



STATE OF CONNECTICUT – COUNTY OF TOLLAND  
INCORPORATED 1786

## TOWN OF ELLINGTON

55 MAIN STREET – PO BOX 187  
ELLINGTON, CONNECTICUT 06029-0187  
[www.ellington-ct.gov](http://www.ellington-ct.gov)

TEL. (860) 870-3120

**TOWN PLANNER'S OFFICE**

FAX (860) 870-3122

### **ECONOMIC DEVELOPMENT COMMISSION REGULAR MEETING AGENDA**

**WEDNESDAY, SEPTEMBER 13, 2023, 7:00 PM**

**IN-PERSON ATTENDANCE: TOWN HALL ANNEX, 57 MAIN STREET, ELLINGTON, CT**

**REMOTE ATTENDANCE: VIA ZOOM MEETING, INSTRUCTIONS PROVIDED BELOW**

#### **I. CALL TO ORDER:**

#### **II. PUBLIC COMMENTS** (on non-agenda items):

#### **III. ACTIVE BUSINESS:**

1. Report: Tax Incentive/Abatement Programs.
  - a. Discuss CGS §12-81m – Municipal Option to Abate up to 50% of Property Tax for Farming Operations.
2. Report: Tolland County Chamber of Commerce – 2023 Business Awards Nomination.
3. Agricultural Initiatives.
  - a. Plan of Conservation and Development, Chapter Six - Economic Development, Agriculture as an Economic Sector and Considerations/Strategies.
  - b. Ellington Farm Day 2023.
4. Review Economic Development Sections from the 2023 Sustainable Connecticut Certification Action Overview Worksheet.
  - a. Section 2.4 Provide Resources and Supports to Local Businesses.
5. Connecticut Economic Development Association Best Practices – Customer Service Satisfaction Survey.
6. Report: Current Economic Activity.

#### **IV. ADMINISTRATIVE BUSINESS:**

1. Fiscal Year 2023-2024 Budget & Expenditures Update.
2. Approval of the July 12, 2023, Regular Meeting Minutes.
3. Correspondence/Discussion:
  - a. Notice of Petition for Declaratory Ruling for a 5MW battery energy storage system, KCE CT 5, LLC, Village Hill Road, Willington/Stafford, CT.
  - b. Notice of Petition for Declaratory Ruling for a 3MW solar photovoltaic facility, USS Somers Solar, LLC, 19.2 acres, 360 Somers Road, Industrial (I) Zone.

#### **V. ADJOURNMENT:**

*Next regular meeting is scheduled for October 11, 2023.*

---

Instructions to attend remotely via Zoom Meeting listed below. The agenda is posted on the Town of Ellington webpage ([www.ellington-ct.gov](http://www.ellington-ct.gov)) under Agenda & Minutes, Economic Development Commission.

**Join Zoom Meeting via link:**

**Link:** <https://us06web.zoom.us/j/83785967292>

**Meeting ID:** 837 8596 7292

**Passcode:** 255726

**Join Zoom Meeting by phone:**

**1-646-558-8656 US (New York)**

**Meeting ID:** 837 8596 7292

**Passcode:** 255726

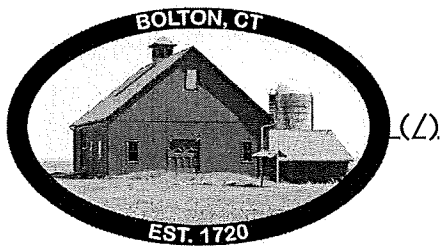
COMMISSIONERS: TO ASSIST IN ESTABLISHING QUORUMS REQUIRED TO CONDUCT MEETINGS, PLEASE CONTACT THE PLANNING DEPARTMENT IF YOU ARE UNABLE TO ATTEND A SCHEDULED MEETING.

2022 FARM BUILDING EXEMPTIONS

TAXPAYER	ST_NO	PROP_LOC_ST_NAME	MAP_BLOCK_LOT	TOTAL_EX	TOTAL_BLD
ABORN DIANNE	48	UPPER BUTCHER RD	020 120 0000	28,470	5
ABORN LAND LLC	18	MEADOW BROOK RD	091 001 0000	127,310	6
BURKE WILLIAM F + CHRISTA L	95	WAPPING WOOD RD	001 002 0000	10,490	3
CHARTER PETER J + Verna		SOMERS RD	190 009 0008	7,520	1
CHARTER PETER J + Verna A		SOMERS RD	190 009 0000	18,700	6
CHARTER PETER J + Verna A	516	SOMERS RD	190 009 0003	30,670	3
COHEN HARRIS 1/4 + HARRIS +LOUISE 6/16+	81	FROG HOLLOW RD	061 002 0000	81,550	6
COHEN HARRIS 1/4+ HARRIS +LOUISE 6/16+	107	FROG HOLLOW RD	060 006 0000	16,270	3
COHEN SANFORD	151	ABBOTT RD	052 001 0000	42,200	4
COHEN SANFORD		FROG HOLLOW RD	061 003 0001	45,700	2
COHEN SANFORD + HARRIS	112	WEST RD	037 001 0000	114,210	13
COHEN SANFORD CARL	61	FROG HOLLOW RD	061 001 0000	70,180	4
CONNORS DANIEL J	295	SOMERS RD	083 011 0000	19,050	1
DECARLI RICHARD J	189	SADDS MILL RD	100 008 0002	121,720	7
DERHAM JOHN+ BISSELL SALLY+ LAWRENCE TRS	300	SADDS MILL RD	136 001 0000	29,590	4
FARM HOLDINGS LLC	71	WEST RD	019 008 0000	20,800	1
GALE ANDREW J + GREGORY J	90	SADDS MILL RD	079 002 0000	128,380	12
GARDNERS NURSERIES INC	132	FROG HOLLOW RD	050 001 0000	13,310	1
GARDNERS NURSERIES INC	137	FROG HOLLOW RD	059 001 0000	120,870	4
HATHEWAY CHARLES + HONORIA		HATHEWAY RD	080 013 0000	13,440	1
HOFFMAN DANIEL + TANYA	111	HOFFMAN RD	141 077 0000	27,450	7
HOFFMAN JOHN L + ERIN M	60	LOWER BUTCHER RD	018 013 0000	33,280	5
J FOSTER FARM LLC	161	PINNEY ST	044 014 0000	65,950	3
J FOSTER FARM LLC	182	PINNEY ST	044 001 0001	34,380	1
L + M HOFFMAN PROPERTIES LLC	450	SOMERS RD	162 001 0000	8,860	1
MOSER ANGELA	31	FROG HOLLOW RD	062 011 0000	15,010	3
MOSER JAMES A	6	LOWER BUTCHER RD	018 019 0000	29,030	1
OAKRIDGE DAIRY LLC	11	JOBS HILL RD	072 002 0000	200,000	2
OAKRIDGE DAIRY LLC	76	JOBS HILL RD	081 002 0000	20,460	2
OAKRIDGE DAIRY LLC	33	JOBS HILL RD	081 003 0000	325,790	5
OAKRIDGE DAIRY LLC	115	MEADOW BROOK RD	090 013 0000	191,680	7
OAKRIDGE DAIRY LLC	80	MEADOW BROOK RD	090 017 0000	190,510	3
OAKRIDGE DAIRY LLC	8	HOFFMAN RD	103 014 0000	185,070	8
ONE EIGHTY SEVEN (187) ELLINGTON LLC	187	WINDSORVILLE RD	009 041 0000	69,240	1
PRICHARD JAMES		PINNEY ST	062 002 0001	11,430	1
PRICHARD JAMES M	62	MAIN ST	063 038 0000	13,570	10
PRICHARD JAMES M	7	COUNTRY FARM LN	063 046 0000	129,640	9
ROTHE EDWARD A JR 5/8 + GENE W 3/8	222	WINDSORVILLE RD	008 011 0000	118,690	13
SEVENTY-ONE ABBOTT ROAD LLC	78	ABBOTT RD	033 012 0000	122,960	4

SEVENTY-ONE ABBOTT ROAD LLC	71	ABBOTT RD	034 006 0000	318,600	13
SHORES KENYON + HOWDEN-SHORES KIMBERLY		SCHOOL HOUSE RD	146 007 0000	690	2
SHORES KENYON + HOWDEN-SHORES KIMBERLY J	13	SCHOOL HOUSE RD	147 008 0000	66,340	1
SPIELMAN EARL O + GAIL A	121	ELLINGTON AVE	038 004 0000	9,280	5
SPIELMAN LORI	175	ABBOTT RD	070 002 0001	56,700	3
SUNSET VALLEY FARMS LLC	55	KREYSSIG RD	156 004 0001	188,130	6
TWO SIXTY SEVEN (267) JOBS HILL RD LLC	267	JOBS HILL RD	159 022 0000	208,160	3
				<b>3,701,330</b>	<b>206</b>

An additional 3,445,110 exemption is applied for Oakridge Dairy. 1 year left of Tax Abatement



(860) 649-8066(tel:8606498066)

# **Tax Abatement for Dairy Farmers**

## **TAX ABATEMENT FOR DAIRY FARMERS**

**Adopted:** November 16, 1992, by the Board of Selectmen

**Published:** November 26, 1992

**Effective Date:** December 11, 1992

The purpose of this ordinance is to permit those dairy farmers who qualify hereunder to obtain an abatement of fifty percent (50%) of their tax liability annually and to provide for the recapture of the taxes so abated in the event that farming activity subsequently ceases.

