RECEIVED AND FILED
TOWN OF SUFFIELD
NOV 29 2022
SUFFIELD TOWN CLERK

# Minutes of Suffield Town Meeting
## 11/22/2022

The Town Meeting of the Town of Suffield was called to order by Town Clerk Kathleen Dunai, at 7:00 PM. The Town Meeting was held at the Suffield Middle School, 350 Mountain Road, Suffield, CT.

Upon nomination by Eric Remington, 953 River Boulevard, with a second by Melvin Chafetz, 803 Mapleton Avenue, Edward McAnaney, 85 Wren Drive, was unanimously elected moderator by voice vote.

There were no additional nominations for moderator from the floor.

The Pledge of Allegiance was orchestrated by Moderator McAnaney.

Town Clerk Kathy Dunai read the Legal Notice into record as published in *the Journal Inquirer* on November 7, 2022.

A motion was made by Eric Remington, 953 River Boulevard to suspend Roberts Rules and allow for discussion on all motions simultaneously and that all motions be accepted by voice vote and that all votes conducted tonight be made by voice vote. This motion was seconded by Melvin Chafetz, 803 Mapleton Avenue.

The motion passed by voice vote with one opposed.

James Trelease, 3 Williams Circle, with a second by Jack Henrie, 12 Pheasant Lane, presented the following resolution for discussion.

**#1. Resolved:** That the Town Meeting of the Town of Suffield authorize the five-year lease renewal with four, five-year extensions through December 31, 2047 to locate telecommunications equipment at 20 Betty Lane to Sprint Spectrum, LLC.

**Further Resolved:** That the First Selectman is authorized to sign and execute all documents necessary to complete the above transaction.

Director of Planning and Development Bill Hawkins presented the attached PowerPoint there were no questions from the audience.

The motion passed unanimously by voice vote.

Kacy Colston, 489 Warnertown Road, with a second by Melvin Chafetz, 803 Mapleton Avenue, presented the following resolution for discussion.

**#2. Resolved:** That the Town Meeting of the Town of Suffield approves the sale of 1140 & 1148 South Street to ATR Realty, LLC for $675,000.

**Further Resolved:** That the First Selectman is authorized to sign and execute all documents necessary to complete the above transaction.

Director of Planning and Development Bill Hawkins still at the podium presented the attached PowerPoint there were no questions from the audience.

The motion passed unanimously by voice vote.

Kathleen Dunai, 1510 North Stone Street, with a second by Colin Moll, 12 Audubon Drive, presented the following motion.

**#3. Resolved:** That the Town Meeting of the Town of Suffield approves the Tax & Business Incentive Program Ordinance.

Director of Planning and Development Bill Hawkins still at the podium presented the attached PowerPoint there were no questions from the audience.

The motion passed by voice vote with two opposed.

Melvin Chafetz, 803 Mapleton Avenue, with a second by Jack Henrie, 12 Pheasant Lane, presented the following resolution for discussion.

**#4. Resolved:** That the Town Meeting of the Town of Suffield authorize the expenditure of $210,000 from the Open Space Account for the purpose of purchasing two CT DOT parcels consisting of 27.5 acres located off Overhill Drive.

**Further Resolved:** That the First Selectman is authorized to sign and execute all documents necessary to complete the above transaction.

Director of Planning and Development Bill Hawkins still at the podium presented the attached PowerPoint there were numerous questions from the audience. Town Attorney Derek Donnelly assisted Mr. Hawkins with answering legal questions concerning the motion and the property in Question.

Melvin Chafetz, 803 Mapleton Avenue, with a second by Jack Henry, 12 Pheasant Lane, moved the question to vote.

A voice vote was hard to determine by the Moderator. Moderator McAnaney called for a standing vote to be counted and instructed the Town Clerk to verify votes.

Town Clerk Kathleen Dunai, Assistant Town Clerk Erica Boucher and Town Assessor Lisa Trase counted the voters standing in favor of the motion and then counted voters opposed to the motion.
Final vote count 54 in favor and 21 opposed.

Motion Carries.

