

# Town Meeting



October 12, 2021



# Leasing Town Owned Land

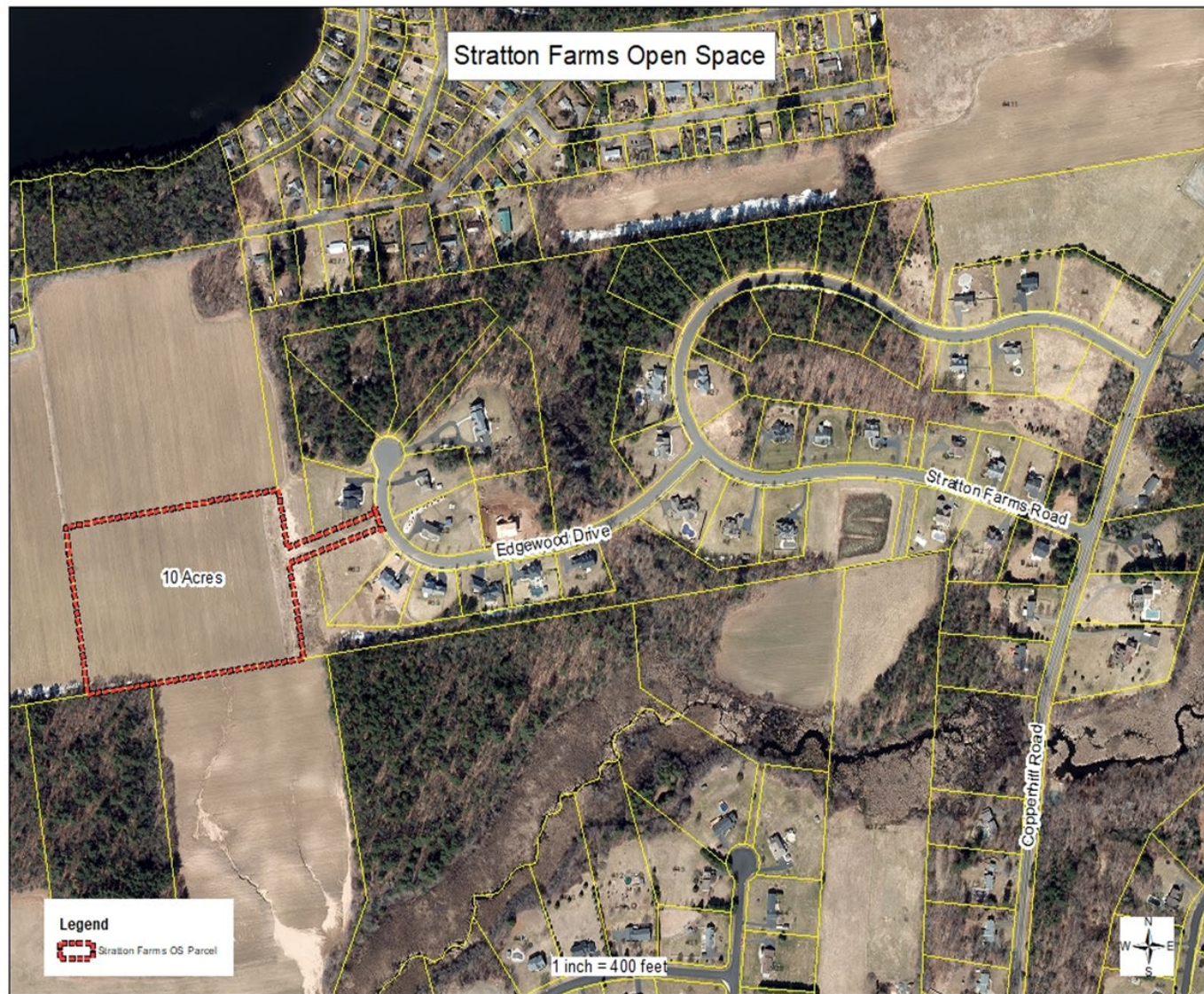
- o Stratton Farms Open Space – Edgewood Drive
- o Malec Farms Open Space – Lise Circle
- o Hilltop Farm West – Mapleton Avenue
- o Hilltop Farm East – Mapleton Avenue



# Stratton Farms Open Space

- o Leased to Suffield based Nowak Farms, LLC since 2012.
- o Property is 10 acres and used for the cultivation of tobacco.
- o Seeking a five-year lease renewal through March 31, 2025. Most current lease expired in 2020.
- o Rate is \$2,677 per year for each year of the lease (\$13,385 total).







