Walnut Street.
[Added 2-10-2015]

Q. 230 Main Street
[Added 04-2018]

§ 111-21 **Interpretation.**

Terms within this chapter are to be defined in accordance with General Statutes of the State of Connecticut, § 7-147a et seq.

§ 111-22 Historic District and Properties Commission; establishment and organization.

A. The Unionville Historic District and Properties Commission is hereby established, which shall consist of five (5) members and three (3) alternate members, all of whom shall be electors of the Second District of the Town of Farmington holding no salaried town office. The members of said Commission shall be appointed by the Town Council. The regular members shall be appointed in such a manner that the term of at least one (1) member shall expire each year, with their successors to be appointed in like manner for terms of five (5) years. Alternate members shall be appointed for terms of three (3) years. The Town Council members are further empowered to make appointments to fill vacancies, which appointments shall be for the duration of the vacated unexpired term. At least one member of the Commission shall be a resident within the Historic District, if any persons residing in the Historic District are willing to serve.

B. Within a period of thirty (30) days after the appointment of the original members of the Commission and annually thereafter, the regular members shall meet and elect a Chairman, Vice Chairman and Clerk from among the membership. Alternate members shall not participate in any election of officers of the Commission. In all other matters, in case of an inability to act because of absence, sickness or disqualification on the part of any member of the Commission, that Commissioner's place shall be taken by an alternate member designated by the Chairman, choosing alternates in rotation so that they shall act as nearly an equal number of times as possible. All members shall serve without compensation. The Commission shall adopt rules of procedure not inconsistent with the provisions of the General Statutes of the State of Connecticut and may, subject to appropriation, employ clerical or technical assistance or consultants and may accept money gifts and expend the same for such purposes.

§ 111-23 Powers and duties.

The Unionville Historic District and Properties Commission shall have powers and perform such functions and shall be subject to such limitations as shall, from time to time, be provided by General Statutes of the State of Connecticut, § 7-147a et seq.

§ 111-24 Meetings; quorum.

The Commission shall fix the time and place of its regular meetings and provide a method for calling special meetings. The presence of four members shall constitute a quorum, and no resolution or vote, except a vote to adjourn or fix the time and place of its next meeting, shall be adopted by less than three affirmative votes.

§ 111-25 Certificate of appropriateness; application; hearing.

A. No building or structure shall be erected or altered within the Historic District or within the boundaries of an historic property until after an application for a certificate of appropriateness as to exterior architectural features has been submitted to and approved by the Commission.

B. No building permit for erection of a building or structure or for alteration of an exterior architectural feature within the Historic District or within the boundaries of an historic property and no demolition permit for demolition or removal of a building or structure within the Historic District or within the boundaries of an historic property shall be issued by the Town or any department, agency or official thereof until a certificate of appropriateness has been issued. A certificate of appropriateness shall be required whether or not a building permit is required.

C. The Commission may request such plans, elevations, specifications, material and other information, including, in the case of demolition or removal, a statement of the proposed condition and appearance of the property after such demolition or removal, as may be reasonably deemed necessary by the Commission to enable it to make a determination on the application. The style, material, size and location of outdoor advertising signs and billposters within the Historic District or within the boundaries of an historic property shall also be under the control of such Commission. The provisions of this section shall not be construed to extend to the color of paint used on the exterior of any building or structure.

D. No area within the Historic District or within the boundaries of an historic property shall be used for industrial, commercial, business, home industry or occupational parking, whether or not such area is zoned for such use, until after an application for a certificate of appropriateness as to parking has been submitted to the Commission and approved by said Commission. The provisions of this section shall apply to the enlargement or alteration of any such parking area in existence on October 1, 1973.

E. The Commission shall hold a public hearing upon each application for a certificate of appropriateness, unless the Commission determines that such application involves items not subject to approval by it. The Commission shall fix a reasonable time and place for such hearing. Notice of the time and place of such hearing shall be given by publication in the form of a legal advertisement appearing in a newspaper having a substantial circulation in the municipality not more than fifteen (15) days nor less than five (5) days before such hearing. For all applications, the Planning Department shall mail notice of the public hearing no later than ten (10) days before such hearing by certified mail, return receipt, to all owners of property abutting any boundary of the property which is the subject of the application. The names and addresses used shall be those as recorded in the office of the Town Assessor on the date the application is filed. In the case where a property requiring notice has been submitted to common-interest ownership, such as a condominium, the required notice need only be sent to the homeowners' association. In addition, the applicant shall post a notification sign provided by the Planning Department on the property at least seven days prior to the date of the public hearing.