This ordinance is authorized by Connecticut General Statutes 12-81m and 7-192 which empowers the municipality “to adopt, amend, and repeal ordinances...”

#### Section 1:      Application

Request for an abatement hereunder must be made by written application to the Assessor by the record owner of the property.

#### Section 2:      Time of Application

The application provided for hereunder must be submitted to the Assessor no later than November 1 of the year prior to the beginning of the next fiscal year. For taxes due July 1, 1993, applicants may submit their application for tax abatement within 30 days after the effective date of this ordinance.

#### Section 3:      Taxes to be Current

The Assessor shall grant the abatement only if taxes are current at the time of his review.

#### Section 4: Definitions

(A) A Dairy Farm is a farm which has as its primary purpose the production of milk from cattle. It includes those fields used to grow feed used in milk production.

(B) Termination of Dairy Farm Use: This means the termination of Dairy Farm status through the sale, termination of lease, or other cessation of Dairy Farm activity as herein defined.

(C) Abatement Date: Abatement Date means July 1 of the first fiscal year in which the property qualifies for the abatement hereunder.

#### Section 5: Assessed Components Qualifying for Abatement

For the purposes of this ordinance a Dairy Farm consists only of those portions of the property devoted to active dairy farming or necessarily related to active dairy farming.

This abatement shall apply only to that portion of the property utilized as tillable land (the production of feed used exclusively for milk producing animals); as permanent pasture (for such animals); as the principal residents and associated building lot; and such land and improvements that are exclusively used and dedicated to the normal operations of a Dairy Farm.

#### Section 6: Assessed Components Which Do Not Qualify for Abatement

To the extent that portions of the property contain assessed components which are not directly and exclusively used in dairy farming, such components will not be eligible for abatement under this ordinance.

#### Section 7: Consideration for Qualification

In determining whether an applicant meets the criteria of this ordinance, the Assessor shall consider the acreage of the farm; the dairy permit; the number and type of livestock; the quantity of milk sold; the gross income derived from milk production as compared to gross income from other activities; and/or the existence of a milk producing permit, dairy plant or milk dealer permit issued by the Connecticut Department of Agriculture. The abatement is available only to the owner or owners of the real property qualifying as a Dairy Farm hereunder.

#### Section 8: Abatement

The abatement shall be equal to fifty percent (50%) of the property taxes for the qualifying assessed components of the Dairy Farm. Any abatement will continue in force so long as permitted by State law or until such time as this ordinance is modified by the Board of Selectmen or until such time as the termination of the property's use as a Dairy Farm, whichever comes first.

#### Section 9: Notice of Abatement on Land Records

The Assessor shall (within 30 days after abatement is approved) issue a Notice of Abatement in triplicate. One copy will be kept by the Assessor's office for their file; one copy will be given to the Town Clerk's office for filing on the land records; and one copy will be given to the property owner. This certificate shall set forth the date of initial abatement as well as the recapture obligation.

#### Section 10: Notice of Termination of Dairy Farm Use

The property owner receiving the abatement shall notify the Assessor in writing within 30 days of the termination of the property's use as a Dairy Farm.

#### Section 11: Recapture of Abated Taxes

Upon the termination of the property's use as a Dairy Farm the property owner shall be liable to the Town for that portion of the taxes abated in the ten (10) years immediately preceding the termination of the Dairy Farm use. In no case shall the property owner be liable for recapture of abated taxes for more than a ten (10) year period. At the time of termination as a dairy farm, the Assessor will recapture the abated taxes for the ten (10) years immediately preceding termination of Dairy Farm use as follows:

##### Schedule of Recapture of Abatement Amounts

For the 10th year preceding termination; 10% recapture of abated taxes

For the 9th year preceding termination; 20% recapture of abated taxes

For the 8th year preceding termination; 30% recapture of abated taxes



For the 7th year preceding termination; 40% recapture of abated taxes

For the 6th year preceding termination; 50% recapture of abated taxes

For the 5th year preceding termination; 60% recapture of abated taxes

For the 4th year preceding termination; 70% recapture of abated taxes

For the 3rd year preceding termination; 80% recapture of abated taxes

For the 2nd year preceding termination; 90% recapture of abated taxes

For the 1st year preceding termination; 100% recapture of abated taxes

(Example: Assuming that a property owner whose property taxes were \$2000 per year applies and qualifies for abatement for the fiscal year beginning July 1, 1993. In 1993, owner's taxes would be abated by 50% for a total tax due of \$1000 per year. If the property owner continues the dairy farm use until 2008 and then sells the property after July 1, the taxes would be recaptured as follows: For the year 2008, 100% of the abatement would be recaptured (100% of \$1000 = \$1000); for the year 2007, 90% of the abatement would be recaptured (90% of \$1000 = \$900); for the year 2006, 80% of the abatement would be recaptured (80% of \$1000 = \$800); for the year 2005, 70% of the abatement would be recaptured (70% of \$1000 = \$700); for the year 2004, 60% of the abatement would be recaptured (60% of \$1000 = \$600); for the year 2003, 50% of the abatement would be recaptured (50% of \$1000 = \$500); for the year 2002, 40% of the abatement would be recaptured (40% of \$1000 = \$400); for the year 2001, 30% of the abatement would be recaptured (30% of \$1000 = \$300); for the year 2000, 20% of the abatement would be recaptured (20% of \$1000 = \$200); and for the year 1999, 10% of the abatement would be recaptured (10% of \$1000 = \$100). This would make a total recapture amount due to the Town of \$5,500 upon sale or termination of dairy farming.)

Payment of taxes abated and owed to the Town pursuant to Section 11 shall be due and payable by the record property owner/grantor to the Town at the time of recording of a deed of transfer. The revenue received by the Town hereunder shall become part of the general revenues of the Town. In the event of any unpaid balance of recapture of taxes abated at the time of termination of Dairy Farm use, the Tax Collector shall cause a certificate of lien to be filed on the land records in the office of the Town Clerk within 30 days of said termination of Dairy Farm use.

## **Section 13:      Refund of Recaptured Taxes**

Should the transferee of a Dairy Farm file an application required by Section 1 hereunder and qualify to substantially the same extent as a Dairy Farm as the transferor, that is, Dairy Farm components must comprise at least 90% of those found by the Assessor pursuant to Section 5. Then in that event the transferor will receive a refund of the tax abatement payment made at the time of recording of the transfer instrument. To qualify for such refund, the transferee must apply for the Dairy Farm status within 30 days after the transfer of the Dairy Farm, and upon subsequent approval of the Assessor in accordance with this ordinance transferor will receive a refund of the recaptured amount.