# Public Input & Vote on Resolution

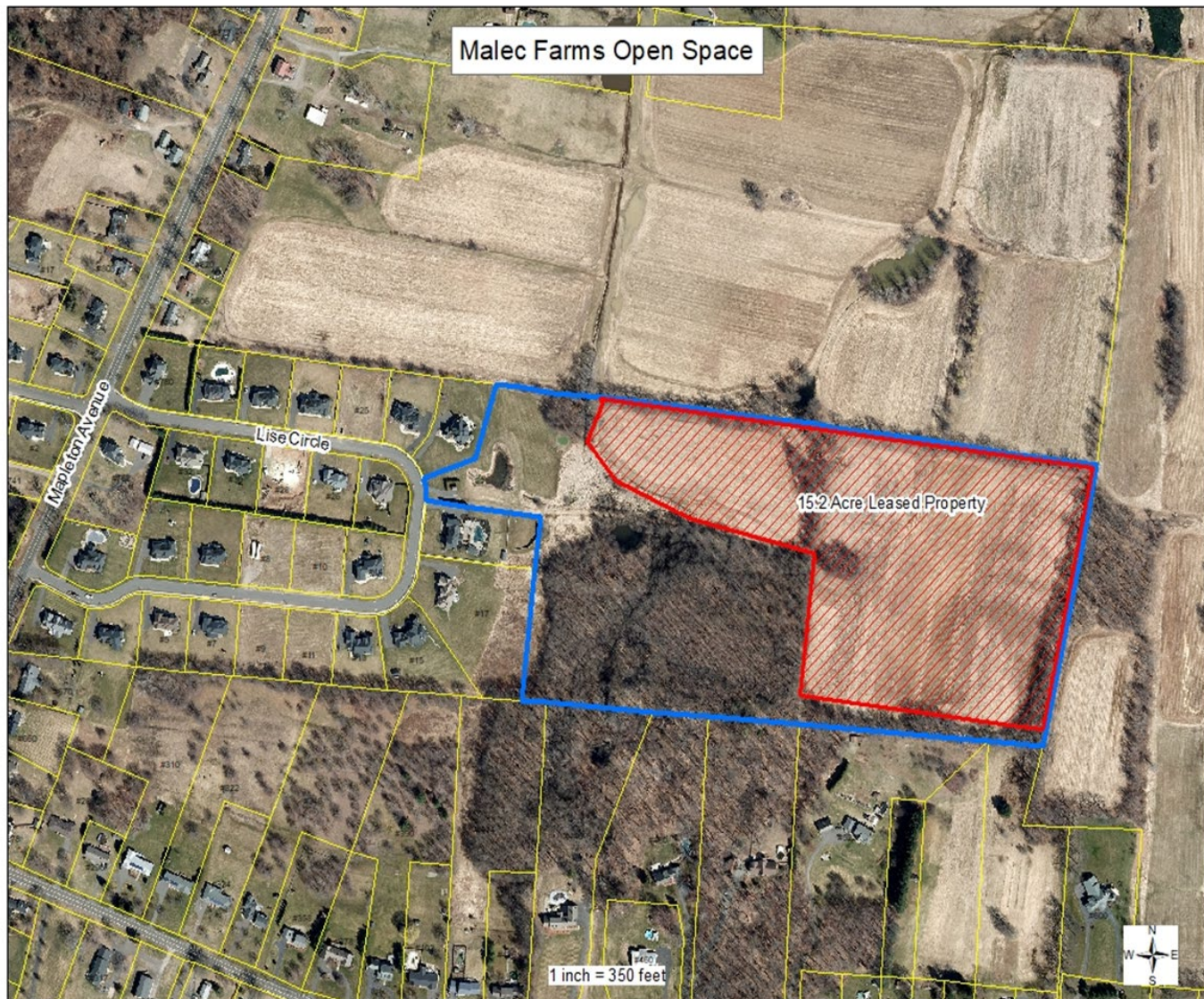
- o **Resolved:** That the Town Meeting of the Town of Suffield authorize the five-year lease renewal through March 31, 2025 for the 10-acre Stratton Farms open space property to Nowak Farms, LLC.
- o **Further Resolved:** that the First Selectman is authorized to sign and execute all documents necessary to complete the above transaction.



# Malec Farms Open Space

- o Leased to Bielonko Farms, LLC since 2010.
- o Leased area is 15.2 acres and is used for cultivation of corn.
- o Seeking a five-year lease renewal through March 31, 2025. Most current lease expired in 2020.
- o Rate is \$760 per year for each year of the lease (\$3,800 total).







# Public Input & Vote on Resolution

- o **Resolved:** That the Town Meeting of the Town of Suffield authorize the five-year lease renewal through March 31, 2025 for the 15.2-acre Malec Farms open space property to Bielonko Farms, LLC.
- o **Further Resolved:** that the First Selectman is authorized to sign and execute all documents necessary to complete the above transaction.



# Hilltop Farm West

- o Leased to Suffield based Sunny Hill Farm since 2016.
- o Property is 41 acres and used for cultivation of hay.
- o Seeking a second five (5) year lease term.
- o Rate is \$500 per year for each year of the lease (\$2,500 total).