F. Within not more than 65 days after the filing of an application as required by C.G.S. § 7-147d or 7-147s, as amended, the Commission shall pass upon such application and shall give written notice of its decision to the applicant. When a certificate of

appropriateness is denied, the Commission shall place upon its records and in the notice to the applicant the reasons for its determination. In the notice to the applicant, the Commission may make recommendations relative to design, arrangement, texture, material and similar features. The Commission may issue a certificate of appropriateness with stipulations. Evidence of approval, as referred to in C.G.S. § 7-147d or 7-147s, shall be by certificate of appropriateness issued by the Commission. Failure of the Commission to act within said 65 days shall constitute approval, and no other evidence of approval shall be needed.

§ 111-26 **Considerations in determining appropriateness.**

A. If the Commission determines that the proposed erection, alteration or parking will be appropriate, it shall issue a certificate of appropriateness. In passing on appropriateness as to exterior architectural features, buildings or structures, the Commission shall consider, in addition to other pertinent factors, the type and style of exterior windows, doors, light fixtures, signs, aboveground utility structures, mechanical appurtenances and the type and texture of building materials. In passing upon appropriateness as to exterior architectural features, the Commission shall also consider, in addition to any other pertinent factors, the historical and architectural value and significance, architectural style and pertinent features of other buildings and structures in the immediate neighborhood. No application for a certificate of appropriateness for an exterior architectural feature, such as a solar energy system, designed for the utilization of renewable resources shall be denied, unless the Commission finds that the feature cannot be installed without substantially impairing the historic character and appearance of the district. A certificate of appropriateness for such a feature may include stipulations requiring design modifications and limitations on the location of the feature, which do not significantly impair its effectiveness. In passing upon appropriateness as to parking, the Commission shall take into consideration the size of such parking area, the visibility of cars parked therein, the closeness of such area to adjacent buildings and other similar factors. In passing upon the appropriateness of alterations to earthworks or sites of historic or archaeological importance, the Commission shall consider, in addition to any other pertinent factors, their value and significance, size, design, arrangement, texture and materials.

B. In its deliberations, the Commission shall act only for the purpose of controlling the erection or alteration of buildings, structures or parking which are incongruous with the historic or architectural aspects of the district. The Commission shall not consider interior arrangement or use. However, the Commission may recommend adaptive reuse of any buildings or structures within the district compatible with the historic architectural aspects of the district.

§ 111-27 **Variances and modifications.**

Where, by reason of topographical conditions, district borderline situations or because of other unusual circumstances solely with respect to a certain parcel of land and not affecting generally the district in which it is situated, the strict application of any

provision of C.G.S. §§ 7-147a to 7-147y, inclusive, as amended, would result in exceptional practical difficulty or undue hardship upon the owner of any specific property, the Commission, in passing upon applications, shall have the power to vary or modify strict adherence to said sections or to interpret the meaning of said sections so as to relieve such difficulty or hardship, provided that such variance, modification or interpretation shall remain in harmony with the general purpose and intent of said sections so that the general character of the district shall be conserved and substantial justice done or, as to an historic property, the historic and architectural aspects of the historic property conserved. In granting variations, the Commission may impose such reasonable and additional stipulations and conditions as will, in its judgment, better fulfill the purposes of said sections. In addition to the filing required by Subsection (b) of C.G.S. § 7-147e or 7-147v, the Commission shall, for each variation granted, place upon its records and in the notice to the applicant the reason for its determinations.

§ 111-28 Institution of court action; penalties for offenses.

A. If any provision of C.G.S. §§ 7-147a to 7-147y, inclusive, as amended, or any action taken or ruling made by the Historic District Commission pursuant to the provisions of said sections or of any regulation or ordinance adopted under said sections has been violated, the Commission may, in addition to other remedies, institute an action in the Superior Court for the judicial district wherein such violation exists, which Court shall have jurisdiction to restrain such violation and to issue orders directing that the violation be corrected or removed. Such order may direct the removal of any building, structure or exterior architectural feature erected in violation of said sections or any bylaw or ordinance adopted under said sections or the substantial restoration of any building, structure or exterior architectural feature altered or demolished in violation of said sections or any regulation or ordinance adopted under said sections. Regulations and orders of the Commission issued pursuant to said sections or to any regulation or ordinance adopted under said sections shall be enforced by the Zoning Enforcement Officer or Building Official or by such other person as may be designated by ordinance who may be authorized to inspect and examine any building, structure, place or premises and to require, in writing, the remedying of any condition found to exist therein or thereon in violation of any provision of the regulations or orders made under the authority of said sections or of any regulation or ordinance adopted under said sections.