Moderator McAnaney asked if anyone wanted to bring forward any additional business at this town meeting. With no business being brought forward Moderator Edward McAnaney asked for a motion to close the November 22, 2022 town meeting.

Nancy Simison, 43 Greendale Drive, with a second by William Gozzo, 508 Hill Street, motioned to close the November 22, 2022 town meeting.

The motion to adjourn passed unanimously by voice vote.

The Town Meeting concluded at 8:45 PM.

Respectfully Submitted,

Kathleen C. Dunai, CCTC CCTC
Town Clerk

# RETURN OF NOTICE

I HEREBY CERTIFY that on November 7, 2022, I caused notice to be given of the foregoing Warning for a Town Meeting to be held November 22, 2022 by posting upon a signpost or other exterior place near the office of the town clerk of the Town of Suffield a printed or written warning signed by the selectmen.

I HEREBY CERTIFY that on November 7, 2022, I published a like warning in the Journal Inquirer, a newspaper having a circulation in Suffield.

I HEREBY CERTIFY that such posting and such publication all being at least five days previous to holding the meeting, including the day that such notice was given, but not including the day of the holding of such meeting

I HEREBY CERTIFY that a copy of such Warning is hereby filed with the Town Clerk of Suffield.

Kristen O. Lambert
Assistant to the Board of Selectmen

I hereby certify that on or before the day of such meeting, the foregoing Notice and Return of Notice are duly recorded in the records of the Town of Suffield, Connecticut.

Kathleen Dunai
Town Clerk

Dated: November 7, 2022

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SUFFIELD TOWN CLERK

# LEGAL NOTICE

## NOTICE OF A TOWN MEETING
## TOWN OF SUFFIELD

Notice is hereby given that a Town Meeting of the inhabitants of the Town of Suffield, Connecticut qualified to vote in Town Meeting, will be held in the auditorium at the **Suffield Middle School, 350 Mountain Road** on **Tuesday, November 22, 2022 at 7:00 p.m.** for the following purpose to wit:

a. To approve a five (5) year lease of space at the water tower on Betty Lane to Sprint Spectrum, LLC with four (4) five (5) year extensions; and

b. To approve the sale of 1140 & 1148 South Street to ATR Realty, LLC for $675,000; and

c. To approve the Tax Abatement Ordinance; and

d. To approve the purchase of 27.5 acres of land off of Overhill Drive for $210,000.

Dated at Suffield, CT this 2nd day of November, 2022.

BOARD OF SELECTMEN-TOWN OF SUFFIELD

Colin Moll, First Selectman
Mel Chafetz, Selectman
Peter Hill, Selectman
Kathleen Harrington, Selectman
Jeremiah Mahoney, Selectman

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Kathleen C. Sarsi
SUFFIELD TOWN CLERK