# Public Input & Vote on Resolution

- o **Resolved:** That the Town Meeting of the Town of Suffield authorize the five-year lease renewal through March 31, 2026 for the 41-acre property known as Hilltop West to Sunny Hill Farm, LLC.
- o **Further Resolved:** that the First Selectman is authorized to sign and execute all documents necessary to complete the above transaction.



# Hilltop Farm East

- o Approximately 60 acres of 79 acre parcel has been leased to FOFAH since 2004.
- o The property is used for a number of agricultural and educational activities.
- o Seeking lease renewal of three (3), seven (7) year terms.
- o Rate is \$4,100 per year. Lease allows for a credit against the rent for work done to maintain the property.





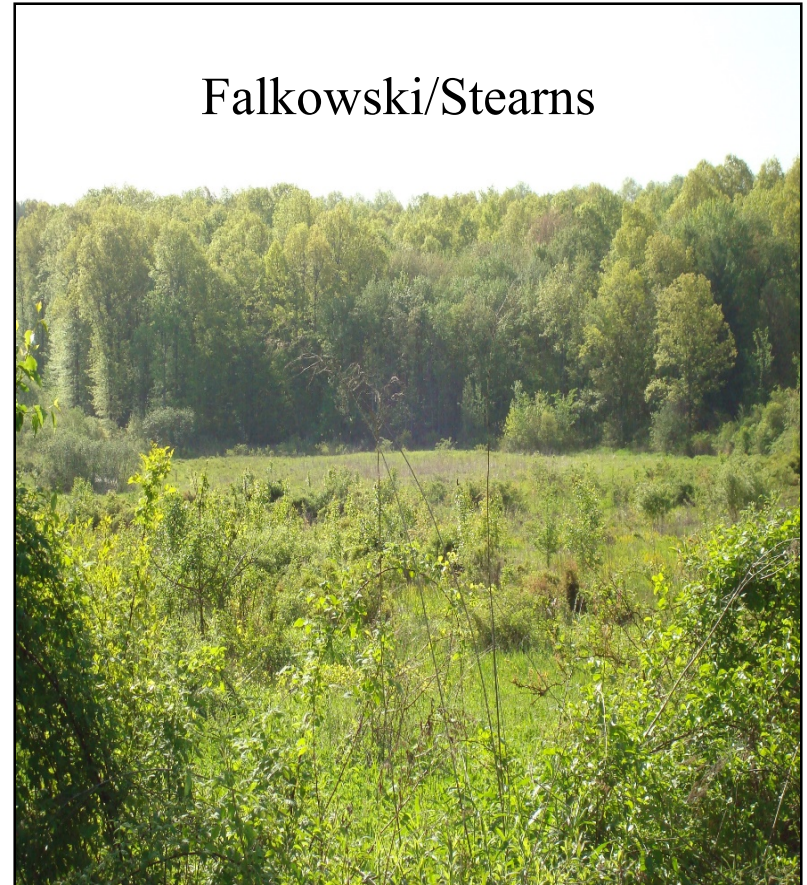
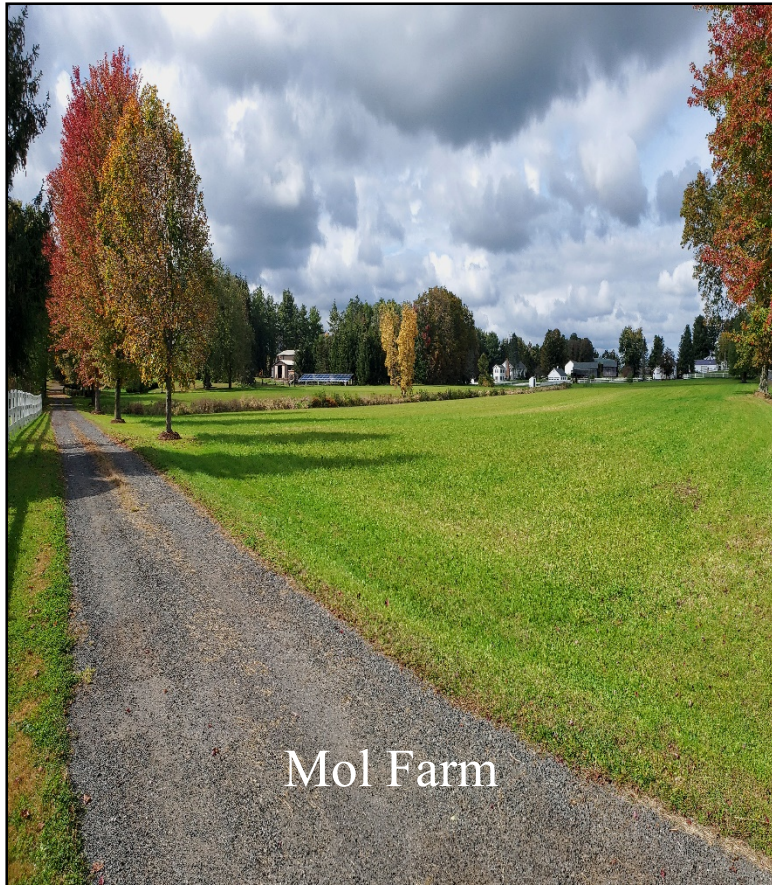


# Public Input & Vote on Resolution

- o **Resolved:** That the Town Meeting of the Town of Suffield authorize the three, seven year lease renewals through December 30, 2042 for 60 acres of the 79 acre Hilltop Farm East property to Friends of the Farm at Hilltop.
- o **Further Resolved:** that the First Selectman is authorized to sign and execute all documents necessary to complete the above transaction.