B. The owner or agency of any building, structure or place where a violation of any provision of C.G.S. §§ 7-147a to 7-147y, inclusive, or of any regulation or ordinance adopted under said sections has been committed or exists or the lessees or tenants of an entire building, entire structure or place where such violation has been committed or exists or the owner, agent, lessee or tenant of any part of the building, structure or place in which such violation has been committed or exists or the agent, architect, builder, contractor or any other person who commits, takes part in or assists in any such violation or who maintains any building, structure or place in which any such violation exists shall be fined not less than \$10 nor more than \$100 for each day that such violation continues, but if the offense is willful, the person convicted thereof shall be fined not less than \$100 nor more than \$250 for each day that such violation continues.

The Superior Court for the judicial district wherein such violation continues or exists shall have jurisdiction of all such offenses, subject to appeal as in other cases. Each day that a violation continues to exist shall constitute a separate offense. All costs, fees and expenses in connection with actions under this section may, in the discretion of the Court, be assessed as damages against the violator, which, together with reasonable attorney's fees, may be awarded to the Historic District Commission, which brought such action. Any funds collected as fines pursuant to this section shall be used by the Commission to restore the affected buildings, structures or places to their condition prior to the violation wherever possible, and any excess shall be paid to the municipality in which the district or historic property is situated.

§ 111-29 **Appeals.**

Any person or persons severally or jointly aggrieved by any decision of the Historic District Commission or of any officer thereof may, within 15 days from the date when such decision was rendered, take an appeal to the Superior Court for the judicial district of Hartford/New Britain at Hartford, which appeal shall be made returnable to such Court in the same manner as that prescribed for other civil actions brought to such Court. Notice of such appeal shall be given by leaving a true and attested copy thereof in the hands of or at the usual place of abode of the Chairman or Clerk of the Commission within 12 days before the return day to which such appeal has been taken. Procedure upon such appeal shall be the same as that defined in C.G.S. § 8-8, as amended.

§ 111-30 **Ordinary maintenance; demolition.**

A. Nothing in C.G.S. §§ 7-147a to 7-147y, inclusive, as amended, shall be construed to prevent the ordinary maintenance or repair of any exterior architectural feature in the Historic District or on an historic property which does not involve a change in the appearance or design thereof or to prevent the erection or alteration of any such feature which the Building Official or a similar agent certifies is required by the public safety because of a condition which is unsafe or dangerous due to deterioration or to prevent the erection or alteration of any such feature under a permit issued by a Building Official or similar agent prior to the effective date of establishment of such district.

B. If a building in the Historic District or on an historic property is to be demolished, no demolition shall occur for 90 days from the issuance of a demolition permit if during such time the Historic District Commission or the Connecticut Historical Commission is attempting to find a purchaser who will retain or remove such building or who will present some other reasonable alternative to demolition. During such ninety-day period, the Town may abate all real property taxes. At the conclusion of such ninety-day period, the demolition permit shall become effective, and the demolition may occur. Nothing in this section shall be construed to mandate that the owner of such property sell such property or building.

§ 111-31 **Boundaries.**

[Amended 10-12-2010; 2-10-2015, 04-2018]

The boundaries of the Unionville Historic Districts and historic properties shall be shown on a map captioned "Proposed Unionville Historic Districts and Historic Properties, Farmington, Connecticut," dated April, 2018.

UNIONVILLE HISTORIC DISTRICT STUDY REPORT

APRIL 2018

PROPOSED ADDITIONS TO CLOVER PINNEY PARK HISTORIC DISTRICT

**Platner and Porter Rental House #4, 42-44 Maple Avenue
Dr. William Sage House, 20 Elm Street**

**Unionville Historic District and Properties Commission
Established by the Town of Farmington in 2008**

MEMBERS

Lisa Johnson, Chair
Robert Hoffman, Vice-Chair
Matthew Ross, Secretary
John Brockelman
Sherry Horton

