

Minutes of the Town of Farmington
Special Town Council Meeting
February 23, 2015

Present:

Nancy W. Nickerson, Chair
Jon Landry
Peter M. Mastrobattista
Amy Suffredini
Meredith A. Trimble
Jon Vibert

Kathleen Eagen, Town Manager
Paula B. Ray, Clerk

A. Call to Order

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

B. Pledge of Allegiance

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

C. Public Hearing

1. A public hearing to consider the purchase of 8993 (Lot 45B-1) Walnut Farms Drive owned by the Estate of John K. Hanrahan of approximately 3.57 acres for a purchase price of \$275,000 and to consider a land swap.

The Chair called the public hearing to order at 7:01 p.m., and the Clerk read the legal notice recorded with these minutes as Agenda Item C-1 into the record. Elizabeth Dolphin, Assistant Planner displayed the map recorded with these minutes as Agenda Item C-2 of the proposed purchase and described the characteristics of the property that made it qualify for the Land Acquisition Committee's list of desired properties. The Chair opened the hearing for public comments.

Michael Lecours of 3 Walnut Farms Road thanked the Town Council and Land Acquisition Committee for their work that had brought the proposal forward. He felt it was an example of the community coming together to preserve land with historical and environmental value and an example of the problem solving to maintain the character of the Town of Farmington.

The Chair called on Ms. Dolphin who entered into the record two letters of support of the proposal from the Farmington Land Trust and the Farmington Historical Society recorded with these minutes as Agenda Items C-3 and C-4.

Jane Murdock of 72 Coppermine Road spoke in favor of the purchase and considered it a win for the Town and a win for the neighborhood.

Mr. Apuzzo read into the record several emails he had received in support of the purchase recorded with these minutes Agenda Item C-5.

Erwin Murdock of 72 Coppermine Road spoke in favor of the proposed purchase and land exchange.

Hearing no further public comment the Chair closed the hearing at 7:18 p.m.

D. Public Comments

There were no public comments made.

E. New Business

1. To approve the purchase of 8993 (Lot 45B-1) Walnut Farms Drive owned by the Estate of John K. Hanrahan (approximately 3.57 acres) for a purchase price of \$275,000 subject to the execution of an exchange agreement with the Walnut Farms Village Association.

Motion was made and seconded (Apuzzo/Landry) to approve the purchase of 8993 (Lot 45B-1) Walnut Farms Drive owned by the Estate of John K. Hanrahan (approximately 3.57 acres) for a purchase price of \$275,000 subject to receipt of an acceptable environmental screening report; and subject to due diligence, including but not limited to title search, survey and positive 8-24 report from the TPZ; and subject to execution of exchange agreement with the Walnut Farms Village Association; and to authorize the Town Manager to sign a purchase agreement for this acquisition.

Adopted.

Voting yes were Nickerson, Apuzzo, Landry, Trimble and Vibert.

Voting no were Mastrobattista and Suffredini.

2. To approve a land swap between the Town of Farmington and the Walnut Farms Village Association subject to acquisition of 8993 (Lot 45B-1) Walnut Farms Drive.

Motion was made and seconded (Apuzzo/Landry) to approve a land swap between the Town of Farmington and the Walnut Farms Village Association subject to receipt of an acceptable environmental screening report; and subject to due diligence, including but not limited to Title Search and Survey; and subject to acquisition of 8993 (Lot 45B-1) Walnut Farms Drive; and to authorize the Town Manager to sign an exchange agreement for this land swap.

Adopted.

Voting yes were Nickerson, Apuzzo, Landry, Trimble and Vibert.

Voting no were Mastrobattista and Suffredini.

E. Executive Session

Motion was made and seconded (Apuzzo/Landry) to move to Executive Session at

7:25 p.m. with the Town Council and Town Manager present for the discussion of the selection of a site or lease, sale or purchase of real estate.

Adopted unanimously.

The Council returned to Open Session at 7:40 p.m.

F. Adjournment

Motion was made and seconded (Apuzzo/Landry) to adjourn the meeting at 7:40 p.m.

Adopted unanimously.

