

**Minutes of Suffield Town Meeting  
05/02/2023**



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 Kris Lambert, 22 Old Farms Lane, with a second by Michael Fitzgerald, 967 Hill Street, Edward McAnaney, 85 Wren Drive was unanimously elected moderator by voice vote.

There were no additional nominations for moderator from the floor.

Moderator McAnaney asked those in attendance to stand for the Pledge of Allegiance.

Town Clerk Kathleen Dunai read the Legal Notice into record as published in *the Journal Inquirer* on April 21, 2023.

Kathleen C. Dunai, 1510 North Stone Street, with a second by Michele Urch, 312 North Grand Street, presented the following resolution for discussion.

● **Resolved:** That the Town Meeting of the Town of Suffield authorize the expenditure of \$37,600 (subject to any adjustment due to final survey acreage) from the Open Space Fund for the purpose of purchasing the Development Rights from the Chmiel Farm consisting of 38.97 +/- acres located off of Hill Street.

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

The resolution and secondary resolution passed unanimously by separate voice votes.

Kacy Colston, 489 Warnertown Road, with a second by Erica Boucher, 71 Woodland Terrace, presented the following resolution for discussion.

● **Resolved:** That the Town Meeting of the Town of Suffield authorize the five-year lease renewal through March 31, 2028 for the 10-acre property known as the Roesberg Open Space parcel to Sunny Hill Farm, LLC.

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

The motion and secondary resolution passed unanimously by separate voice votes.

Kris Lambert, 22 Old Farms Lane, with a second by Michael Fitzgerald, 967 Hill Street, presented the following resolution for discussion.

● **Resolved:** That the Town Meeting of the Town of Suffield authorize the acceptance of the Small Town Economic Assistance Program (STEAP) grant from the CT Office of Policy and Management in the amount of \$500,000 for replacement of the Quarry Road Bridge.

● **Further Resolved:** that the First Selectman is authorized to sign and execute all documents necessary in order to receive the grant

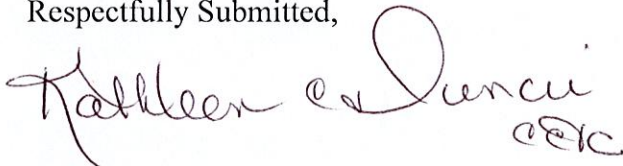
The resolution and secondary resolution passed unanimously by separate voice votes.

Kris Lambert, 22 Old Farms Lane, with a second by Melvin Chafetz, 803 Mapleton Avenue, motioned to close the May 2, 2023 town meeting.

The motion to adjourn passed unanimously by voice vote.

The Town Meeting concluded at 7:17 PM.

Respectfully Submitted,

A handwritten signature in dark ink, appearing to read "Kathleen C. Dunai", with a stylized flourish at the end.

Kathleen C. Dunai, CCTC

Town Clerk

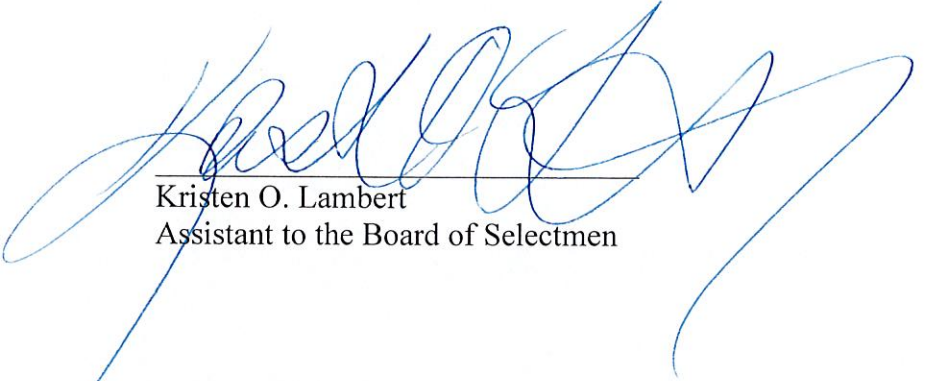
## RETURN OF NOTICE

I HEREBY CERTIFY that on April 21, 2023, I caused notice to be given of the foregoing Warning for a Town Meeting to be held May 2, 2023 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 April 21, 2023, I published a like warning in the Journal Inquirer, a newspaper having a circulation in Suffield.