# Town Meeting

Presented by the Board of Selectmen

November 22, 2022

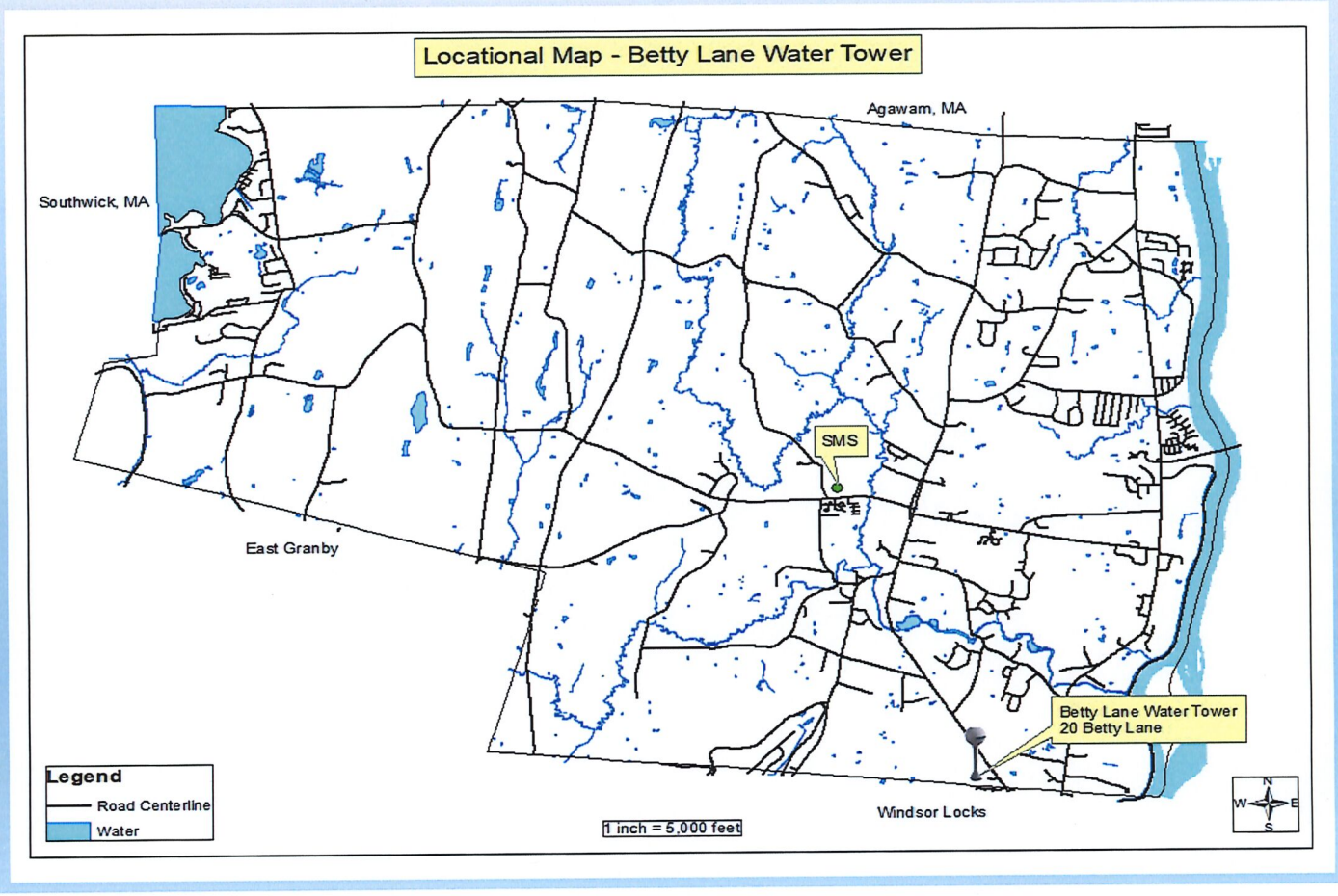
# Agenda

1. Discussion and vote on lease extension for property located at 20 Betty Lane (water tower) to Sprint Spectrum, LLC.
2. Discussion and vote on the sale of 1140 & 1148 South Street.
3. Discussion and vote on proposed Tax Abatement Ordinance.
4. Discussion and vote on the purchase of 27.5 acres of land off Overhill Drive.

# Betty Lane Water Tower – Sprint Spectrum, LLC Lease Extension

- Suffield has had a lease with Sprint Spectrum, LLC on the water tower since 1998.
- Current lease expires in October 2023.
- Terms – Five (5) year lease with four (4) five (5) year extensions for a total of 25 years.
- Rent will increase $400 per month over current payments to $4,977.05 with 4% annual increase.
- Town will receive approximately $323K over initial five-year term and over $2.6M if all terms are exercised.