Respectfully submitted,

Paula B. Ray, Clerk

DRAFT

**TOWN OF FARMINGTON
LEGAL NOTICE
PUBLIC HEARING**

A public hearing will be held on February 23, 2015 at 7:00 p.m. in the Town Hall Council Chambers to consider the purchase of 8993 (Lot 45B-1) Walnut Farms Drive owned by Estate of John K. Hanrahan (3.57 acres) for a Purchase Price of \$275,000; and to consider the land swap between the Town of Farmington and the Walnut Farms Village Association of approximately 8,513 square feet to the Town of Farmington and approximately 8,618 square feet to the Walnut Farms Village Association.

Dated at Farmington, Connecticut this 16th day of February 2015.

Kathleen A. Eagen
Town Manager



Board of Directors

Doug Pelham
President

January 21, 2014

Bruce Fernandez
Vice President

Farmington Town Council
1 Montith Drive
Farmington CT 06032

Richard Kramer
Secretary

RE: Proposed purchase of the field behind 70 Coppermine Road

Bruce Fernandez
Treasurer

Dear Council Members:

Richard Berlandy
Michael Delaney
David DeNuccio
Michael Lecours
Sallie Norris
Steve Silk
Bill Wadsworth
Angham Zakko

The Farmington Land Trust is a private, 501 (c) (3) non-profit organization, founded in 1971 with the goal of protecting Farmington's open space. For more than 40 years the Land Trust has acquired land, promoted wildlife habitat and restoration of biological diversity, educated the community regarding the importance of open space and advocated at the state and local levels for the long-term protection of Farmington's natural resources.

The Board of Directors of the Land Trust supports the acquisition of the property behind 70 Coppermine Road. Because few properties on Farmington's current Land Acquisition list are open fields, this property presents a unique opportunity. Fields contribute to the historic character of the town as well as serve as a vital habitat for many endangered species. Addition of this property to the town inventory of open space will expand the existing open space to the benefit of the residents in this area and the town in general.

Tina Delaney
Executive Director

We urge you to pursue this acquisition, for the benefit of all of the residents of Farmington and future generations.

Suzan Scott
Assistant to the
Executive Director

THE FARMINGTON LAND TRUST, INC.

Tina Delaney
Executive Director

Doug Pelham
President



Agenda Item C-4

May 12, 2014

Dear members of the Farmington Town Council,

It has come to the attention of the Farmington Historical Society that the town is in the process of deciding whether to purchase a parcel of land located at 70 Coppermine Rd..

This field and wetlands at 70 Coppermine Rd. was owned by Deacon Calvin Hatch, the first schoolmaster of the West District School. The Farmington Historical Society owns the "Old Stone Schoolhouse" at Red Oak and Coppermine where Deacon Calvin Hatch taught and takes pride in preserving this very important piece of Farmington's history.

From our website:

"Around 1790 a schoolhouse to serve the West District (area) was built on a triangular plot of about a quarter acre, taken mostly from land designated for the highway. Brownstone from a quarry off New Britain Avenue was brought to the site by ox-drawn wagons, and men of the District helped to build and furnish the school. Deacon Calvin Hatch, the first schoolmaster, had a class of seven pupils when the first session began. American Indian children who lived nearby were among those attending."

The later part of the 18th century was a time when the education of children was turning to the "natural" education of children, learning from nature (Locke & Rousseau). As you know the piece of land the schoolhouse is located on is quite small. One can only imagine Deacon Hatch and his students taking a stroll for science class to the wetlands down the road or playing a game of catch on a sunny day in the field.

The Farmington Historical Society has worked daily to preserve the history of Farmington since 1954. We strive to save Farmington's art, antiquities, biographies, collections of archeology, traditions, and it's natural history.

We urge the Town Council to purchase this piece of Farmington's history.

Please save this parcel at 70 Coppermine Rd.

Thank you,

A handwritten signature in cursive script that reads "Portia Corbett". The signature is written in black ink and has a long, sweeping horizontal line extending to the right from the end of the name.