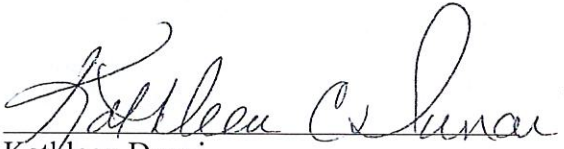
I HEREBY CERTIFY that such posting and such publication all being at least five days previous to holding the meeting, including the day that such notice was given, but not including the day of the holding of such meeting

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



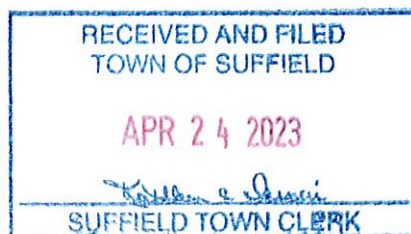
Kristen O. Lambert  
Assistant to the Board of Selectmen

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: April 21, 2023





## 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, May 2, 2023 at 7:00 p.m.** for the following purpose to wit:

- A. To approve the expenditure of \$37,600 (subject to any adjustment due to final survey acreage) from the Town of Suffield Open Space Fund to purchase the development rights to the Chmiel Farm located at 1449 Hill Street; and
- B. To approve a five (5) year lease extension of the town owned land located off North Street to Sunny Hill Farm; and
- C. To authorize acceptance of the Small Town Economic Assistance Program (STEAP) grant from the CT Office of Policy & Management in the amount of \$500,000 for replacement of the Quarry Road Bridge and authorize the First Selectman to execute all documents necessary in order to receive the grant.

Dated at Suffield, CT this 19th day of April, 2023.

#### BOARD OF SELECTMEN-TOWN OF SUFFIELD

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

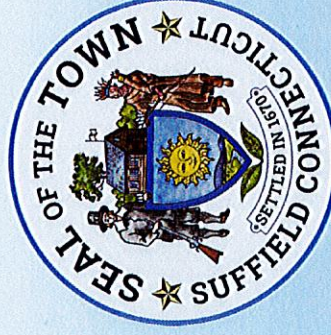




# Town Meeting

Presented by the Board of Selectmen

May 2, 2023





# Agenda

1. To approve the expenditure of \$37,600 from the Town of Suffield Open Space Fund to purchase the development rights to the Chmiel Farm located at 1449 Hill Street.
2. To approve a five (5) year lease extension of the town owned land located off North Street to Sunny Hill Farm.
3. To authorize acceptance of the Small Town Economic Assistance Program (STEAP) grant from the CT Office of Policy & Management in the amount of \$500,000 for replacement of the Quarry Road Bridge and authorize the First Selectman to execute all documents necessary in order to receive the grant.