# Mol Farm – 399 South Grand Street Falkowski/Stearns Property – 380 North Main Street







# Why Save Farm and Forest Land?

Purchasing  
Development  
Rights/  
Conservation  
Easements for  
Protection of  
Open Space  
and Farmland  
Preservation







# **Natural Resource Protection**

Purchasing  
Development  
Rights/  
Conservation  
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Protection of  
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and Farmland  
Preservation

- **Promotes Suffield's Agricultural and Rural Heritage**
- **Helps Groundwater Recharge**
- **Flood Protection**
- **Wildlife Habitat**
- **Clean Air and Water**
- **Carbon Sequestration/Climate Change**
- **Developed Land Has Far More Negative Long-Term Implications**





# Fiscal and Economic Stability

Purchasing  
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Preservation

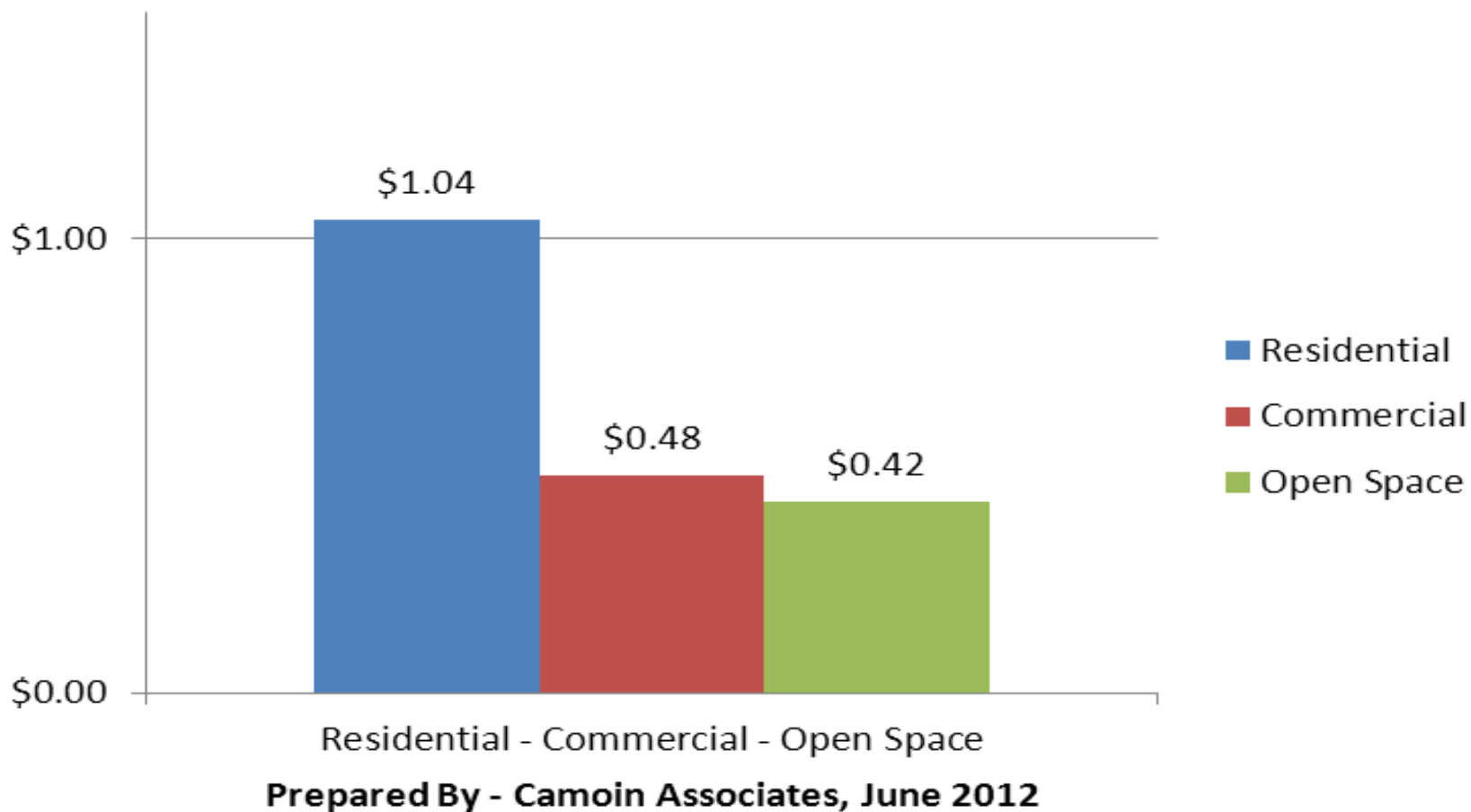
- **Agriculture and forestry contributes directly to the local economy.**
- **Privately owned agricultural and forest land generates more in taxes than it uses in services.**
- **Quality of life attracts other businesses.**
- **Tool for growth management.**