Portia Corbett
BOD

Farmington Historical Society
138 Main St.
Farmington

Public Hearing on Hanrahan/WFVA Transaction

Rick Gregory [rick@rcgregory.com]

Sent: Friday, February 06, 2015 2:07 PM

To: Nancy Nickerson

Cc: John Vibert; Jeffery Apuzzo; Meredith Trimble [meredithtrimble76@gmail.com]; Peter Mastrobattista; Amy Suffredini; Jon Landry

Dear Members of the Farmington Town Council:

Due to a prior commitment, I regret that I will not be present for the Public Hearing on Tuesday evening. I expect that several of our members and nearby neighbors will attend and will be prepared to speak in support if needed.

On behalf of Walnut Farms Village Assn., other area neighbors, my family and myself, I want to thank you all for your support, patience and perseverance in seeing this matter through. As you are all aware, this has been a long and winding road, and we are excited to see it heading toward a mutually beneficial conclusion.

From our end, we have already collected proxies for nearly half of the votes required to pass our resolution in favor of the transaction. We don't anticipate any problems securing the remaining signatures, especially if and when the weather begins to cooperate.

Personally, this process has provided quite an education for me. I've developed a much deeper understanding of all that you do as volunteer leaders of our community. Thank you for your commitment to making and keeping Farmington a great place to live.

Best regards,

Rick Gregory
RC Gregory & Co.

Phone: 860.677.2377 | Fax: 860.677.2379 | <http://www.rcgregory.com>

Hanrahan Field and Land Swap with Walnut Farms Association

Rmdhm@aol.com

Sent: Friday, February 06, 2015 8:14 PM

To: Jeffery Apuzzo

Please be advised, that since we will not be able to attend the public hearing on February 10, 2015, we would like to express our desire to see the town acquire the Hanrahan field and complete the land swap with the Walnut Farms Village Association.

Thank you for your consideration,

Rosalie & Dennis Dezi
27 Walnut Farms Drive
Farmington, CT 06032

Support for Farmington's acquisition of the 8993 Walnut Farms and land swap with the WFVA

ivesfamilyct@gmail.com

Sent: Monday, February 09, 2015 6:32 PM

To: Amy Suffredini; Nancy Nickerson; John Vibert; Jeffery Apuzzo; Jon Landry; Peter Mastrobattista; Meredith Trimble

Cc: michael_lecours@yahoo.com; rick@rcgregory.com

We are writing to support the Town's purchase of 8993 Walnut Farms as well as the land swap with the Walnut Farms Homeowners Association. This transaction will be beneficial for all parties, and will help preserve open space in town.

We strongly encourage the town council to support this acquisition and land swap with the Walnut Farms Homeowners Association.

Thank you for your consideration.

Wendy & Brad Ives
7 Paper Chase Drive

Hanrahan Property and land swap with Walnut Farms Village Association

mfdeluse@comcast.net

Sent: Monday, February 09, 2015 11:56 AM

To: Jeffery Apuzzo

Dear Mr. Apuzzo:

My name is Marsha Falk Deluse and I am the owner of 37 Paper Chase Drive, Farmington, CT, in the Walnut Farms Village neighborhood. I am unable to attend tomorrow's hearing on this matter, therefore, I am writing to you to express my support of the town's acquisition of the Hanrahan field and completion of the land swap with the Walnut Farms Village Association.

Thank you,
Marsha Falk Deluse

Please be advised, that since we will not be able to attend the public hearing on February 10, 2015, we would like to express our desire to see the town acquire the Hanrahan field and complete the land swap with the Walnut Farms Village Association.

Thank you for your consideration,

Rosalie & Dennis Dezi
27 Walnut Farms Drive
Farmington, CT 06032

Hanrahan Property

Jessica Lecours [jessiana383@hotmail.com]

Sent: Tuesday, February 17, 2015 9:01 PM

To: Nancy Nickerson; Amy Suffredini; John Vibert; Jeffery Apuzzo; Jon Landry; Peter Mastrobattista; Meredith Trimble

To members of Town Council:

As you already know, I am in full support of the town acquiring the Hanrahan property. I feel that this land is an example of what makes Farmington special and unique. Preserving nature and open space is important to the citizens of Farmington, and it draws people to our town.

I'd like to thank all of you and members of the Land Acquisition Committee for your hard work in getting this project to where it is today. My husband, Michael, and I appreciate your effort towards completing this worthy endeavor.

Sincerely,
Jessica Lecours
3 Walnut Farms Drive