# Chmiel Farm – 1449 Hill Street





# Why Save Farm & Forest Land?





# Natural Resource Protection

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

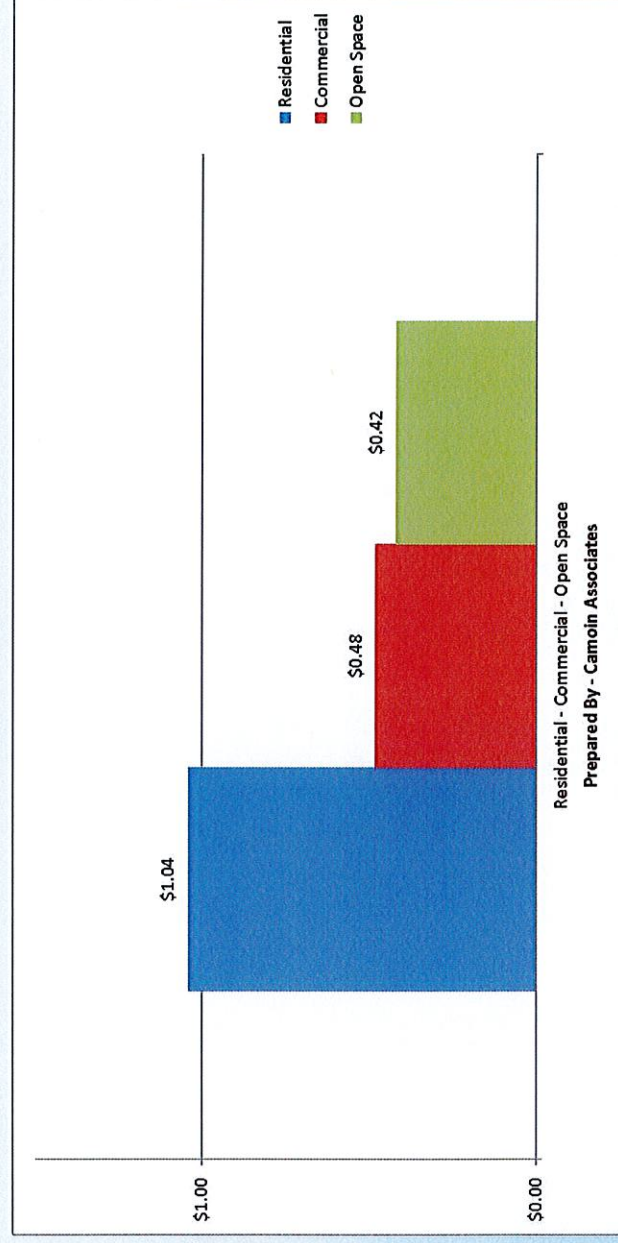


# Fiscal and Economic Stability

- Agriculture and forestry contributes directly to the local economy.
- Local farm businesses support farm related jobs.
- Privately owned agriculture and forest land generates more in taxes than it uses in services.
- Quality of life attracts other businesses and residents.
- Protects local scenery and promotes tourism.
- Tool for growth management.