## **Town Gov. (/government)**

Departments (/departments)

Boards & Commissions (/boards-commissions)

Public Comment (/public-comment)

Elected Officials (/stateofficials)

Bids & RFPs (/government/bids-rfps)

**Town Charter and Ordinances (/ordinances-charter)**

Data & Reports (/reports)

Social Media (/social-media)

About (/about)

**Have an issue or concern?** Send your  
comments to the Town of Bolton

Start Here  
(/report-issue)

## **Blog & News**

[View all Blog Posts \(/blog\)](#)

## DAIRY FARM TAX ABATEMENT APPLICATION

1. Application for Dairy Farm Tax Abatement must be filed annually with the Tax Collector by May 1<sup>st</sup> in the year the abatement is requested.
2. A separate application is required for each parcel.
3. Approval or denial of this application is determined by vote of the Board of Selectman.
4. Application for abatement of *up to 50%* of the property taxes – provided such property is maintained as a Dairy Farm.
5. Failure to file is considered a waiver of the abatement on such October 1<sup>st</sup> assessment date.

Grand list – October 1, 20\_\_\_\_\_

☐

New

☐

Renewal

☐

Change

☐

Ownership

☐

Acreage

☐

Use

Name of Owner(s) \_\_\_\_\_

Dairy Farm Reg. # \_\_\_\_\_

Dairy Farm Location \_\_\_\_\_

UID'S \_\_\_\_\_

NAME OF APPLICANT (IF OTHER THAN OWNER) \_\_\_\_\_

Mailing Address \_\_\_\_\_

I respectfully request the **Hampton** Board of Selectmen approve this application for the maximum allowable abatement on the above property. I understand that in the event of the sale of this property the Town of Hampton will recapture the amount of taxes abated herein. Such recapture shall not exceed the amount of taxes abated and may not go back further than ten years. I do hereby declare under penalties of false statement that the statement and information provided herein are true according to the best of my knowledge and belief.

\_\_\_\_\_  
Signature of Owner

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of Tax Collector

\_\_\_\_\_  
Date

\_\_\_\_\_  
BOARD OF SELECTMAN

☐

APPROVE

% ABATEMENT ALLOWED \_\_\_\_\_

☐

DENIED – FOR THE FOLLOWING REASON(S)

\_\_\_\_\_  
SIGNATURE OF TAX COLLECTOR

\_\_\_\_\_  
DATE

## **VOLUNTOWN DAIRY FARM TAX ABATEMENT ORDINANCE**

### **1. Title.**

This ordinance shall be known and may be cited as the "Voluntown Dairy Farm Tax Abatement Ordinance."

### **2. Legislative authority.**

This ordinance was enacted pursuant to authority provided by Connecticut General Statutes section 12-81m.

### **3. Findings and purpose.**

**A.** The Town of Voluntown finds that dairy farming is vitally important to the Town's economy and its quality of life and wishes to encourage dairy farming in the Town.

**B.** Connecticut General Statutes section 12-81m authorizes towns to abate up to 50% of the property taxes on a dairy farm and to recapture abated taxes in certain circumstances in the event of a sale of the property on which the farm is conducted.

**C.** The Town of Voluntown by this ordinance establishes a mechanism by which such tax relief may be granted to dairy farms under the terms and conditions provided by the statute and this ordinance.

### **4. Application for property tax abatement.**

**A.** The Town may abate property taxes on a dairy farm, in accordance with the following procedures and requirements:

**i.** An application for an abatement must be made in writing to the Town's Tax Assessor by the record owner of the property and/or by a tenant that is a party to a signed, recorded lease of the property (a recorded notice of lease will be sufficient), which lease shall have a term extending at least three years after the date the application is received by the Assessor and shall require the tenant to pay all property taxes due on the property throughout the remaining term of the lease. A tenant that applies for a dairy farm abatement shall provide written notice of the application to the owner at the time it is filed with the Assessor.

**ii.** To be eligible for an abatement hereunder for the tax year beginning July 1, 2019, an application therefor deemed complete by the Assessor must be received by the Assessor no later than October 1, 2018. To be eligible for an abatement hereunder for any tax year after 2019, an application therefor deemed complete by the Assessor must be received by the Assessor no later than October 1 of the preceding year.

iii. An application must contain evidence sufficient to support a finding by the Assessor and by the Board of Selectmen that a dairy farm is being maintained and will continue to be maintained on the property, and that the property is and will continue to be maintained as a business. Such evidence shall include, at a minimum: the acreage of the entire property and of the portion(s) of the property being and/or that is going to be used for a dairy farm business; the number and types of livestock typically on the property and the uses to which they will be put; the quantities of milk sold and/or reasonably expected to be sold by the dairy farm business; the gross income of the property derived from dairy farming-related activities; the gross income derived by the property from non-dairy farming activities; evidence that the dairy farm has all federal, state and local permits/licenses required for it to conduct the dairy farming activities in which it is engaged and in which it proposes to engage; and such other evidence as either the Assessor or the Board of Selectmen reasonably deem necessary to determine whether and if so to what extent the property is eligible for a tax abatement hereunder.

## **5. Property tax abatement.**

A. When an application for a dairy farm property tax abatement is approved by the Tax Assessor and by the Board of Selectmen, the Board of Selectmen, within its sole discretion, shall determine the percentage of the abatement to be granted, up to a maximum of 50% of the property taxes for the property.

B. No later than 30 days after a farm dairy abatement is approved by the Assessor and the Board of Selectmen, the Assessor shall record on the Town's Land Records a certificate stating that: such abatement was granted and is in effect; the date(s) on which the abatement was granted and became effective; and the potential obligation to pay recapture funds, barring waiver, as set forth herein.

C. Such abatement shall automatically terminate upon the determination by the Board of Selectmen that the use of the property for a dairy farm business has ceased and/or that the property has been sold by the person/entity that owned it at the time the abatement was granted. The termination shall be as of the date the use ceased or the date of the sale of the property, whichever event was first.

D. As soon as practicable after the determination by the Board of Selectmen that an abatement hereunder is terminated pursuant to section 5(c), the Assessor shall record on the Town's Land Records a certificate stating that: such abatement has terminated and is no longer in effect; the date on which the termination became effective; and, if known at that time, the amount of recapture funds the property will be required to pay the Town under section 6.

E. The person/entity that owned the property at the time the abatement was granted must notify the Tax Assessor and Board of Selectmen in writing no later than thirty (30) calendar days after the sale of the property or the cessation of operations as

a dairy farm, and shall respond in writing to other reasonable inquiries by the Assessor and/or the Board of Selectmen as to the status of the property within such time as they may allow.

## **6. Recapture.**

**A.** Upon the sale of the property, and subject to the authority of the Board of Selectmen under this ordinance to waive any such payment, the property owner shall pay to the Town a percentage of the original amount of the taxes abated, as set forth on the following schedule:

### **Number of Years Sale Follows Abatement for Given Tax Year.... And the Percentage of the Original Amount of Taxes Abated Which Must Be Repaid**

More than 10 years...0%  
Between 9 and 10....10%  
Between 8 and 9....20%  
Between 7 and 8....30%  
Between 6 and 7....40%  
Between 5 and 6....50%  
Between 4 and 5....60%  
Between 3 and 4....70%  
Between 2 and 3....80%  
Between 1 and 2....90%  
Between 0 and ....100%

**B.** After the sale of the property, the Town, upon affirmative vote by the Board of Selectmen, may waive any of the amounts which would otherwise be owed pursuant to the foregoing recapture provisions but only if the Assessor grants an application by the property owner to designate the property as "farm land," "forest land," or "open space" pursuant to Connecticut General Statutes sections 12-107c, 12-107d, or 12-107e.

**C.** The taxes owed to the Town pursuant to the recapture provisions of this section shall be due and payable by the record property owner/grantor to the Voluntown Town Clerk at the time of recording of his/her deed or other instrument of conveyance of the property. The revenue received by the Town Clerk hereunder shall become part of the general revenue of the Town. No deed or other instrument of conveyance which is subject to the recapture of tax, as set forth herein, shall be recorded by the Town Clerk unless the funds due under the recapture provisions herein have been paid.

## **7. Right of appeal.**

Any person legally aggrieved by any action or inaction of the Tax Assessor under this ordinance may appeal therefrom to the Voluntown Board of Assessment Appeals and any person aggrieved by an action or inaction of the Board of Assessment Appeals

may appeal therefrom to the Connecticut superior court, in the manner provided by the Connecticut General Statutes.

**8. Effective date.**

This ordinance shall go into effect on the fifteenth calendar day after the date on which legal notice of its approval by the Town Meeting is published in a newspaper with a circulation in the Town of Voluntown.