# Cost of Community Services

Purchasing  
Development  
Rights/  
Conservation  
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Protection of  
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and Farmland  
Preservation



Median cost per dollar of revenue raised to provide public services.





Purchasing  
Development  
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Preservation

# *How Does Purchasing Development Rights and/or acquiring a Conservation Easement Work?*

The town pays a one-time fee to a property owner who is willing to sell the development rights or permanent easement on their land which prohibits non-agricultural development.





Purchasing  
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# ***What Happens to the Land Once the Town Purchases the Development Rights or acquires a Conservation Easement?***

- These properties remain in private ownership and pay taxes.
- Owners may sell their property for farming or open space purposes.
- Helps keep farmland affordable for future generations.



# Farmland / Open Space Subcommittee

Members: Bill Leahey, Jack Quinn, Mike Stanley, Ray Wilcox

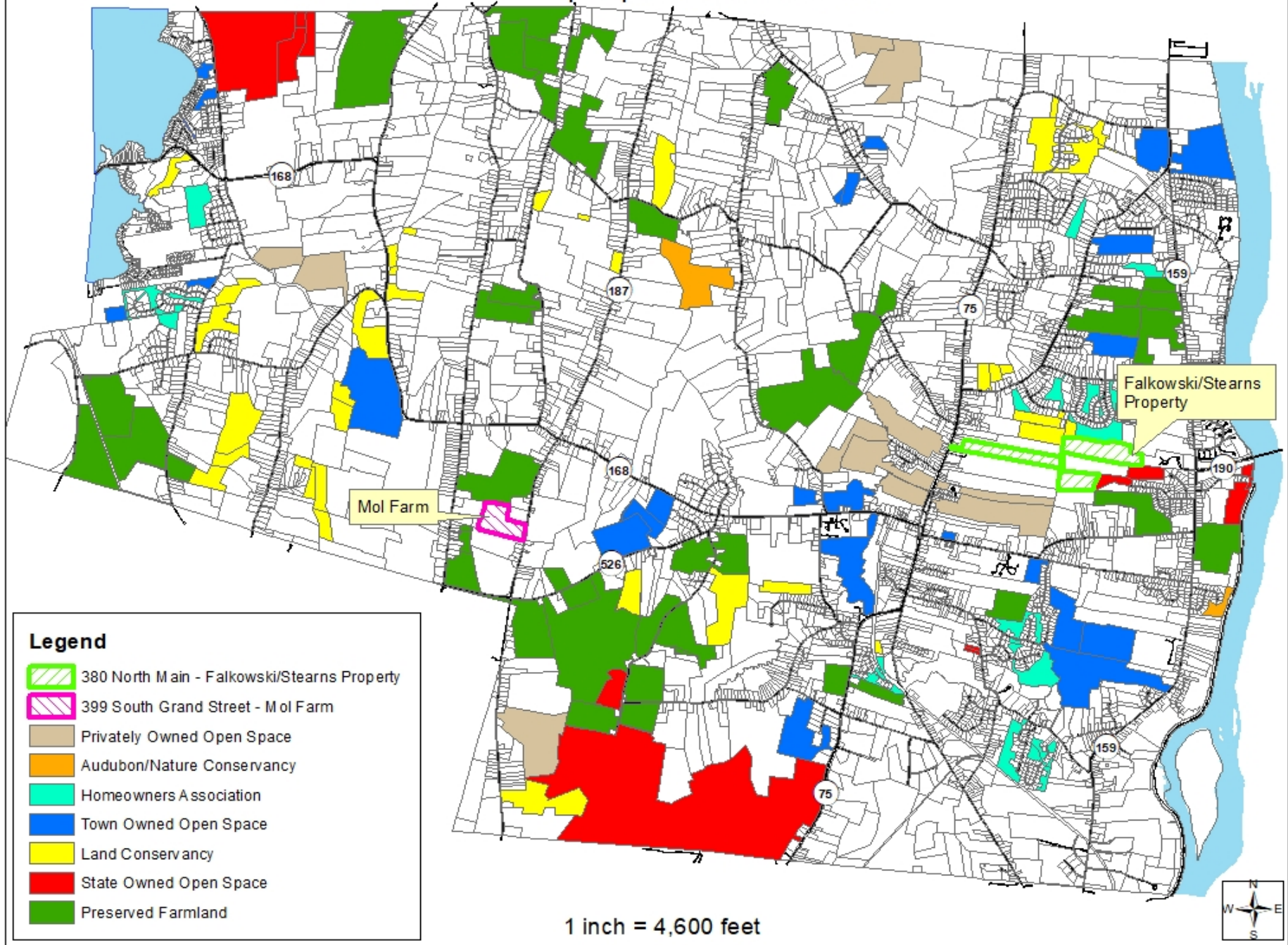
Subcommittee reviews requests made by Suffield Farmers who are interested in inclusion in the Farmland Preservation Program.