# Cost of Community Services



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



## How Does Purchase of Development Rights Work?

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

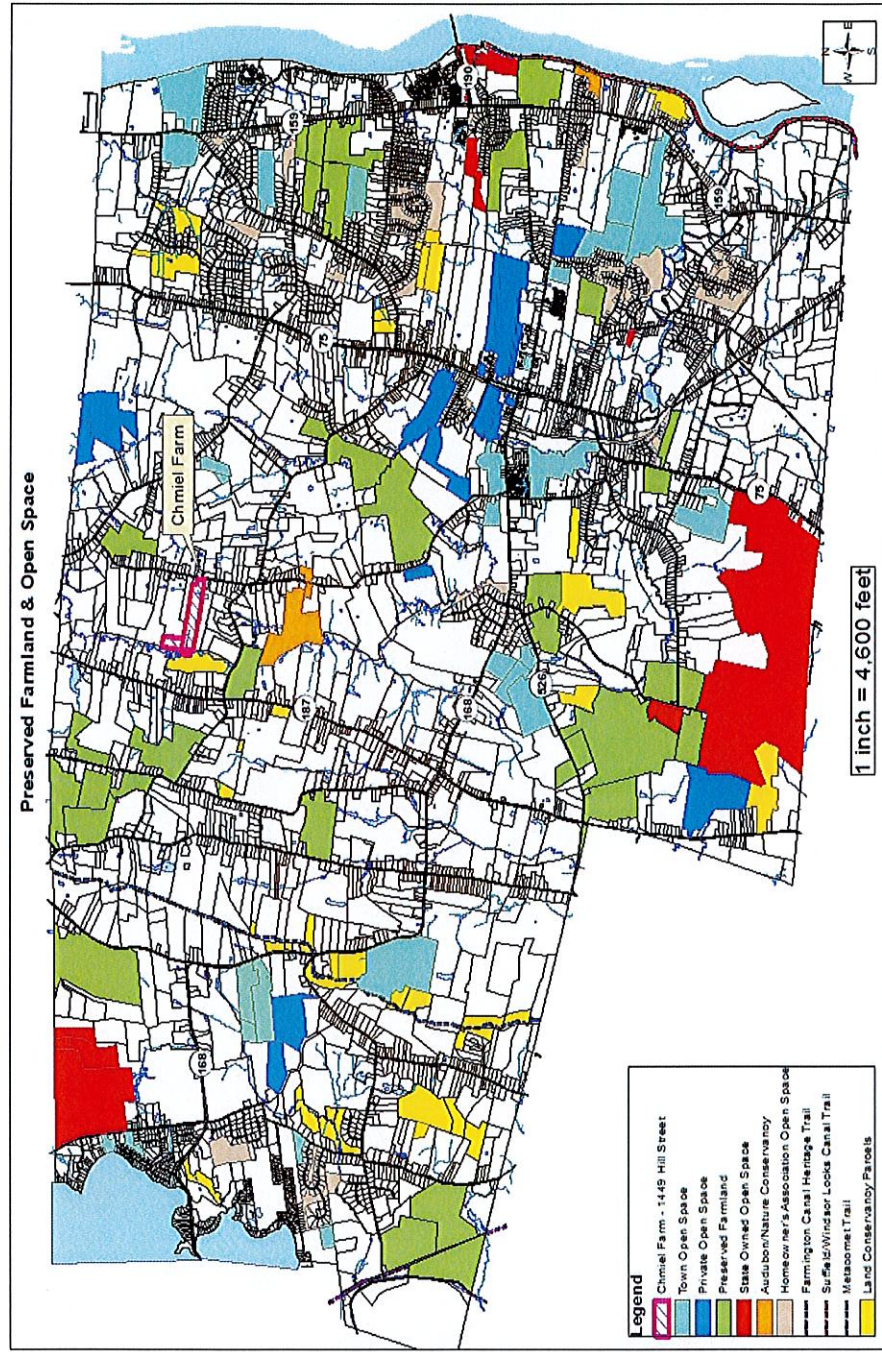


## What happens to the land once the Town purchases the development rights?

- The property remains in private ownership and continues to pay taxes.
- Owners may sell their property for farming or open space purposes.
- Helps keep farmland affordable for future generations.



# Location Map





# 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)      | \$ 1,500,000 |
| Town Budget Allocation (FY 2021-2023)      | \$ 450,000   |
| PZC Fee-in-lieu of Open Space (began 1991) | \$ 293,639   |
| TOTAL                                      | \$5,178,639  |



## Account Summary

|                                         |                    |
|-----------------------------------------|--------------------|
| Open Space Fund Account Since Inception | \$5,178,639        |
| Less Committed Open Space Funds         | \$3,810,673        |
| Less Pending Development Rights         | \$37,600           |
| Purchase (Chmiel)                       |                    |
| <b>Remaining Open Space Funds</b>       | <b>\$1,330,366</b> |



# Farmland Preservation Program

- Leveraged \$10,454,186 in State & Federal Funds
- Town's Share of Total Cost - 34.20%
- 1,545 Acres Preserved
- Cost to Town - \$3,043/acre
- Estimated 686 homes could be developed on these properties



# Town of Suffield

Purchase of Development Rights approved for Town Meeting by:

- Open Space Sub-Committee
- Board of Selectmen
- Board of Finance
- State Properties Review Board
- CT Department of Agriculture



# Town of Suffield

Purchase of Development Rights (38.7+/-Acres)