# Location Map

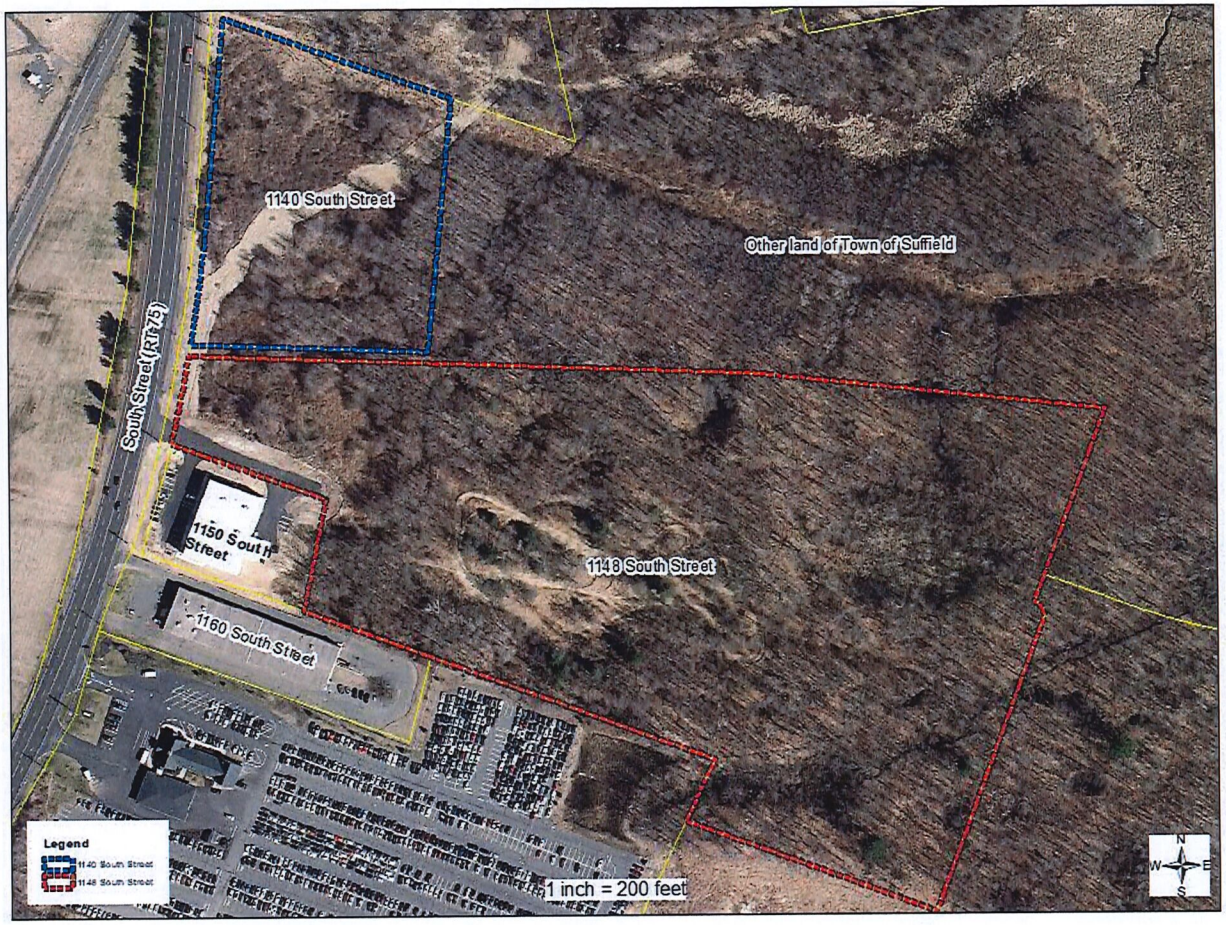


# Public Input & Vote on Resolution

- **Resolved:** That the Town Meeting of the Town of Suffield authorize the five-year lease renewal with four, five-year extensions through December 31, 2047 to locate telecommunications equipment at 20 Betty Lane to Sprint Spectrum, LLC.