## LOCAL RATING CRITERIA

	Points		
	<u>1</u>	<u>2</u>	<u>3</u>
1. Size of Parcel (Acres)	20-50	50-100	>100
2. Suitability for Agricultural Use (Soils)	moderate	good	excellent
3. Site Location			sewered area
4. Contiguous with Open Space	no	nearby	adjacent
5. Visual impact from Public Streets	low	medium	high
6. Natural Resource Significance (DEP & Biodiversity Maps)		yes	
7. Residential Development Pressures	low	medium	high
8. Within DNL of 65 dB of Bradley Airport		yes	
9. Town Funding Level (percent of easement value)	30-51%		<30%
10. Percent Cropland	<50%	50-75%	>75%



# Open Space & Preserved Farmland







# Account Sources

## Open Space Fund Account Sources

State Prison Expansion (2001)	\$ 1,000,000
Town Budget Allocation (FY 1999-2010)	\$ 1,935,000
Town Budget Allocation (FY 2011-2020)	\$ 1,350,000
Town Budget Allocation (FY 2021)	\$ 350,000
PZC Fee-in-lieu of Open Space (began 1991)	\$ 286,207
TOTAL \$ 4,921,207	





# Account Summary

Open Space Fund Account Since Inception	\$4,921,207
Less Committed Open Space Funds	\$3,772,856
Less Pending Development Rights	\$104,730
Purchase (Mol)	
Less Pending Conservation Easement	\$507,500
Purchase (Falkowski/Stearns)	
<b>Remaining Open Space Funds</b>	<b>\$536,121</b>

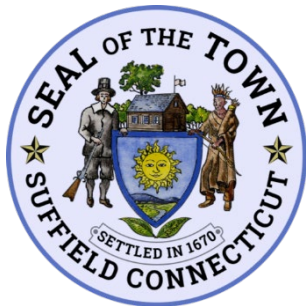




# Farmland Preservation Program

- Leveraged \$10,387,031 in State & Federal Funds
- Town's Share of Total Cost - 32.52%
- 1,506 Acres Preserved
- Cost to Town - \$2,757/acre
- Estimated 677 homes could be developed on these properties





# Town of Suffield

Development Rights purchase & Conservation Easement acquisition approved for Town Meeting by:

- Open Space Sub-Committee
- Board of Selectmen
- Board of Finance
- State Properties Review Board
- CT Department of Agriculture
- CT Department of Energy & Environmental Protection