- **Chmiel Farm– 1449 Hill Street**

Total Cost: \$148,608 (\$3,840/acre), includes State  
Grant totaling \$111,456

**Town Cost: \$37,600 (\$960 per acre) from Town  
Open Space Account**

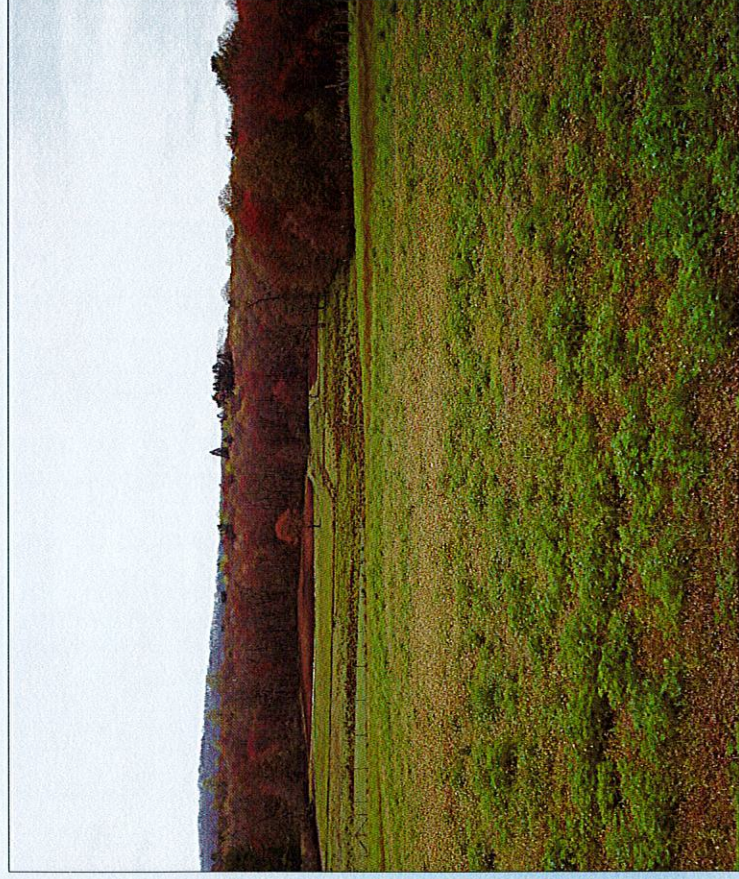


# Chmiel Farm – 1449 Hill Street





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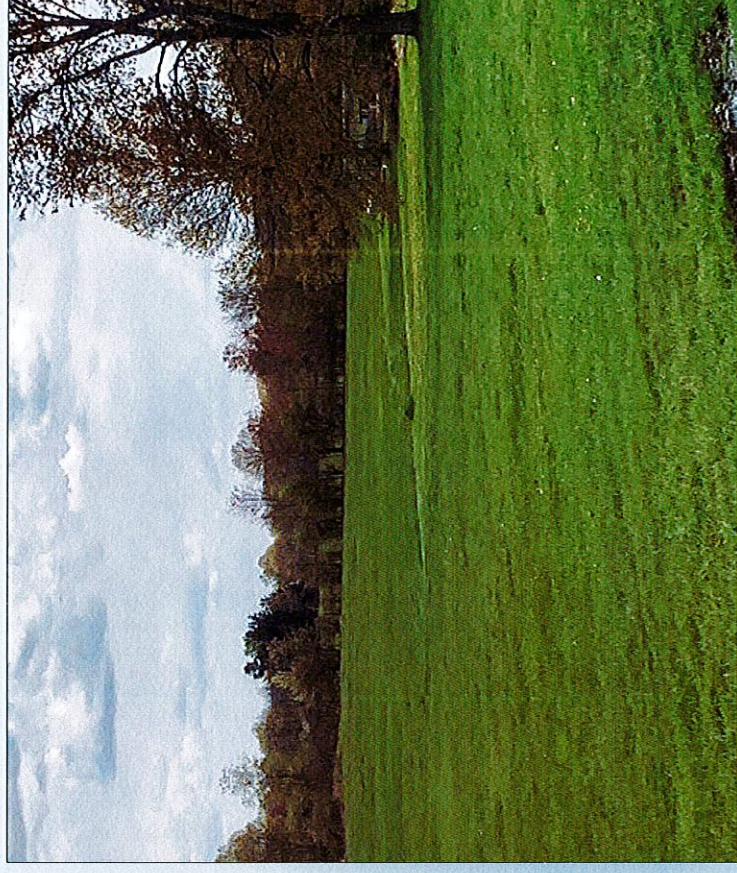
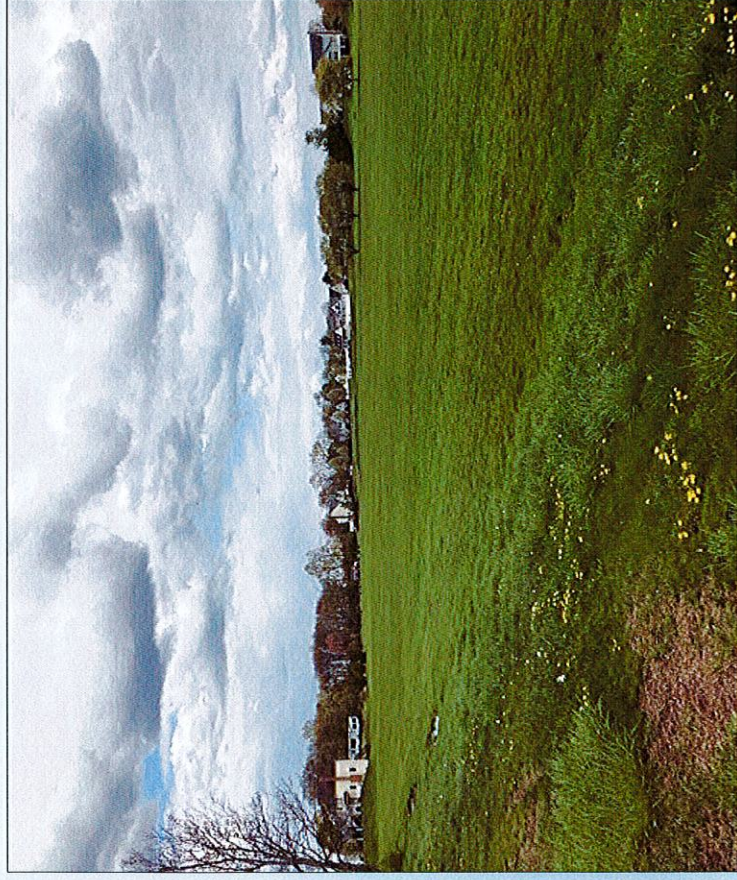
# Town of Suffield