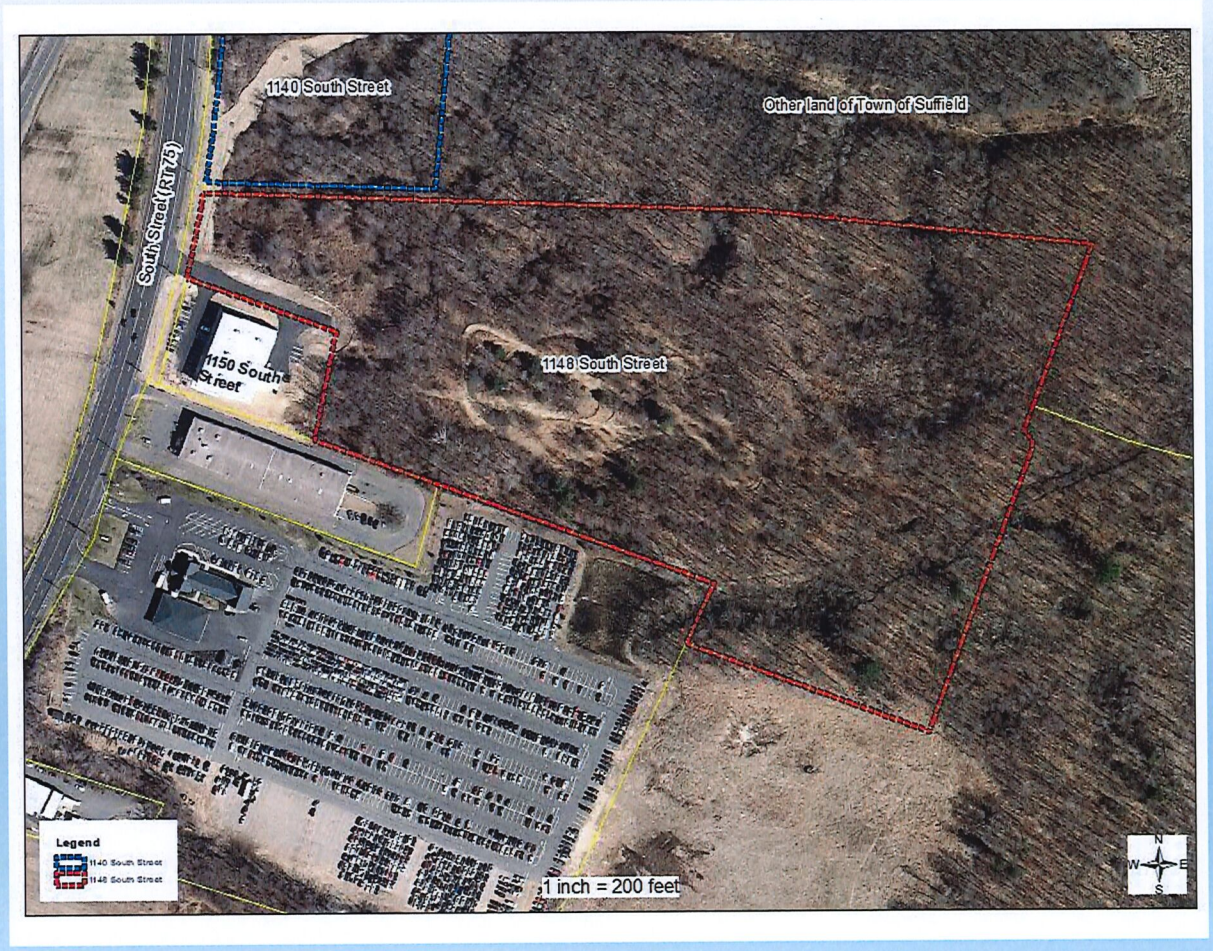
- **Further Resolved:** That the First Selectman is authorized to sign and execute all documents necessary to complete the above transaction.

# Sale of 1140 & 1148 South Street



# 1148 South Street

- 21.01 acres in total with 7.38 acres of wetlands.
- Shared driveway with 1150 South Street.
- Buyer is ATR Realty, LLC. out of Agawam, MA.
- Plan is to build up to 60,000 SF of building for advanced manufacturing of machine parts with office, storage, and loading space. Estimated tax revenue from such a building could be over $80,000/year.



# 1140 South Street

- 5.05 in total with 3.48 acres of dry area.
- Zoned for light industrial uses. All utilities available to the property.
- Buyer is ATR Realty, LLC. out of Agawam, MA.
- No end user identified but purchase and sale agreement will have language that an approved building will be built within 5 years of purchase.
- Concept plans indicate up to 15,000 SF building could fit on the site.

- Offer for <u>both</u> 1140 & 1148 South Street properties is $675,000 or $47,602 per dry acre.

# Sale of 1140 & 1148 South Street

Sale contingent upon

- Local land use approvals.
- Ability to build up to 60,000 SF of space on 1148 South Street.
- DOT Encroachment Permit.