# Business Awards Nomination 2023

Tolland County Chamber of Commerce

The Tolland County Chamber is accepting nominations for its annual member awards program! At our annual meeting on October 18, 2023 we will recognize chamber members for one or more of the following four categories: 1) **economic development** (business growth/job growth); 2) **corporate citizen** (civic contributions and involvement); 3) **beautification** (improvement to grounds and facilities); and 4) **best new business**. (Please note that the award program is for businesses only, and not individuals.)

If you would like to nominate a fellow chamber member or your own business, please complete and submit this form to the chamber office by Friday, September 1, 2023. The chamber's Economic Development Committee will review all the nominations and select the winners. We will announce the award winners at our annual meeting in October 2023.

Please choose 1 award below: \*

- ☐ Economic Development (business growth/job growth)
- ☐ Corporate Citizen (civic contributions and involvement)
- ☐ Beautification (improvement to grounds and facilities)
- ☐ Best New Business

Reason For Nomination \*



## 2. Nominee Information

### Nominee's Name

First Name

Last Name

### Nominee's Business Name \*

## 3. Your Information

### Your Name \*

First Name

Last Name

### Your E-mail Address

### Your Phone Number

Area Code

Phone Number

Send Nomination



Now create your own Jotform - It's free!

Create your own Jotform

## REVISED DRAFT TEXT AMENDMENT (7/6/2023) PURSUANT TO DISCUSSION ON June 14, 2023

Additions are **bolded and underlined**, Deletions are [~~bracketed and strikethrough~~], Otherwise text is as currently adopted.

### 7.14.3 Special Permit Uses:

The Commission may approve an application for special permit for the following **agricultural related uses and shall consider proximity to existing uses, traffic volumes, anticipated commercial traffic, suitability of land, hours of operation, and impact on future farming uses.**

- A. Agricultural enclosures, buildings, or structures including farm stores and seasonal farm stands when closer than 50 feet from any side or rear property line [~~as long as~~] **if** the setback of the underlying zone is met.
- B. Farm Store when a minimum of 3 contiguous acres under single ownership and/or leasehold in any zone and subject to the following standards:
  1. At least 20% of gross product sales shall be from farm products produced on the owner's farm or processed products made from raw materials that were produced on the owner's farm, and an additional 20% of gross product sales from Connecticut-Grown farm products or products made from raw materials produced from Connecticut-Grown farm products. Farm products produced on land owned by the owner of the farm store separate from the farm store land or processed products made from raw materials on other land owned by the owner of the farm store separate from the farm store land shall be counted towards meeting minimum gross product sales.
  2. Adequate off-street parking and safe ingress and egress is provided to ensure public safety. A reasonable parking area not to exceed three square feet for every one square foot of store area (where products are displayed for sale whether inside or outside of a structure), shall be provided. Permeable parking surfaces are recommended.
  3. Farm stores may be used to support farmers' market activities, promote agricultural ideals, and host agricultural related workshops.
  4. Farm stores may include kitchen facilities for the preparation and sale of food for consumption on or offsite, **tasting rooms and restaurants, farm to table dinners, bakeries, and banquet spaces** and shall be subject to approval from the Health Officer and in accordance with applicable federal, state and local codes.

C. Horse Boarding / Riding Arena if it finds that the proposal will conform to the following standards:

1. A minimum of 10 contiguous acres under single ownership and/or leasehold.
2. The use is conducted only by the resident of the premises as an accessory use.
3. The primary and any accessory structures shall not be less than two hundred (200) feet from any street line, side, and rear lot lines.

In considering such special use, the Commission shall weigh the agricultural and rural aspects of the area, as well as the residential or commercial character or potential of the area, and shall find that the granting of such land use shall result in an appropriate use of the land and will not have a detrimental effect on the value or enjoyment of existing residential or other uses in the area.

D. ~~[Farm Brewery, Cidery, Distillery and Winery]~~ **Agricultural Related Uses**

1. Permitted **agricultural related uses include banquet space, farm breweries, farm cideries, farm distilleries, farm wineries, farm-to-table dinners, tasting rooms**, tours, retail and wholesale sales of products grown or manufactured on the premises, sale of merchandise related to the products grown or manufactured on the premises or sale of merchandise unrelated to the products grown or manufactured on the premises when unrelated merchandise is no more than 40% of all merchandise for sale.
2. Minimum Lot Size: 10 contiguous acres under single ownership and/or leasehold in any zone.
3. Setbacks Requirements: Buildings and structures shall be located a minimum of ~~400~~ **200** feet from all property lines. Areas used for outdoor activities like outdoor seating and tastings shall be located a minimum of ~~200-150~~ feet from all property lines. However, buildings, structures and outdoor activities may be located not less than 10' to a rear yard or a side yard when located adjacent to permanently protected farmland, open space, or forestland.
4. Parking ~~[and Access]~~ Requirements: A reasonable parking area a minimum of one and a half square feet per square foot of retail, tasting and area accessible to the public with the potential to increase to three square feet of parking area per square foot of area accessible to the public shall be provided as required by the commission. **No parking shall be permitted within 100 feet of an existing residence or residential zone boundary. A [P]ermeable parking surface is recommended. There shall be no on-street parking.**
5. **Access Requirements: Access shall be from a public road and have adequate line of sight for in/egress based on Connecticut Department of Transportation standards.**

~~5-6.~~ Refuse areas shall be properly screened from public view and shall be located adjacent to buildings and at least ~~400~~ **150** feet from adjacent properties.

~~6-7.~~ Buffer Standards: A **10 foot wide** vegetated buffer, **6 foot high privacy** fencing **shall**, or combination thereof may be required **provided along side and rear yards** to reduce disturbance to adjacent residential zones and residences. **When plantings are required they shall comply with Section 6.1.C – Buffer Requirements.**

~~7-8.~~ Lighting: Exterior lighting shall be fully shielded, downward directed, and shall not create glare or emit light beyond the property boundary it serves. Exterior lighting, other than the minimum extent required for safety, shall be extinguished beyond the permitted hours of operation.

~~8-9.~~ Sign [standards] shall [be in compliance] **comply** with Section 6.3 Signs.

~~9-10.~~ Hours of operation may be permitted on [Sunday, 11am to 8pm; Wednesday noon to 8pm; Thursday – Saturday 11am to 9pm.] **Sunday 10am to 8pm, Monday – Wednesday 9am to 9pm, Thursday – Saturday 9am to 10pm, except outdoor music-entertainment may be permitted].**

~~10-11.~~ Food trucks may be permitted, subject to obtaining all required health department approvals, but shall be subordinate to the [farm brewery, cidery, distillery or winery] **agricultural related use**. Establishments may allow visitors to bring prepared food.

~~11-12.~~ Outdoor entertainment may be permitted by the commission but shall be subordinate to the **agricultural related use** [farm brewery, cidery, distillery or winery] and shall not be amplified.

~~12-13.~~ Deliveries and pick-up shall not occur between 10pm and 6am, when adjacent to a residence or residential zone.

**~~13. Temporary structures may be permitted from March 28<sup>th</sup> through December 1<sup>st</sup> annually.~~**

## ARTICLE 3 RESIDENTIAL ZONES

### Section 3.1 Permitted Uses

The following table establishes those uses allowed in the residential zoning districts.