## Public Input and Vote on Resolution

- **Resolved:** That the Town Meeting of the Town of Suffield authorize the expenditure of \$37,600 (subject to any adjustment due to final survey acreage) from the Open Space Fund for the purpose of purchasing the Development Rights from the Chmiel Farm consisting of 38.7 +/- acres located off of Hill Street.
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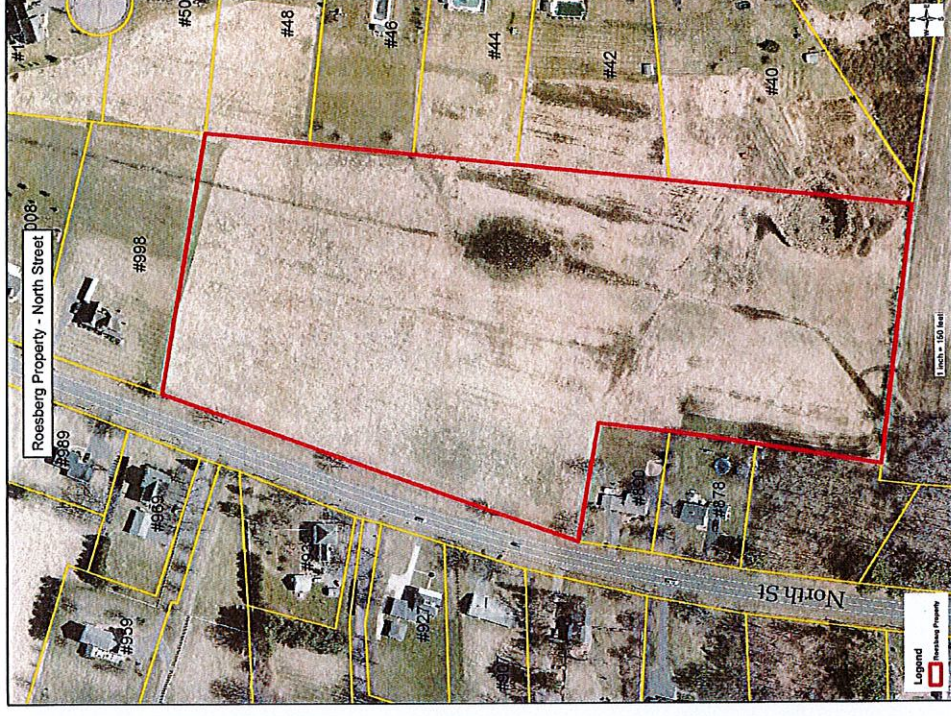
# Leasing Town Owned Land Roesberg Open Space – North Street





## Roesberg Open Space

- Approximately 10 acres has been leased to Sunny Hill Farm for last five (5) years.
- The property is used for cultivation of hay.
- Seeking another five (5) year lease term
- Rate is \$350 per year for each year of the lease (\$1,750 total)