# Town of Suffield

## Purchase of Development Rights (34.9+/-Acres)

- **Mol Farm– 399 South Grand Street**

Total Cost: \$219,933 (\$6,283/acre), includes State Grant totaling \$115,203

**Town Cost: \$104,730 (\$2,992 per acre) from Town Open Space Account**



Beneski Farm - Preserved

#399

#279

#289

#247

#290

#300


South Grand St

#425

#426

#435

**Legend**

 Mol Farm - 399 South Grand St

1 inch = 250 feet





# Mol Farm















# Town of Suffield

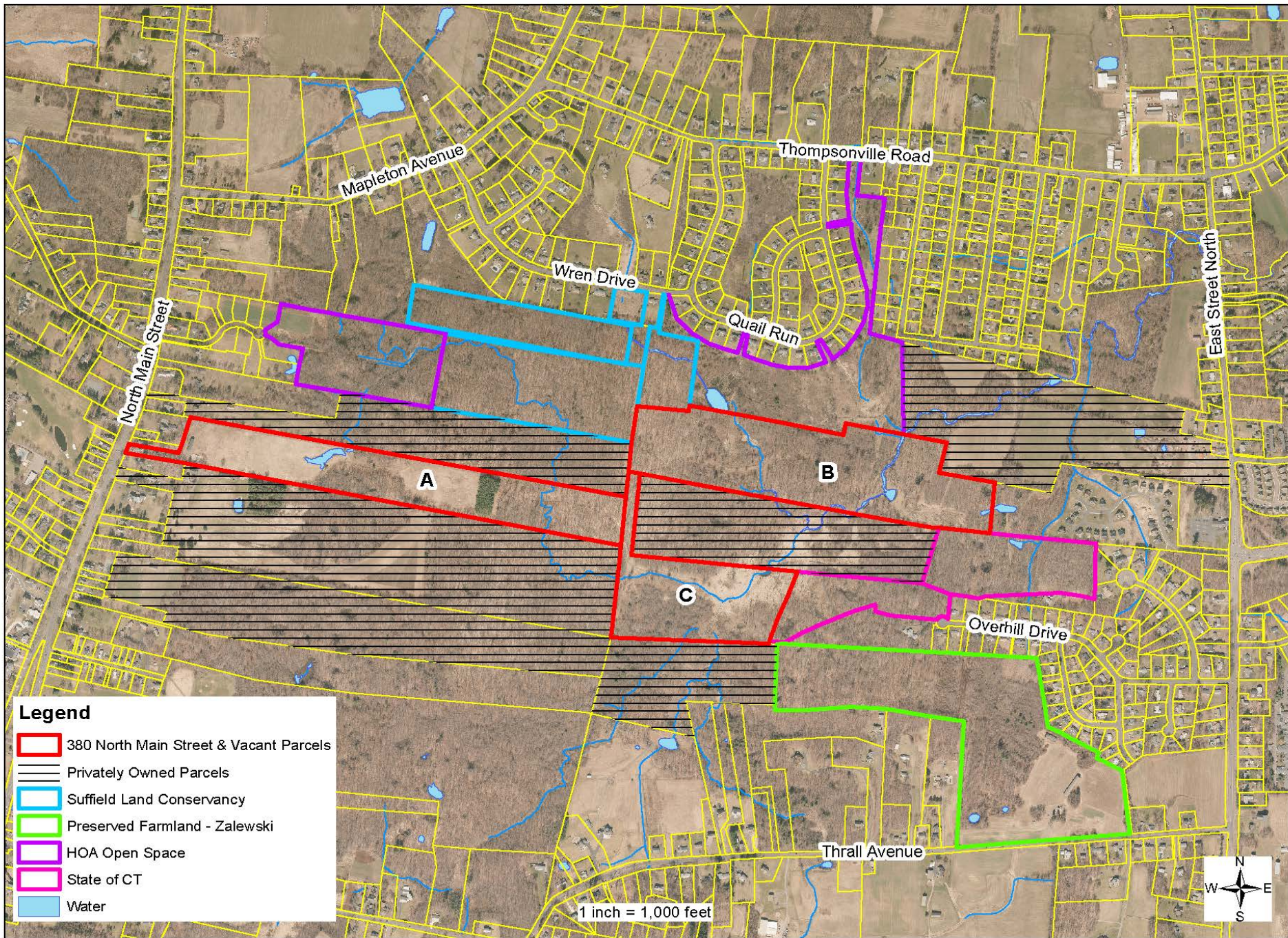
## Conservation Easement Acquisition (98.5+/-Acres)