P	Permitted Use	SP	Use Allowed by Special		
3.1.1 AGRICULTURAL USES (See Section 7.14)			Rural Agricultural / Residential	Residential	Lake Residential
1.	<del>[Related &amp; Agricultural Uses]</del> <b><u>Agricultural Related Uses</u></b>		SP	SP	SP



## ARTICLE 4 COMMERCIAL & INDUSTRIAL ZONES

### Section 4.1 Permitted Uses and Uses Requiring Special Permit

The following uses are permitted in Commercial and Industrial Zones:

Table 4.1 Permitted Uses and Uses Requiring Special Permit				
P = Permitted Use, Site Plan Approval    SP = Special Permit    Blank= Not Permitted				
Uses	C	PC	I	IP
<del>[Agriculture]</del> <b>Agricultural</b> Related <del>[&amp; Non-Related]</del> Uses	SP	SP	SP	SP

## ARTICLE 10 DEFINITIONS & INTERPRETATION

### Section 10.2 DEFINITIONS

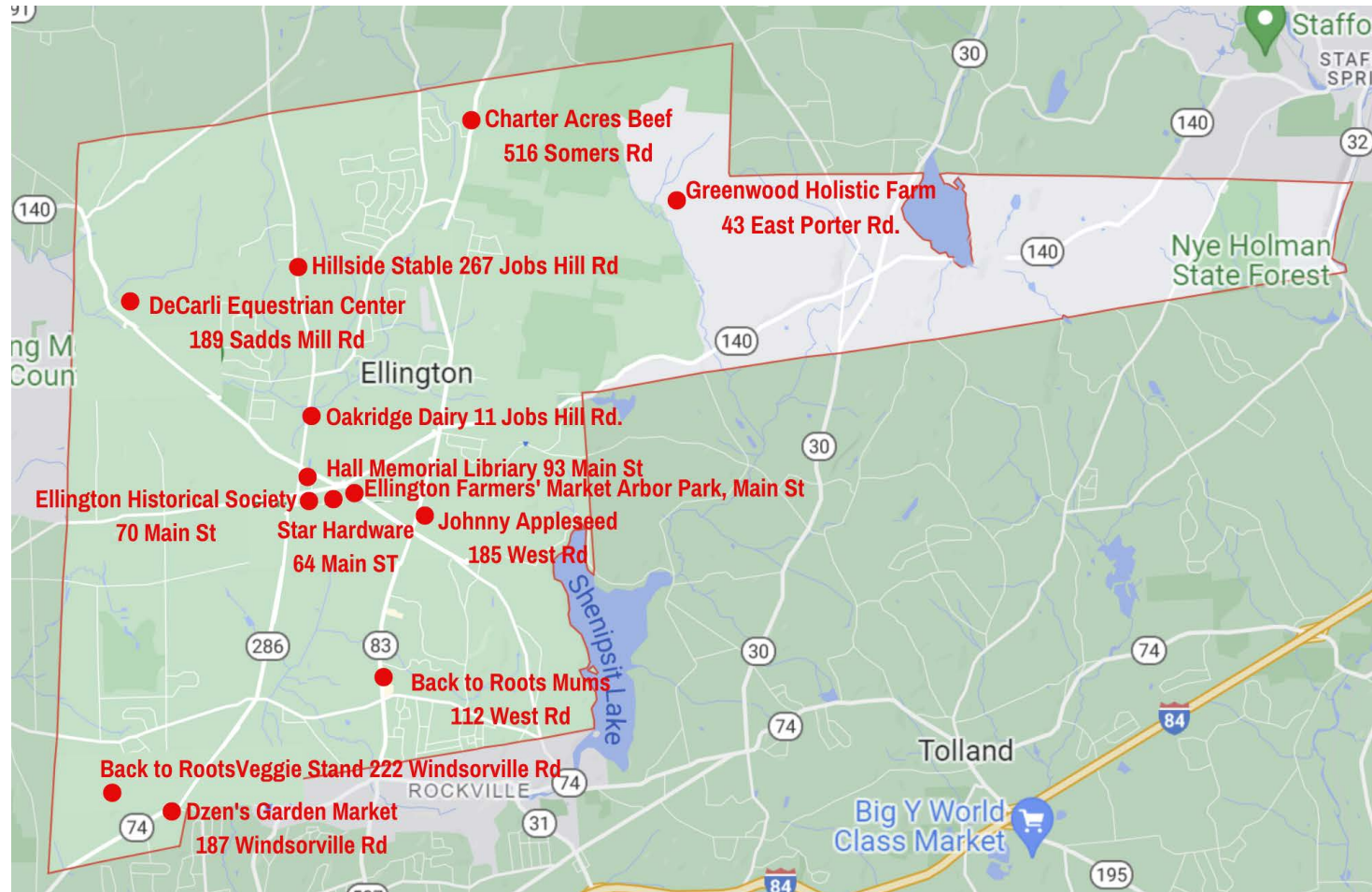
**Agriculture.** The use of land for agricultural purposes, including farming, the growing of crops, raising of livestock, and the storing, processing and sale of agricultural and horticultural products and commodities, including those defined in Connecticut General Statute Section 1-1q, as incidental to agricultural operations.

**Agricultural Buildings and Structures.** Buildings, structures and portions thereof, used in connection with agriculture, including shelter for livestock and storage for farm machinery, equipment and supplies; excludes farm stores and seasonal farm stands.

**Agriculturally Related Uses.** Events ~~[of limited duration]~~ on a farm that are incidental to agriculture~~[at uses]~~, including **farm stores, tasting rooms, farm-to-table dinners, bakeries, banquet spaces,** events such as corn mazes, pick-your-own, **farm tours,** harvest festivals, educational demonstrations, hayrides, petting zoos, **farm breweries, farm cideries, farm distilleries, farm wineries,** or other **agricultural** uses **approved by the commission.**

**Farm-to-table din**ners serve Ellington-grown or Connecticut-grown food at restaurants, school cafeterias, and agricultural-related uses through direct sales, a community-supported agriculture arrangement, a farmer's market, or local distributor where the origin of the food is identifiable to consumers.

# Participants



Back to Roots Mum Farm - 112 West Rd  
Back to Roots Veggie Stand - 222 Windsorville Rd  
Charter Acres Beef - 516 Somers Rd  
DeCarli Equestrian Center - 189 Sadds Mill Rd  
Dzen Garden Market - 187 Windsorville Rd  
Ellington Farmers Market - Arbor Park, Main St (9am-noon)  
Ellington Historical Society - 70 Main St  
Greenwood Holistic Farm - 43 East Porter Rd  
Hall Memorial Library - 93 Main St  
Hillside Stable - 267 Jobs Hill Rd  
Johnny Appleseed Farm Fruit Store - 185 West Rd  
Oakridge Dairy & The Modern Milkman - 11 Jobs Hill Rd  
Star Hardware - 64 Main St

**ELLINGTON FARM DAY**  
**SEPTEMBER 23, 2023**  
**10AM - 3PM**



Sponsored by the Ellington Planning Department  
&  
Ellington Economic Development Commission



The 2nd annual Ellington Farm Day is Saturday, September 23, 2023, from 10AM to 3PM. Help celebrate farming in Ellington and learn what Ellington farms have to offer. Start the day off with a visit to the Ellington Farmers' Market at Arbor Park on Main Street (9AM-Noon), then stroll to the Nellie McKnight Museum at 70 Main Street to see the Farm Exhibit and walk to Hall Memorial Library at 93 Main Street to see live chicks hatching and create chicken-related crafts. Cruise around town and tour participating farms like Oakridge Dairy (The Modern Milkman) at 11 Jobs Hill Road to see how a modern-day dairy farm operates, visit Hillside Stable at 267 Jobs Hill Road for a pony ride and learn about riding lessons and boarding opportunities, stop at the farm stand and tour the riding arena at DeCarli Equestrian Center at 189 Sadds Mill Road, and see chickens, pigs, and goats at Greenwood Holistic Farm at 43 East Porter Road. Visit the farm store at Johnny Appleseed's Farm Fruit Stand at 185 West Road and shop farm products at Dzen Garden Market at 187 Windsorville Road and enjoy their 2 for 1 ice cream cone (please bring a copy of this flyer with you). Buy farm-fresh veggies at Back to Roots Vegetable Stand at 222 Windsorville Road, purchase Ellington beef at Charter Acres at 516 West Road, buy fresh eggs and beef at Star Hardware at 64 Main Street, and visit Back to Roots Mum Patch at 112 West Road.

In the event additional farms sign-up after the printing and circulation of this flyer, a final list of participating farms will be posted on the Town of Ellington's website under Things to Do. On the day of the event, September 23, 2023, participating farms will display an Ellington Farm Day yard sign like the one pictured on the front of this flyer. Thank you for helping to celebrate farming in Ellington.