# Town of Suffield

## Public Input and Vote on Resolution

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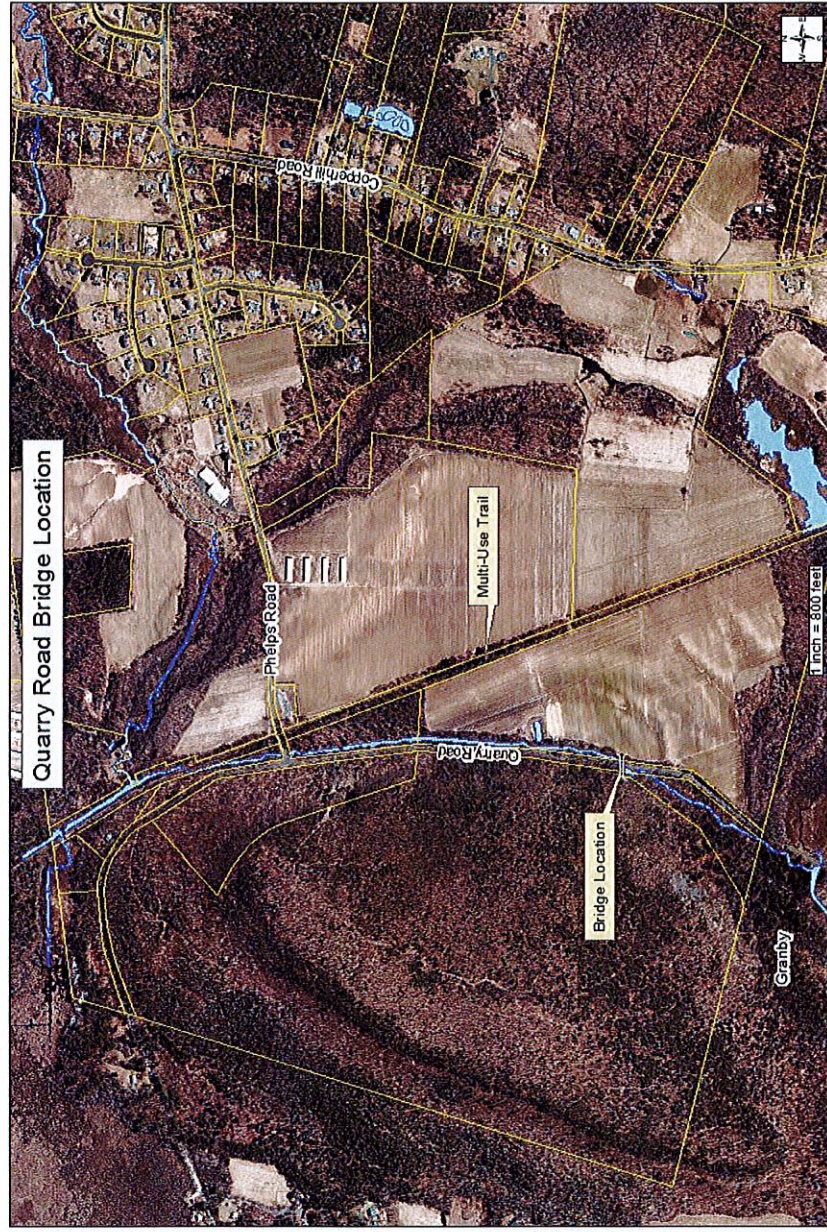


# Quarry Road Bridge Replacement

- In 2021, the State of Connecticut offered Suffield a conditional commitment to fund 50% of eligible costs for the Quarry Rd Bridge Replacement project. The original application was submitted in November of 2020.
- The Town has already allocated the necessary \$1,295,000 in FY 21/22 and 22/23 for the project with the expectation of 50% reimbursement.
- Town Engineer had plans to begin the project this Spring.
- After further field assessments with DEEP and the Army Corp of Engineers, the Town was directed to consider design alternatives to increase the bridge span in order to meet guidelines listed in the CT General Permits Stream Crossing Best Management Practice.
- Due to these delays, the project cost increased over \$1,000,000.



# Location Map





# STEAP

- The Small Town Economic Assistance Program funds economic development, community conservation and quality-of-life capital projects. Eligible projects can include:
  - Constructing or rehabilitating commercial, industrial, or mixed-use structures
  - Constructing or repairing roads, access ways and other site improvements
  - Historic preservation and redevelopment programs that leverage private funds
  - Housing projects
  - Public safety, transportation, environmental protection, or social service projects



## Town of Suffield

- **Resolved:** That the Town Meeting of the Town of Suffield authorize the acceptance of the Small Town Economic Assistance Program (STEAP) grant from the CT Office of Policy and Management in the amount of \$500,000 for replacement of the Quarry Road Bridge.
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