ALTERNATES

Chris Forster
Howard Martin
Ann Vibert Wuelfing

Revised June 22, 2018

PROPOSED REVISED CLOVER PINNEY PARK HISTORIC DISTRICT BOUNDARY DESCRIPTION

The Clover Pinney Park Historic District runs along Elm Street, the northern property line of 20-22 Maple Avenue, the eastern property line of 20-22 Maple Avenue, the eastern and southern property lines of Clover Pinney Park, the southern and western property lines of 28 Elm Street, the western property line of 52-56 Maple Avenue, the northern property line of 52-56 Maple Avenue, the northern property line of 42-44 Maple Avenue, the eastern property line of 42-44 Maple Avenue, the southern property line of 38 Maple Avenue, the western property line of 20 Elm Street, the northern property line of 20 Elm Street and closing on Elm Street.

Note: 54-56 Maple Avenue, currently a Historic Property, will be included in the proposed revised Clover Pinney Park Historic District. 54-56 Maple Avenue is labeled as 52 Maple Avenue on the map.

PROPOSED ADDITIONS TO CLOVER PINNEY PARK HISTORIC DISTRICT

Platner and Porter Rental House #4

42-44 Maple Avenue

Owner: Cynthia M. Long, Timothy J. LeBouthillier and Patrick P. LeBouthillier

Year Built: 1850-60

Architectural Style: Nineteenth-century vernacular

Lot #5

Location: The house faces south on Maple Avenue

Architectural and Historical Significance:

The Platner and Porter Rental House #4 is architecturally significant as a mid-19th-century vernacular building typical of those built by mill owners for their workers, a signature building in Unionville's industrial history. The two-family, two-story house is situated near buildings similar in design and function. The ridge-to-street building features a six-bay south façade with two central side-by-side doors. The east and west elevations display identical one-story, gable-roofed, ridge-to-street ells with enclosed, shed-roof porches facing south to the street. The porches are each enclosed with paired windows and a door, a modern alteration. There are two interior, end-placed chimneys.

The house is historically significant for its association with the Platner and Porter paper mill, one of Unionville's largest and longest-operating industries. The house was built on what was once a larger lot bound to the north by Main Street and on the south by a "rear passageway," now Maple Avenue. Correll Hotchkiss, a joiner and carpenter, bought the lot in 1855 from Dr. William Sage (then living at 30 Elm Street) and built a house on the Main Street portion of the property. In 1857, he sold the lot "with buildings" to William Platner and Frank Chamberlain. Platner had established the Platner and Porter paper mill in the early 1850's with Samuel Q. Porter of Lee, Massachusetts. They proceeded to build mill workers' housing, including 42-44 Maple, along the "rear passageway" as the number of their employees grew.

In 1864, Platner and Chamberlain sold the property to William A. Phippeny, Sr. and Jr., the elder a Civil war volunteer. Both the Maple Avenue and Main Street houses on the property appear on the 1869 Baker & Tilden map of Unionville. John Bullard, Jr., of Brooklyn, New York, purchased the lot in 1866 and sold the Main Street side in 1870 to Capt. Nathaniel Hayden. In 1870, he sold the Maple Avenue side to Mary A. Williams, and she and her husband took out a joint mortgage on it. In 1887, Farmington Savings Bank foreclosed on the mortgage, and quit-claimed the property to Andrew S. Upson (the founder of Unionville's Upson Nut & Bolt Company), who sold it to Helen M. Wadsworth in 1906. In 1915, Helen's daughter, Bessie (Wadsworth) Johnson sold the property to William T. Morrissey who sold it the following year John Clancey. Pasquale and Raphaela Labadia, whose prior home on South Main Street was destroyed in the Flood of 1955, purchased this home in 1956. For many years the Labadias operated The Snack Shoppe, a small restaurant on South Main Street, which they opened in 1944. They passed the home on to their son, Richard P. Labadia in 1985; it was subsequently purchased by their daughter Patricia Labadia LeBouthillier in 1990 and retitled in her name and that of her husband, Joseph Paul LeBouthillier in 1996. The house was deeded to their three children in 2018.