**2022 FARM BUILDING EXEMPTIONS**

TAXPAYER	ST_NO	PROP_LOC_ST_NAME	MAP_BLOCK_LOT	TOTAL_EX	TOTAL_BLD
ABORN DIANNE	48	UPPER BUTCHER RD	020 120 0000	28,470	5
ABORN LAND LLC	18	MEADOW BROOK RD	091 001 0000	127,310	6
BURKE WILLIAM F + CHRISTA L	95	WAPPING WOOD RD	001 002 0000	10,490	3
CHARTER PETER J + VERNA		SOMERS RD	190 009 0008	7,520	1
CHARTER PETER J + VERNA A		SOMERS RD	190 009 0000	18,700	6
CHARTER PETER J + VERNA A	516	SOMERS RD	190 009 0003	30,670	3
COHEN HARRIS 1/4 + HARRIS +LOUISE 6/16+	81	FROG HOLLOW RD	061 002 0000	81,550	6
COHEN HARRIS 1/4+ HARRIS +LOUISE 6/16+	107	FROG HOLLOW RD	060 006 0000	16,270	3
COHEN SANFORD	151	ABBOTT RD	052 001 0000	42,200	4
COHEN SANFORD		FROG HOLLOW RD	061 003 0001	45,700	2
COHEN SANFORD + HARRIS	112	WEST RD	037 001 0000	114,210	13
COHEN SANFORD CARL	61	FROG HOLLOW RD	061 001 0000	70,180	4
CONNORS DANIEL J	295	SOMERS RD	083 011 0000	19,050	1
DECARLI RICHARD J	189	SADDS MILL RD	100 008 0002	121,720	7
DERHAM JOHN+ BISSELL SALLY+ LAWRENCE TRS	300	SADDS MILL RD	136 001 0000	29,590	4
FARM HOLDINGS LLC	71	WEST RD	019 008 0000	20,800	1
GALE ANDREW J + GREGORY J	90	SADDS MILL RD	079 002 0000	128,380	12
GARDNERS NURSERIES INC	132	FROG HOLLOW RD	050 001 0000	13,310	1
GARDNERS NURSERIES INC	137	FROG HOLLOW RD	059 001 0000	120,870	4
HATHEWAY CHARLES + HONORIA		HATHEWAY RD	080 013 0000	13,440	1
HOFFMAN DANIEL + TANYA	111	HOFFMAN RD	141 077 0000	27,450	7
HOFFMAN JOHN L + ERIN M	60	LOWER BUTCHER RD	018 013 0000	33,280	5
J FOSTER FARM LLC	161	PINNEY ST	044 014 0000	65,950	3
J FOSTER FARM LLC	182	PINNEY ST	044 001 0001	34,380	1
L + M HOFFMAN PROPERTIES LLC	450	SOMERS RD	162 001 0000	8,860	1
MOSER ANGELA	31	FROG HOLLOW RD	062 011 0000	15,010	3
MOSER JAMES A	6	LOWER BUTCHER RD	018 019 0000	29,030	1
OAKRIDGE DAIRY LLC	11	JOBS HILL RD	072 002 0000	200,000	2
OAKRIDGE DAIRY LLC	76	JOBS HILL RD	081 002 0000	20,460	2
OAKRIDGE DAIRY LLC	33	JOBS HILL RD	081 003 0000	325,790	5
OAKRIDGE DAIRY LLC	115	MEADOW BROOK RD	090 013 0000	191,680	7
OAKRIDGE DAIRY LLC	80	MEADOW BROOK RD	090 017 0000	190,510	3
OAKRIDGE DAIRY LLC	8	HOFFMAN RD	103 014 0000	185,070	8
ONE EIGHTY SEVEN (187) ELLINGTON LLC	187	WINDSORVILLE RD	009 041 0000	69,240	1
PRICHARD JAMES		PINNEY ST	062 002 0001	11,430	1
PRICHARD JAMES M	62	MAIN ST	063 038 0000	13,570	10
PRICHARD JAMES M	7	COUNTRY FARM LN	063 046 0000	129,640	9
ROTHE EDWARD A JR 5/8 + GENE W 3/8	222	WINDSORVILLE RD	008 011 0000	118,690	13
SEVENTY-ONE ABBOTT ROAD LLC	78	ABBOTT RD	033 012 0000	122,960	4

SEVENTY-ONE ABBOTT ROAD LLC	71	ABBOTT RD	034 006 0000	318,600	13
SHORES KENYON + HOWDEN-SHORES KIMBERLY		SCHOOL HOUSE RD	146 007 0000	690	2
SHORES KENYON + HOWDEN-SHORES KIMBERLY J	13	SCHOOL HOUSE RD	147 008 0000	66,340	1
SPIELMAN EARL O + GAIL A	121	ELLINGTON AVE	038 004 0000	9,280	5
SPIELMAN LORI	175	ABBOTT RD	070 002 0001	56,700	3
SUNSET VALLEY FARMS LLC	55	KREYSSIG RD	156 004 0001	188,130	6
TWO SIXTY SEVEN (267) JOBS HILL RD LLC	267	JOBS HILL RD	159 022 0000	208,160	3
				<b>3,701,330</b>	<b>206</b>

An additional 3,445,110 exemption is applied for Oakridge Dairy. 1 year left of Tax Abatement

# Town of Ellington

## General Ledger - On Demand Report

Fiscal Year: 2023-2024

From Date: 7/1/2023

To Date: 8/31/2023

Account Mask: ?????00220???????

Account Type: All

☒ Print accounts with zero balance

☐ Include Inactive Accounts

☐ Filter Encumbrance Detail by Date Range

☐ Print Detail

☐ Include PreEncumbrance

Account Number / Description	Budget	Range To Date	YTD	Balance	Encumbrance	% Remaining Bud
1000.02.00220.10.50103	\$1,600.00	\$0.00	\$0.00	\$1,600.00	\$0.00	\$1,600.00 100.00%
Part Time--Econ Devet Commission--						
1000.02.00220.20.60221	\$1,000.00	\$0.00	\$0.00	\$1,000.00	\$0.00	\$1,000.00 100.00%
Advertising Printing--Econ Devet Commission--						
1000.02.00220.20.60222	\$750.00	\$0.00	\$0.00	\$750.00	\$0.00	\$750.00 100.00%
Dues & Subscriptions--Econ Devet Commission--						
1000.02.00220.20.60223	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00 0.00%
Travel--Econ Devet Commission--						
1000.02.00220.20.60232	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00 0.00%
Postage--Econ Devet Commission--						
1000.02.00220.20.60233	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00 0.00%
Education--Econ Devet Commission--						
1000.02.00220.20.60234	\$100.00	\$0.00	\$0.00	\$100.00	\$0.00	\$100.00 100.00%
Professional Development--Econ Devet Commission--						
1000.02.00220.20.60250	\$1,500.00	\$0.00	\$0.00	\$1,500.00	\$0.00	\$1,500.00 100.00%
Contracted Services--Econ Devet Commission--						
1000.02.00220.30.60341	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00 0.00%
Office Supplies--Econ Devet Commission--						
Fund: 1000	\$4,950.00	\$0.00	\$0.00	\$4,950.00	\$0.00	\$4,950.00

Town of Ellington

General Ledger - On Demand Report

Account Mask: ???00220??????

Fiscal Year: 2023-2024

From Date: 7/1/2023

To Date: 8/31/2023

Account Type: All

☐ Print Detail

☐ Include PreEncumbrance

☒ Print accounts with zero balance

☐ Include Inactive Accounts

☐ Filter Encumbrance Detail by Date Range

Budget Balance

Account Number / Description

Budget Range To Date

YTD

Balance

Encumbrance

% Remaining Bud

Grand Total:

\$4,950.00

\$0.00

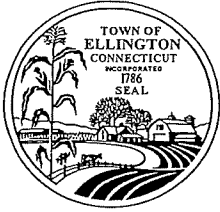
\$0.00

\$4,950.00

\$0.00

\$4,950.00

End of Report



# TOWN OF ELLINGTON

55 MAIN STREET – PO BOX 187  
ELLINGTON, CONNECTICUT 06029-0187

[www.ellington-ct.gov](http://www.ellington-ct.gov)

TEL. (860) 870-3120 TOWN PLANNER'S OFFICE FAX (860) 870-3122

## ECONOMIC DEVELOPMENT COMMISSION REGULAR MEETING MINUTES WEDNESDAY, JULY 12, 2023, 7:00 PM

**IN-PERSON ATTENDANCE: TOWN HALL ANNEX, 57 MAIN STREET, ELLINGTON, CT**  
**REMOTE ATTENDANCE: VIA ZOOM MEETING, INSTRUCTIONS PROVIDED BELOW**

**PRESENT:** In Person: Chairman Sean Kelly, Vice Chairman Donna Resutek, and Regular Member Jim Fay and David Hurley

**ABSENT:** Regular Member Chris Todd, Alternates Mike Swanson, Sam Chang, and Amos Smith

### STAFF

**PRESENT:** In Person: Lisa M. Houlihan, Town Planner and Nathaniel Trask, Recording Clerk

### OTHERS

**PRESENT:** In Person: Seth Bahler and Arlo Hoffman, Oakridge Dairy; John Rainaldi, Ellington Town Assessor (all left at 8:00 PM); Via Zoom: Joan Nichols, Executive Director of the Connecticut Farm Bureau Association (left at 7:30 PM)

**I. CALL TO ORDER:** Chairman Sean Kelly called the Economic Development Commission meeting to order at 7:00 PM.

**II. PUBLIC COMMENTS** (on non-agenda items): None

### III. ACTIVE BUSINESS:

1. Report: Tax Incentive/Abatement Programs.

a. Discuss CGS §12-81m – Municipal Option to Abate up to 50% of Property Tax for Farming Operations.