# Sale of 1140 & 1148 South Street

Public Input and Vote on Resolution

- **Resolved:** That the Town Meeting of the Town of Suffield approves the sale of 1140 & 1148 South Street to ATR Realty, LLC for $675,000.

- **Further Resolved:** That the First Selectman is authorized to sign and execute all documents necessary to complete the above transaction.

# Tax & Business Incentive Program Ordinance

- Purpose – Attract new businesses to Town, promote expansion of existing businesses, encourage rehabilitation and reuse of vacant commercial and industrial buildings.
- Qualifying Businesses – Include office, retail, manufacturing, warehouse, distribution, and mixed-use developments(CGS 12-65b(b)).
- No double dipping. If applying for benefit under the Tax Increment Financing District or Bradley Airport Development Zone, the business will not be eligible for an abatement under this ordinance.

# Tax & Business Incentive Program Ordinance

- Process – An application is submitted to the Planning Office for review in consultation with the Tax Assessor and Economic Development Commission.
- Application forwarded to the Board of Selectmen (BOS) for action.
- If approved by the BOS the First Selectman will enter into a written agreement with the property owner.

# Tax & Business Incentive Program Ordinance

- Terms – Up to five (5) years at the discretion of the Board of Selectmen. Amount of abatement is based upon level of investment.
  - New Business Development Applicants making an investment of $100,000 shall receive an abatement of 50% of their increased tax assessment.
  - Applicants making an investment of $500,000 shall receive an abatement of 50% of their increased tax assessment.
  - Applicants making an investment of $1,500,000 shall receive an abatement of 55% of their increased tax assessment.
  - Applicants making an investment of $3,000,000 shall receive an abatement of 60% of their increased tax assessment. Additionally, such applicants shall also receive a 15% discount on all required Building Permits.
  - Applicants making an investment of $6,000,000 shall receive an abatement of 65% of their increased tax assessment. Additionally, such applicants shall also receive a 25% discount on all Building Permits.

# Tax & Business Incentive Program Ordinance

- Applies to real estate taxes only. Personal property taxes are not eligible for abatement.
- Improvements must begin within six (6) months of approval and completed within 24 months of approval.
- Agreement may be terminated if the owner is found to be in default.
- Economic Development Commission and Board of Selectmen have approved the ordinance pending Town Meeting approval.