Platner and Porter Rental House #4, 42-44 Maple Avenue, Unionville

The Dr. William H. Sage House

20 Elm Street

Owners: Matthew R. and Meyling B. Killfoile

Year Built: 1852

Outbuildings: Victorian-period barn

Architectural Style: Vernacular/Greek Revival

Lot #2

Location: The corner of Elm Street and Maple Avenue

Architectural and Historical Significance:

The Dr. William H. Sage House is architecturally significant as a well-preserved house in a cohesive neighborhood of other historic dwellings, including mill housing, which date from the mid-19th-century. The 19th-century barn to the northeast of the house, although moved to its present location, is a well-preserved example of carriage houses typical in Unionville. Sited on the corner of Elm Street and Maple Avenue, the house and barn sit on an open lot. This modest L-shaped Vernacular house features elements of the Greek Revival style, including eyebrow windows and wide entablature on the eastern ell. The four-bay façade, which exhibits an intersecting gable-to-street and ridge-to-street roof, is enhanced by six-over-six sash and a simple paneled door. The gable end features a modest raking cornice terminating in slight cornice returns. A single-story, shed-roofed enclosed porch has been added to the façade, and the west elevation exhibits a small open porch with ornate square posts.

The highly elaborate Victorian carriage house, constructed in 1865, originally belonged to the Samuel Frisbie House to the north at 101 Main Street. It was moved to its current site when threatened with demolition in 1975. The carriage house barn is actually two buildings joined together: the groomsmen's apartment in the original barn is older and the carriage barn to the north is somewhat younger. The carriage house has been catalogued by the Connecticut Trust for Historic Preservation and is featured on its website (<http://connecticutbarns.org>).

The house is historically significant because of its association with Dr. William H. Sage, a prominent Unionville physician. Dr. Sage built the house in 1852 by mortgaging the lot which he owned, "with buildings – being my residence now occupied by me" to Sarah Carrington for \$800. Born in Sandisfield, Massachusetts in 1825, Sage attended Westfield Academy and Yale Medical School, graduating in 1849. Sage came to Unionville shortly after graduating, and developed a successful medical practice, becoming the area's leading physician. He practiced homeopathy, "a medical practice that treats a disease by the administration of minute doses of a remedy that would in healthy persons produce symptoms of the disease treated." He was a major stockholder in the Unionville's Upson Nut Company, manufacturers of forged nuts and bolts. In 1874, Sage moved to New Haven, selling the house to Samuel Frisbie. Reverend James A. Smith acquired the property in 1875 and presumably rented it until he sold it in 1881. Sophia T. Brown of New Milford purchased the property and it remained in her family until 1910, when Frederick Goodhind bought it. Subsequent owners have been Robert and Marianne Fischer (1979), Peter van Beckum and Sandra Weller (1984), Marianne Bendott, Susan King (2000), and Mathew and Meyling Killfoile in 2010.



Dr. William H. Sage House, 20 Elm Street, Unionville



Carriage House, 20 Elm Street, Unionville

UNIONVILLE HISTORIC DISTRICT STUDY REPORT

APRIL 2018

PROPOSED ADDITION TO FARMINGTON RIVER HISTORIC DISTRICT

Omri C. Ford House, 1761 Farmington Avenue

**Unionville Historic District and Properties Commission
Established by the Town of Farmington in 2008**

MEMBERS

Lisa Johnson, Chair
Robert Hoffman, Vice-Chair
Matthew Ross, Secretary
John Brockelman
Sherry Horton

ALTERNATES

Chris Forster
Howard Martin
Ann Vibert Wuelfing

Revised June 12, 2018

PROPOSED REVISED FARMINGTON RIVER HISTORIC DISTRICT BOUNDARY DESCRIPTION

The Farmington River Historic District runs along the northern property line of 1761 Farmington Avenue, 1755 Farmington Avenue and Yodkins-Morin Park, the eastern property line of Yodkins-Morin Park, the southern property line of Yodkins-Morin Park, 1755 Farmington Avenue and 1761 Farmington Avenue, bordering the Farmington River, and the western property line of 1761 Farmington Avenue.

PROPOSED ADDITION TO FARMINGTON RIVER HISTORIC DISTRICT

Omri C. Ford House

1761 Farmington Avenue

Owner: Carol C. Ketcham

Year Built: Possible 1775; 1844

Architectural style: Vernacular/Greek Revival

Lot #16

Location: The house faces north onto Farmington Avenue

Architectural and Historical Significance:

The Omri C. Ford House is architecturally significant because it is one of the oldest houses in this section of Unionville. The building may have been constructed as early as 1775, according to town land records; additionally, an “unfinished dwelling house” is recorded in the sale of the property in 1844. The house is set on a small rectangular lot which slopes to the south towards the Farmington River, and the surrounding neighborhood is composed primarily of Queen Anne- and Italianate-style houses constructed in a later period when Unionville was a fully-developed manufacturing center.