Seth Bahler, Oakridge Dairy, addressed the commission. When the dairy was built in 2016, the company was interested in an abatement while they were in construction. At the time, the abatement would have had to go through many steps to get it in place. The dairy was granted a seven-year abatement at the time for the new building. After the abatement, the property tax on that building alone was \$120,000. The company has been having conversations with Lisa Houlihan over the past couple of years to try to avoid another \$120,000 property tax bill when the seven-year abatement expires. Mr. Bahler indicated that his business, and others in town, would benefit from a program that abates property taxes on land and structures and appreciates the town's support and the help the town gives the company.

Seth Bahler said last year the company was getting paid \$26 per 100 pounds of milk. This year, they are getting paid \$18 per 100 pounds of milk, a 30% loss of income from last year due to supply and demand. Chairman Kelly asked how much of Oakridge Dairy's milk is sold out-of-state. Mr. Bahler said none and mentioned that 50% of Connecticut's milk consumption is produced in-state, and Oakridge Dairy produces about 20% of that amount. Seth said the milk market is now affected on a global scale as opposed to a regional scale. The company must meet the price requirements of their milk buyer to keep them from buying milk for a lower price from another producer. Commissioner David Hurley mentioned that there used to be a dairy pact for New England that helped to manage the price of milk, but that pact has since been abolished. David also mentioned that recent news reports indicate inflation is slowing, which is decreasing the price of food.

Seth Bahler indicated there is some legislation that some towns have adopted that is friendly to agriculture. The legislation Seth is referring to is a statute that allows municipalities the option to abate up to 50% of property tax for farming operations. This statute specifically allows a tax abatement of up to 50% on agricultural uses such as "dairy farm, fruit orchard, vegetable, nursery, nontraditional or tobacco farm or commercial lobstering business operated on maritime heritage land." The towns that have adopted this legislation are mostly agricultural towns. Mr. Bahler came to the commission to ask them to consider this legislation for the Town of Ellington. Chairman Kelly indicated the commission cannot make any decisions but can endorse the legislation for consideration. Seth said some towns have allowed this tax abatement for specific farming operations, such as just dairy farms or for only dairy farms and orchards, instead of all optional uses. Seth asked Joan Nichols, Executive Director of the Connecticut Farm Bureau Association, if North Canaan allowed all farming operations listed under the statute to be abated up to 50%. Joan said North Canaan did everything and is the town that adopted the abatement most recently, about six or seven years ago. Joan said this is the only optional tax reduction program that municipalities can offer that allows towns to choose which agricultural commodities and businesses they would like to provide the abatement to. The statute was originally established for dairy farms only but has been amended to include other agricultural businesses. Joan said the statute encompasses almost all agricultural businesses, apart from livestock operations that are not dairy based and suggested if the town were to adopt the statute to make it available to all farms that were applicable to Ellington to reduce divisiveness, but that would ultimately be up to the discretion of the town. Chairman Kelly said some farms in Ellington have livestock operations that are not based in dairy production, but Joan said the statute specifically prohibits eligibility for the abatement for any farm with livestock operations that are not dairy based. Joan does not know why the legislation excludes these types of farms but assumes it's because representatives for these types of operations were not vocal enough at the time. She said the Connecticut Farm Bureau Association is open to advocating for livestock and poultry operations to try to get the statute amended to include them. Commissioner Hurley asked how the statute would apply for farms that are diversified. Joan suggested contacting some towns involved in the program to speak with their Assessors to see how they administer this program.

John Rainaldi, Ellington Town Assessor, walked the commission through the report he prepared. John said he has already contacted Bolton, Woodstock, Suffield, Mansfield, Voluntown, and Hampton. Many of the towns John contacted adopted the program in 1992. Voluntown adopted it in 2018, and Suffield adopted it by resolution instead of by ordinance in 1992. John said the legislation is broad and only states that up to 50% of property taxes can be abated for qualifying agricultural businesses but does not specify any property tax, such as real estate, personal property, or truck fleets. Most of the towns that have adopted it have applied it to farmland only, not other land such as open space or forest. John included only farmland in the calculations were made according to what other towns have done.

Ellington currently has 5,635.84 acres across 249 properties already assessed under Public Act 490, which is a statewide program that the town is involved in. This act was adopted in 1963 and is currently the largest program for property tax reduction that the town offers farmers. This program grants \$807,000 out of the \$982,000 in tax relief to farmers in town right now. Currently, the town is receiving \$143,130 in taxes from the 249 properties under Public Act 490. Based on what the town has now, the abatement would allow \$71,565 in additional tax relief to farmers. The numbers that apply to Public Act 490 are subject to change since things like land use and the number of people that apply for tax relief can change. John said the Assessor's Office is prepared to enforce what the town wants to enact. Commissioner Hurley asked if Public Act 490 includes tree farms. Mr. Rainaldi said Public Act 490 includes any farm, forest, or open space property, but tree farms would not qualify if they were classified under forest.

Chairman Kelly said the commission can propose a minimum acreage requirement for this tax abatement program so that it is impactful. Ms. Houlihan said the commission could propose to limit it to dairy, fruit, and vegetable farms, but Chairman Kelly said that all the categories listed in the statute – besides lobstering – fit into the agritourism sector that the commission is trying to promote. Ms. Houlihan said zoning regulations don't allow agriculture as a primary use unless the business has at least three acres of land. Commissioner Hurley indicated ten acres might be an appropriate minimum requirement and asked what greenhouses might be classified as. David suggested providing an acreage exemption to greenhouses if they qualify for the program. When Commissioner Hurley asked, Ms. Houlihan said that growing marijuana would not qualify because it is not considered an agricultural crop, and Chairman Kelly added that the cultivation of marijuana is prohibited in Ellington.

Vice Chairman Resutek noted that for the towns of Woodstock and Mansfield, there is a period after which the ordinance renews. Chairman Kelly asked Joan Nichols if that is what is seen on these types of abatement programs, where the tax abatement is in place for a predetermined period before the business must reapply. Ms. Nichols said if the ordinances are written this way, then they allow the town to check in with the ongoing operations of each business they are providing a tax abatement for. Joan noted the language and stipulations of the ordinance are entirely up to the town and recommended staying away from an acreage requirement for the abatement since there are no acreage requirements in Public Act 490 and stick to an income requirement. Commissioner Fay asked if an income requirement can be put on a certain percentage being used in-state. Ms. Nichols said income is usually based on gross farm income and was unsure of what would be gained by requiring that. Commissioner Hurley added that tobacco is going to a worldwide market.

Arlo Hoffman, Oakridge Dairy, said making farmland viable and profitable keeps it out of development, which is positive to the town. Chairman Kelly added that open space is a net contributor to town services as opposed to subdevelopments, according to studies, and Arlo added that the cheapest way to maintain open space in town is to support farms. The commission also discussed that farmers who rent land would be eligible for the tax abatement, not the landowners who lease their land. Chairman Kelly noted that anything the town can do to preserve open space will benefit the town's agricultural sector and that is what the town wants.