# Tax & Business Incentive Program Ordinance

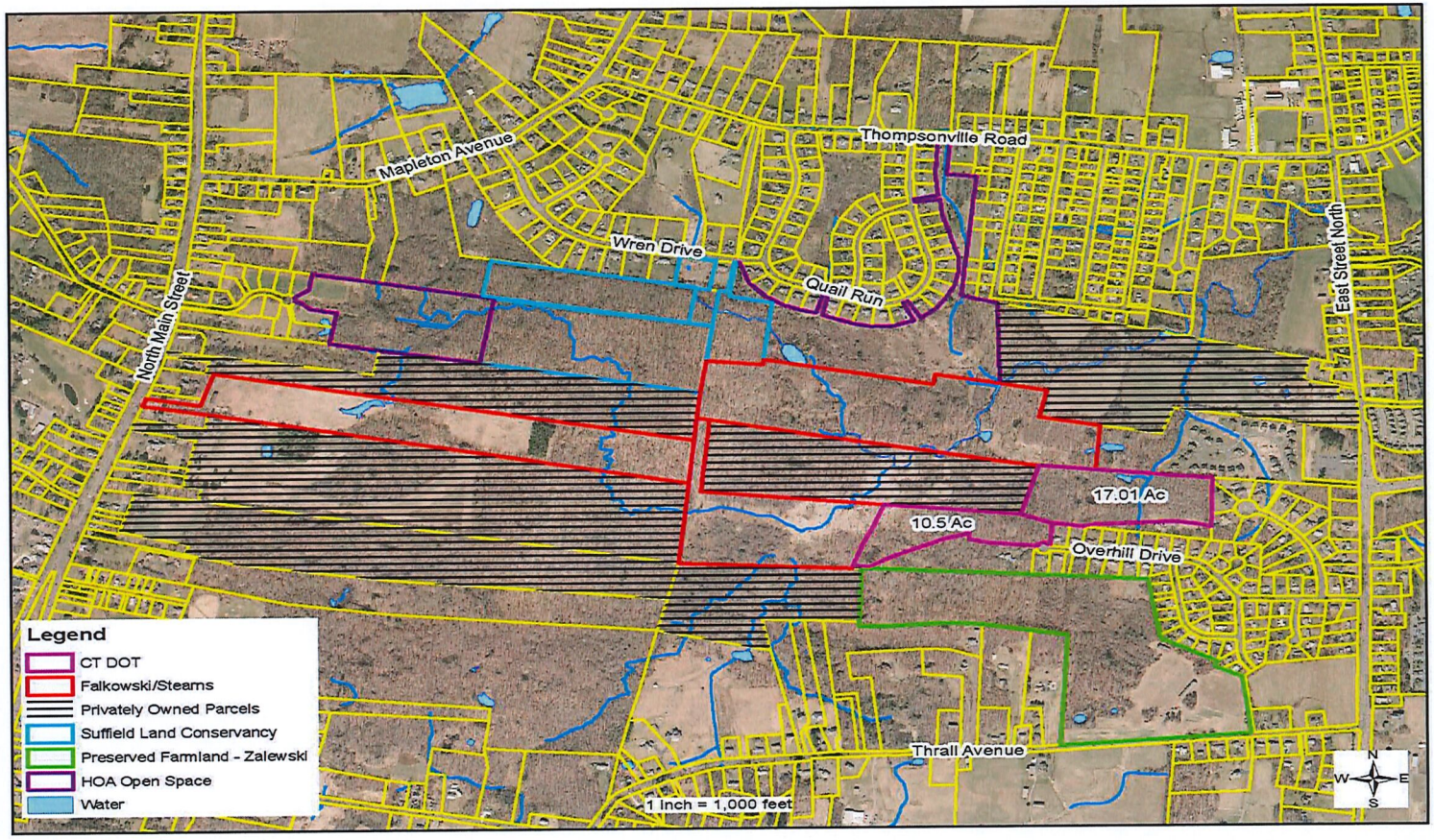
Public Input and Vote on Resolution

- **Resolved:** That the Town Meeting of the Town of Suffield approves the Tax & Business Incentive Program Ordinance.