The main block of this small Vernacular-Greek Revival cottage exhibits a three-bay façade capped with a ridge-to-street gable roof. The small single-bay, shed-roofed ell added in the 19th-century gives the first floor a four-bay appearance. A modest full-length open porch with square posts and lattice skirt spans the façade. Greek Revival-style embellishments include the flush-boarded entablature with four-paned eyebrow windows set below the raking cornice. Two gable-roofed wall dormers provide light to the second floor and the gable ends feature slight cornice returns and raking cornice. The building features six-over-six sash and a central brick chimney. A large 13 foot by 27-foot ell extends from the rear elevation.

The house is historically significant as a marker of Unionville’s early agricultural period. Relatively unaltered since its construction/reconstruction in 1844, the small farmhouse stands as an important link to Unionville’s agricultural past. In September 1844, Virgil C. Goodwin sold Omri C. Ford a half-acre piece of land for \$350 “with an unfinished dwelling house, which is to be completed according to a contract between parties.” Ford later moved to Burlington, Connecticut, selling the house in 1851 to Nelson Morey, who owned it for eight months before selling it to Philip Gaylord. Gaylord moved to Burlington in 1853, selling the house to Salmon

(Solomon) Gridley for \$600. Gridley, a farmer, died in 1874, and the house was willed to his son Norman with the stipulation that each of his surviving sisters receive a cash settlement in lieu of their shares of the house. It appears that Norman failed to follow through on this directive, for his sisters sold their shares of “the old homestead” to Romeo Elton of Burlington in 1882. In 1885, Elton sold the house to his daughter Helen E. Ripley, wife of Dr. Edwin M. Ripley, who ran a practice in Unionville. The Ripleys, who lived at 1767 Farmington Avenue, owned the property until 1893, when they sold it to Franklin P. Thorpe, a railroad track foreman. In 1907, Thorpe sold the house to Lawrence Gorry, who sold it back to Thorpe’s widow, Ida M. Thorpe, five years later. The house remained in the Thorpe family until 1982. It has had three owners since then: Faith C. Buteau (1982), Melissa Hinkley and Donald Steadman (1983), and Carol and Donald Ketcham (2000).



Omri C. Ford House, 1761 Farmington Avenue, Unionville

UNIONVILLE HISTORIC DISTRICT STUDY REPORT

APRIL 2018

PROPOSED HISTORIC PROPERTY

William Griswold House, 230 Main Street

**Unionville Historic District and Properties Commission
Established by the Town of Farmington in 2008**

MEMBERS

Lisa Johnson, Chair
Robert Hoffman, Vice-Chair
Matthew Ross, Secretary
John Brockelman
Sherry Horton

ALTERNATES

Chris Forster
Howard Martin
Ann Vibert Wuelfing

Revised June 21, 2018

PROPOSED HISTORIC PROPERTY

William Griswold House

230 Main Street

Owner: Truman E. Alderman, Jr.

Year Built: 1837; wood frame barn built 19th century

Architectural Style: Greek Revival

Lot #44

Location: The house and barn face south onto Main Street

Architectural and Historical Significance:

The William Griswold House is significant as one of the best examples of Greek Revival architecture in Unionville. An older building, constructed in 1720, is incorporated into the rear ell. The post-and-beam bank barn in the rear of the property was built in 1837 and features a cupola. The two buildings stand on a large, well-maintained lot trimmed with a wooden picket fence. Lying at the western portion of Unionville, the house is surrounded by other historically significant buildings constructed when Unionville was a thriving manufacturing town.

The William Griswold House has been virtually unaltered since its construction and has been well preserved. The ridge-to-street house features a five-bay façade with a central recessed entry door flanked by pilasters which support a wide entablature with projecting cornice. Ornate full height pilasters decorate the corners of the façade and support a wide entablature which extends around the house beneath the roofline. The entablature is divided by a simple molding and small symmetrically placed vents adorn the entablature. Six-over-six sash, with a simple pediment-shaped window head are featured throughout the house, although the first floor sash are elongated. The east and west elevations display fully-pedimented gable ends embellished with large, geometrically-designed rectangular windows. An integral ell with eyebrow windows extends from the north elevation. Some modern alterations, including sliding glass doors, have been made to the east elevation of the rear ell. The bank barn sits on its original site and has been unaltered since its construction. The barn has been catalogued by the Connecticut Trust for Historic Preservation and is featured on its website (<http://connecticutbarns.org>).