Ms. Houlihan asked if there was anything they liked or didn't like from the examples of ordinances in the agenda material. Vice Chairman Resutek liked Mansfield's example. Chairman Kelly noted the tax abatements go up to 50%, so there is some flexibility if the town does not want to abate the maximum amount to a business, but Commissioner Hurley mentioned that could be troublesome since it could favor some businesses over others and individual hearings might have to be held for each consideration. Mr. Rainaldi wants a better

ordinance than what other towns have adopted. John indicated most towns have copied the statewide ordinance directly, which is already vague. He said there is no guidance as to what kind of property tax can be abated or building. Mr. Rainaldi said the more that can be specified in the ordinance, the better it is for enforcement and for certainty. Vice Chairman Resutek said specificity would allow new applicants to understand what they can get from the abatement better, and Commissioner Hurley said they can understand what they can count on. Chairman Kelly said he wanted to specify in the ordinance that buildings that are exclusively used for agriculture would be considered for abatements. The commission discussed farm stands as well, but with certain parameters regarding the number of products sold that are produced by the business directly or if it is attached to the farm.

Mr. Bahler asked if when the numbers are processed, is there a way to figure out who fits the criteria of an active farm. Mr. Rainaldi said we will have to figure out a way to do that.

Chairman Kelly told Mr. Bahler and Mr. Hoffman that they have the support of the commission and that they will work to put something together before their abatement expires.

Ms. Houlihan clarified for the commission that Mr. Bahler needs a new program that abates property taxes on land and structures. The town already has a program that allows abatements on buildings up to \$100,000, which can be one or multiple buildings. Vice Chairman Resutek said the town would not lose that but would be looking to continue it with this new program.

Vice Chairman Resutek would like to see a reassessment of the tax impact when something is written up. Commissioner Hurley said the biggest impact for the next ten years will be one farm.

The commission said they wanted to wait to hear from Mr. Rainaldi about the building's portion of the tax abatement. Ms. Houlihan asked if the commission wanted her to obtain other town ordinances as examples. Chairman Kelly said he would like to have as many as possible. Vice Chairman Resutek was interested in any ordinance that was just dairy.

## 2. Report: Tolland County Chamber of Commerce.

Ms. Houlihan said she has been sitting on the Chamber's Board of Directors and Executive Committee in addition to their Economic Development Commission. She said she just finished her second three-year term and has stepped down from the Board of Directors and Executive Committee. She said there are a lot of important things going on in the Planning Department, such as work regarding Sustainable Connecticut and the previous agenda item. She will remain a member of the Chamber's Economic Development Commission which puts on events that are relevant to the town's Economic Development Commission.

## 3. Agricultural Initiatives.

- a. Plan of Conservation and Development, Chapter Six - Economic Development, Agriculture as an Economic Sector and Considerations/Strategies.

This item was tabled until next month.

- b. Ellington Farm Day 2023.

Seven farms have expressed interest in the Ellington Farm Day 2023 on September 23. A new farm called Greenwood Holistic Farm, East Porter Road, is interested in the event.



4. Review Economic Development Sections from the 2023 Sustainable Connecticut Certification Action Overview Worksheet

a. Section 2.4 Provide Resources and Supports to Local Businesses.

Ms. Houlihan said the Board of Selectmen created the Ellington Sustainability Team of which Ms. Houlihan and Public Works Director Tom Modzelewski as co-chairs. They have brought on several other staff members already and established a monthly meeting to work on Sustainable Connecticut initiatives. Ms. Houlihan will need the commission's input on action items related to Sustainable Connecticut.

5. Connecticut Economic Development Association Best Practices

The next application period for Best Practices is in 2025, although Ms. Houlihan said it could be in 2024. She said she would like best practices to take a back seat to the work on the tax abatement program. Chairman Kelly said this can be left on the agenda but can also be skipped in the future.

6. Report: Current Economic Activity.

The Planning and Zoning Commission approved development on the lot to the north of McDonalds. The main feature of the building will be a Starbucks. Both McDonalds and Starbucks will share a driveway, and three other units will be available in the building. The commission also talked about development of the property next to Country Pure Foods.

**IV. ADMINISTRATIVE BUSINESS:**

1. Fiscal Year 2023-2024 Budget & Expenditures update.

Nothing new to report currently.

2. Approval of the June 14, 2023, regular meeting minutes.

**MOVED (HURLEY) SECONDED (FAY) AND PASSED UNANIMOUSLY TO APPROVE THE JUNE 14, 2023, MEETING MINUTES AS WRITTEN.**

3. Correspondence/Discussion:

a. Request from AdvanceCT for review of Town Profile and List of Key Employers.

**BY CONSENSUS, APPROVED THE LIST OF KEY EMPLOYERS FOR ADVANCECT ELLINGTON TOWN PROFILE.**

**V. ADJOURNMENT:**

**MOVED (HURLEY) SECONDED (RESUTEK) AND PASSED UNANIMOUSLY TO ADJOURN THE ECONOMIC DEVELOPMENT COMMISSION MEETING AT 8:24 PM.**

Respectfully submitted,

---

Nathaniel Trask, Recording Clerk



LEE D. HOFFMAN  
90 State House Square  
Hartford, CT 06103-3702  
p (860) 424-4315  
f (860) 424-4370  
lhoffman@pullcom.com  
www.pullcom.com

July 11, 2023

*Via Certified Mail/  
Return Receipt Requested*

Sean Kelly, Chairman  
Economic Development Commission  
Ellington Town Office Hall  
55 Main Street  
Ellington, CT 06029

RECEIVED

JUL 17 2023

TOWN OF ELLINGTON  
PLANNING DEPARTMENT

**Re: Battery Energy Storage Project, KCE CT 5, LLC, Village Hill Road,  
Willington / Stafford, Connecticut**

Dear Mr. Kelly:

Please be advised that this office represents KCE CT 5, LLC, a subsidiary of Key Capture Energy, who are developers of battery storage systems. This letter is being sent to inform you that KCE CT 5, LLC intends to develop a 5.0-megawatt ("MW") battery energy storage system to be located at Village Hill Road, Willington, Connecticut ("Property"), near the Willington / Stafford town line.

In connection with this proposed project, KCE CT 5, LLC will be filing a petition for declaratory ruling with the Connecticut Siting Council on or after July 14, 2023, seeking the Council's approval of the battery energy storage project at the Property.

Once filed, a full digital copy of the initial Petition will be provided to the Towns of Willington, Ellington and Stafford. A full hard copy will be provided to the Towns of Willington, Ellington and Stafford if so requested. In addition, an electronic copy of the petition will be available on the Siting Council's website at [www.ct.gov/csc](http://www.ct.gov/csc). Should you have any further questions or concerns regarding this matter, please contact me at 860-424-4315 or the Connecticut Siting Council.

Sincerely,

Lee D. Hoffman



LEE D. HOFFMAN  
90 State House Square  
Hartford, CT 06103-3702  
p (860) 424-4315  
f (860) 424-4370  
lhoffman@pullcom.com  
www.pullcom.com

August 8, 2023

*Via Certified Mail/  
Return Receipt Requested*

Sean Kelly, Chairman  
Economic Development Commission  
Ellington Town Office Hall  
55 Main Street  
Ellington, CT 06029

RECEIVED

AUG 10 2023

TOWN OF ELLINGTON  
PLANNING DEPARTMENT

**Re: Proposed 4MW Ground Mounted Solar Photovoltaic Facility to be Located  
at 360 Somers Rd, Ellington, CT**

Dear Chairman Kelly:

Please be advised that this office represents USS Somers Solar LLC, a wholly-owned subsidiary of US Solar ("US Solar"), who are developers of renewable energy facilities. This letter is being sent to inform you that US Solar intends to develop a 4-megawatt ("MW") alternating current ("AC") ground-mounted solar photovoltaic ("PV") system to be located at 360 Somers Road, Ellington, Connecticut ("Property").

In connection with this proposed project, US Solar will be filing a petition for declaratory ruling with the Connecticut Siting Council on or after August 16, 2023, seeking the Council's approval to develop its solar project at the Property.

Once filed, a full digital copy of the initial Petition will be provided to the Town of Ellington. A full hard copy will be provided to the Town of Ellington if so requested. In addition, an electronic copy of the petition will be available on the Siting Council's website at [www.ct.gov/csc](http://www.ct.gov/csc). Should you have any further questions or concerns regarding this matter, please contact me at 860-424-4315 or the Connecticut Siting Council.

Sincerely,

Lee D. Hoffman