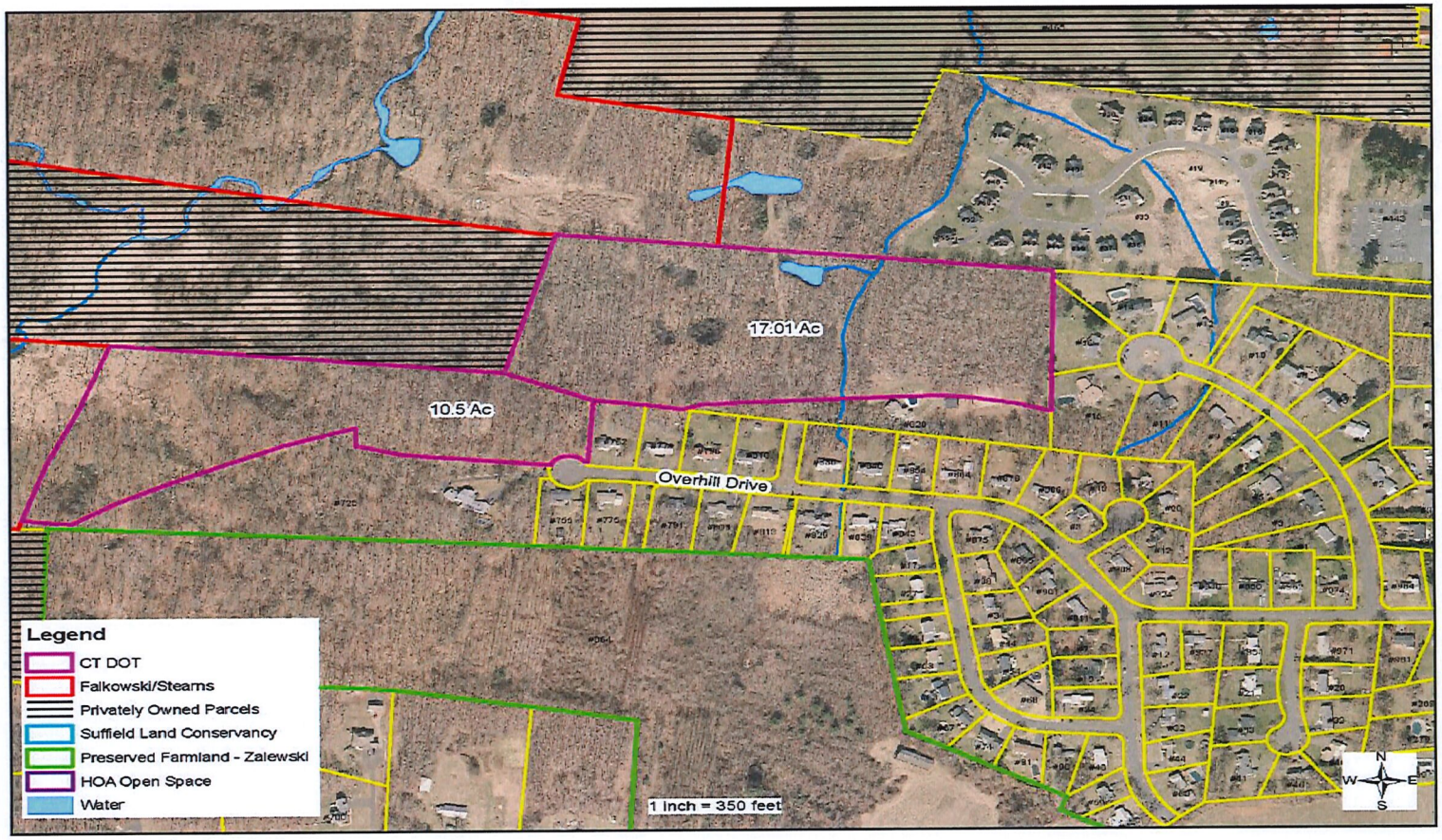
# Purchase of land – Overhill Drive

- CT DOT has owned two parcels of land totaling 27.5 acres located off the end of Overhill Drive since the 1960's.
- The DOT no longer needs the properties for highway purposes and agreed to offer them to the Town of Suffield before putting them on the market.
- Property appraised at $230,000. Town offer of $210,000 accepted in July 2022.

# Purchase of land – Overhill Drive



# Purchase of land – Overhill Drive



# Purchase of land – Overhill Drive

- Connectivity - Acquiring the properties will provide a second access to the 98-acre Falkowski/Stearns open space property, which connects to approximately 160 acres of preserved land (Land Conservancy, Homeowners Association, Preserved Farmland).
- Benefits – Residents will have access to 170 acres for passive recreation (fishing, hiking, biking, cross-country skiing, bird-watching, educational opportunities).
  - Preserves a wildlife corridor, water quality (Rawlins Brook), unique habitat (vernal pools), mature hardwood forest.
- Opportunity – Now is the time. Long-term planning is critical.

# Purchase of land – Overhill Drive

Overhill Drive Properties (27.5 Acres)

- Total Cost: $210,000 ($7,636/acre)

Funding would come from the Open Space Account.

- Current balance $1,361,966.
- Less Pending Conservation Easement Purchase of $507,500 (Falkowski/Stearns) – Balance $854,466
- Less Overhill Drive property purchase of $210,000 would leave a balance of $644,466.

# Purchase of land – Overhill Drive

Purchase of open space land approved for Town Meeting by:

- Open Space Sub-Committee
- Board of Selectmen
- Board of Finance

# Purchase of land – Overhill Drive

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# Purchase of land – Overhill Drive

Public Input and Vote on Resolution

- **Resolved:** That the Town Meeting of the Town of Suffield authorize the expenditure of $210,000 from the Open Space Account for the purpose of purchasing two CT DOT parcels consisting of 27.5 acres located off Overhill Drive.
- **Further Resolved:** That the First Selectman is authorized to sign and execute all documents necessary to complete the above transaction.