The house and bank barn are significant historically because of the association with William Griswold and Lucius D. Pond, both of whom contributed to the development of Unionville in the 19th century. In April 1832, William Griswold purchased a 31-acre tract of land with buildings from John Isham for \$1,150. One of the buildings mentioned in this deed was likely the older house which was incorporated into the rear portion of the Greek Revival house that Griswold built in 1837. Griswold was a carpenter-joiner and is reported to have constructed Unionville's third schoolhouse in 1868. He operated a meeting hall in the upper story of his home and the Odd Fellows held their early meetings there, according to Farmington Town Clerks and Their Times (Hurlbut). The property at 230 Main Street reflects Griswold's pioneering effort to supply Unionville village homes with water. He dug a ditch from a water source on Huckleberry Hill to the rear of his house, where a small reservoir stored the water. Cold

weather and animals interfered with the plan and Griswold was forced to end his “impractical and useless enterprise.” Historically, this failed attempt is known as “Griswold’s Folly.” In 1867, Griswold sold his homestead to his son, Edwin D. Griswold of New York City. Three years later, the younger Griswold sold the house “in which my mother now resides” to Frances H. Shannon of Brooklyn, New York. Shannon sold the property in 1872 to Flora Ann Dyer of Unionville, “it being the homestead upon which the mother of Edwin D. Griswold resides.” The next owner was Lucius D. Pond of Burlington, who acquired the house in 1874 for \$9,000. Pond was a native of Burlington. After settling in Unionville, Pond joined Hubert Hart in establishing the manufacturing firm of Pond and Hart, which produced cutlery and edge tools. By 1880, Pond and Hart employed 60 workers. Six years after Pond’s death, the house was distributed to his sons Joshua M. and Lucius B., both Burlington residents engaged in farming. The property was inherited by the heirs of Lucius B. Pond and remained in the family until 1935, when the property was sold to Helmuth “Hal” Glowsky and his sister Beatrice “Susan” Glowsky who resided in the house with their mother Anna Glowsky. Hal worked as a manager at the Elm Tree Inn and Susan was a registered nurse.

In 1943 the Glowskys sold the property to Matthias Zimmerman and his partner Jon Salmon. Zimmerman was one of the preeminent interior designers practicing in Hartford County during the mid-20th Century. His training at the Parsons School of Design in New York City and the Sorbonne in Paris is evident in the park like grounds he created to compliment the house. Writer Nelia Gardner White, a friend of both Zimmerman and Salmon, used the house as the setting for her 1950 coming of age novel, *The Pink House*. Upon Matthias Zimmerman’s death in 1963, the house was sold jointly to Truman and Beatrice Alderman and Truman’s mother, Marie Noble. The house has remained in the Alderman family since 1963.



William Griswold House, 230 Main Street, Unionville



Bank barn, 230 Main Street, Unionville

MOTION:

Agenda Item N-6

To cancel the August 14, 2018 Regular Town Council Meeting.

MOTION:

Agenda Item N-7

To approve the following property tax refunds.

NAME	REASON	AMOUNT
1)Financial Ser Veh Trust	Assessor's adjustment	\$1,704.93
2)Paul Grosso	Assessor's adjustment	\$45.63
3)Motorlease Corp.	Assessor's adjustment	\$36.10
4)Swami Subramaniam	Assessor's adjustment	\$11.63
5)Toyota Lease Trust	Assessor's adjustment	\$669.81
6)Christopher Wohlford	Assessor's adjustment	\$13.69
	TOTAL:	\$2,481.79

MOTION:

Agenda Item O-1

Executive Session –To discuss matters concerning Collective Bargaining.

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 any matter, which would result in the disclosure of public records or the information contained therein described in subsection (b) of section 1-210. (9) records, reports and statements of strategy or negotiations with respect to collective bargaining;

That attendance in the Executive Session shall be limited to:

Members of the Town Council
Town Manager
Assistant Town Manager
Finance Director

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

MOTION:

Agenda Item O-2

Executive Session –To discuss matters concerning Collective Bargaining.

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 any matter, which would result in the disclosure of public records or the information contained therein described in subsection (b) of section 1-210. (9) records, reports and statements of strategy or negotiations with respect to collective bargaining;

That attendance in the Executive Session shall be limited to:

Members of the Town Council
Town Manager

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

MOTION:

Agenda Item O-3

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.