- **Falkowski/Stearns Property – 380 North Main Street**

Total Cost: \$665,000 (\$6,751/acre), includes State Grant totaling \$157,500

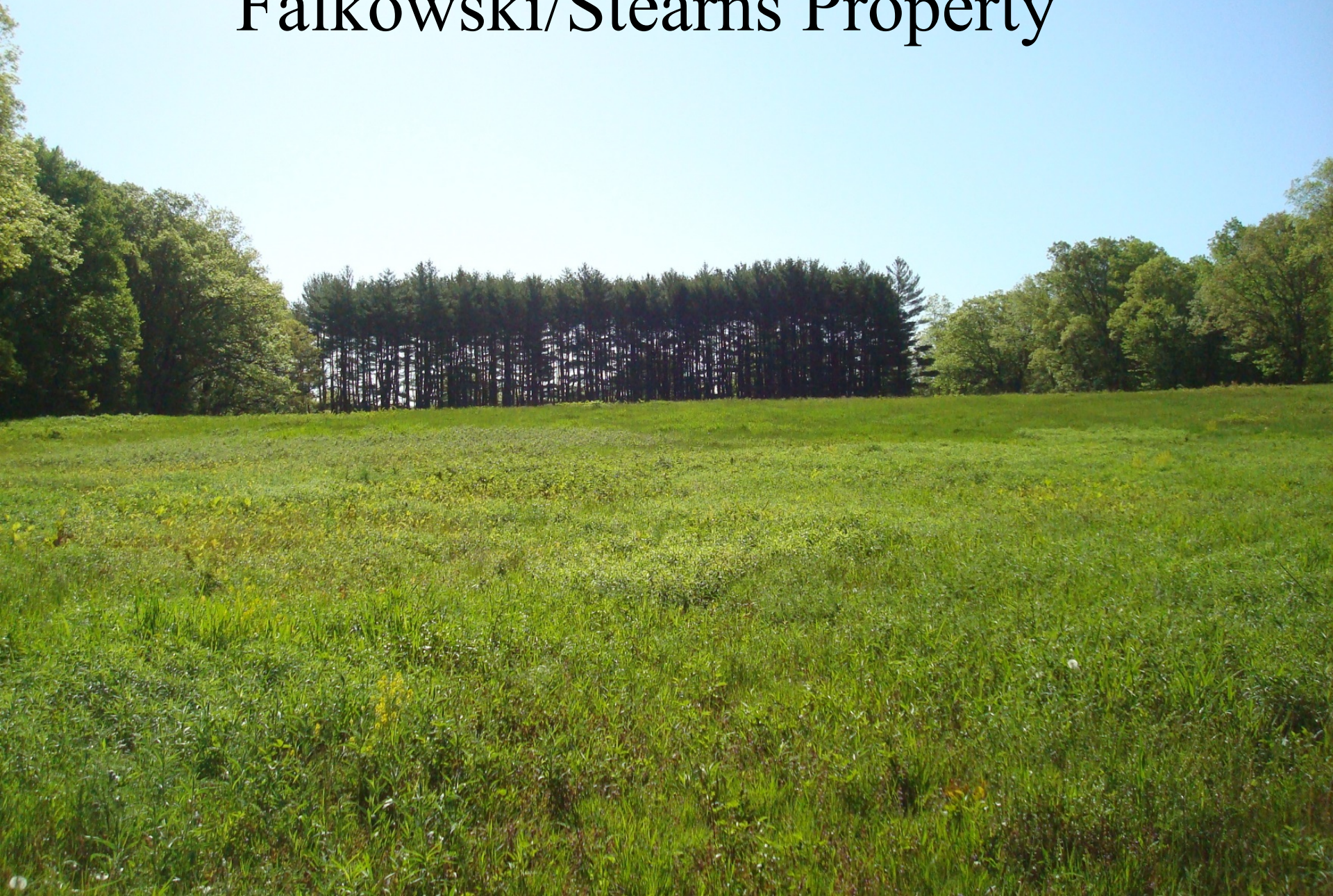
**Town Cost: \$507,500 (\$5,152 per acre) from Town Open Space Account**







# Falkowski/Stearns Property















# Town of Suffield

## Public Input and Vote on Resolution

- **Resolved:** That the Town Meeting of the Town of Suffield authorize the expenditure of \$104,730 from the Open Space Fund for the purpose of purchasing the Development Rights from the Mol Farm consisting of 35 +/- acres located off of South Grand Street.
- **Further Resolved:** that the First Selectman is authorized to sign and execute all documents necessary to complete the above transaction.





# Town of Suffield

## Public Input and Vote on Resolution

- **Resolved:** That the Town Meeting of the Town of Suffield authorize the expenditure of \$507,500 from the Open Space Fund for the purpose of purchasing a Conservation Easement from the Falkowski/Stearns property consisting of 98.5 +/- acres located off of North Main Street.
- **Further Resolved:** that the First Selectman is authorized to sign and execute all documents necessary to complete the above transaction.



# Approval of Illicit Discharge and Connection Stormwater Ordinance



# Stormwater Ordinance

- Due to recent updates, Federal EPA guidelines and local CT DEEP regulations now require that the Town administer the policing and prevention of illicit dumping into the Town's storm water system.
- This is a requirement for the certification of our Stormwater system by DEEP.
- Using the approach taken by multiple Towns of similar size to Suffield, Karen Isherwood, Town Engineer crafted a ordinance that fulfills the Town's requirements.



# Stormwater Ordinance

## Ordinance:

- 1) Prohibits and eliminates illicit connections and discharges to the municipal storm system.
- 2) Establishes legal authority to carry out all inspection, surveillance and monitoring procedures necessary to ensure compliance.



# Stormwater Ordinance

- o Ordinance was approved by the Board of Selectmen on 7/7/2021.
- o Copies of the Ordinance are available in the auditorium if you would like to review a copy.



# Public Input & Vote on Resolution

- o **Resolved:** That the Town Meeting of the Town of Suffield hereby waives the reading of the Illicit Discharge and Connection Stormwater Ordinance.
- o **Further Resolved:** That the Town Meeting of the Town of Suffield hereby adopts the Illicit Discharge and Connection Stormwater Ordinance, as presented.





# Transfer of Landlocked Parcel at 1027 North Stone Street to Jane Beresford



# 1027 North Stone Street

- o In 1955, the Beresford family, deeded a small landlocked parcel to the Town of Suffield, so that the Town could maintain same and allow its citizens to view a historic oak tree.
- o The Deed contains a right of reverter back to the Grantors if the tree died.
- o The tree has died and by law the Town is bound to return the land back to the Beresford family. However, the Charter requires Town Meeting approval for such a transfer.



# Public Input & Vote on Resolution

- o **Resolved:** That the Town Meeting of the Town of Suffield hereby authorizes the transfer of the landlocked parcel at 1027 North Stone Street to Jane Beresford.