



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

TEL. (860) 870-3120

TOWN PLANNER'S OFFICE

FAX (860) 870-3122

ECONOMIC DEVELOPMENT COMMISSION REGULAR MEETING AGENDA

WEDNESDAY, APRIL 10, 2024, 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. Tax Incentive/Abatement Programs –
 - a. Review of Tax Abatement Application from Oakridge Dairy, LLC, to convert a pole barn to a 14,000 square foot bottling facility and new machinery, equipment and motor vehicles at 80 Meadow Brook Road, APN 090-017-0000, in the Rural Agricultural Residential (RAR) Zone.
 - b. Discuss CGS §12-81m Municipal Option to Abate up to 50% of Property Tax for Farming Operations.
2. Report: Tolland County Chamber of Commerce
3. Agricultural Initiatives
 - a. Discuss Farmer Resources Informational Event held February 27, 2024, Town Hall Annex.
4. Review Economic Development Sections from the 2023 Sustainable Connecticut Certification Action Overview Worksheet.
 - a. Section 2.3 Inventory and Promote Local Products and Services.
 - b. Section 2.4 Provide Resources and Supports to Local Businesses.
5. CEDAS Best Practices – Customer Service Satisfaction Survey Results
6. Report: Current Economic Activity

IV. ADMINISTRATIVE BUSINESS:

1. Fiscal Year 2023-2024 Budget & Expenditures Update.
2. Approval of the January 10, 2024, Regular Meeting Minutes.
3. Correspondence/Discussion:
 - a. February 5, 2024, letter from the CT Siting Council for Petition 1589 for a 3MW solar facility at 360 Somers Road, vote to issue declaratory ruling failed.
 - b. January 28, 2024, Hartford Courant article for Oakridge Dairy “We want to be the farm of the future”.

V. ADJOURNMENT:

Next regular meeting is scheduled for May 8, 2024.

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

Join Zoom Meeting via link:

Link: <https://us06web.zoom.us/j/89353985928>

Meeting ID: 893 5398 5928

Passcode: 494617

Join Zoom Meeting by phone:

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

Meeting ID: 893 5398 5928

Passcode: 494617

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

TOWN OF ELLINGTON

ECONOMIC DEVELOPMENT TAX ABATEMENT POLICY

PURPOSE:

The Town of Ellington wants to attract new business opportunities while encouraging growth and investment in existing businesses that will increase long term tax revenue for the town. The Town has determined that farming is vitally important to the quality of life, environment, economy, and character of Ellington. This policy allows the Town to offer fixed real property tax assessments for qualified businesses and specific tax abatements for farms that agree to the terms offered by the Town.

OUTCOME:

The additional business growth will provide additional tax revenue, potential employment for town residents and opportunities for other town businesses to service the new companies. Expansion of existing town businesses will retain industry within the town proper.

The additional investment in farming will benefit quality of life, help protect the environment, diversify local taxes, and sustain farming operations in Town.

ELIGIBLE BUSINESSES:

As authorized pursuant to Connecticut General Statutes Section 12-65b (b), the Town will consider applying this policy to those specific businesses identified below:

Office; retail; manufacturing; warehouse, storage or distribution; information technology; recreation facilities; transportation facilities.

ELIGIBLE FARMS:

As authorized pursuant to Connecticut General Statutes Section 12-81m, the Town will consider applying this policy to those specific farms identified below:

Dairy farms; vegetable farms; nurseries; fruit orchards, including vineyards for the growing of grapes for wine.

GENERAL INFORMATION:

In the event of unusual or extraordinary circumstances, the Board of Selectmen (BOS) reserves the right to alter or waive any of the foregoing provisions. These guidelines may be changed, in whole or in part, or repealed in their entirety, at any time, without a public hearing, by action of the BOS. The abatement schedules contained herein will be used as a guideline; and the final abatement schedule applicable to any specific project must be approved by the BOS.

An applicant who is delinquent in any taxes that are otherwise due to the Town of Ellington, federal or state government or other municipality shall be ineligible for tax abatement.

Any agreement between the Town and a business regarding fixing the assessment will require an agreement by the business to remain solvent for a minimum of 10 years. The business will have three years to achieve the agreed to minimum full time employment level.

RECEIVED
MAR 13 2024

Any agreement between the Town and a farm regarding tax abatement will require an agreement by the farm to remain operational for a minimum of 10 years.

The fixed assessment or abatement will be based upon the capital expenditures to be spent at the time of the agreement; future expansion plans are not counted as part of this agreement.

The assessment or taxation of real property for the period prior to the fixed assessment period will be done in accordance with state and local laws and ordinances.

The length of time of an abatement agreement and the percentage of the abatement for any new eligible business is based on cost of improvements, excluding routine maintenance, only to real property as follows:

- a. Provided the costs of improvements to be constructed is \$3,000,000 or more, the increase in the assessment computed by the Assessor (in accordance with standard assessment practices) may be abated in accordance with the following for a period of no more than 7 years: 85% first and second years, 75% third year, 65% fourth year, 55% fifth year, and 45% sixth and seventh years.
- b. Provided the costs of improvements to be constructed is more than \$500,000 but less than \$3,000,000, the increase in the assessment computed by the Assessor (in accordance with standard assessment practices) may be abated in accordance with the following for a period of no more than 3 years: 75% first year, 50% second year, and 25% third year.
- c. Provided the costs of improvements to be constructed is more than \$25,000 but less than \$500,000, 50% of the increase in the assessment computed by the Assessor (in accordance with standard assessment practices) may be abated for a period of no more than 2 years.

The length of time of an abatement agreement for any existing eligible business shall also be based on cost of improvements, excluding routine maintenance, only to real property and shall be the same as those set forth above for new eligible businesses. However, the percentage of abatement for existing eligible businesses may be increased up to 5% more than the levels set forth above as applicable to new eligible businesses.

The length of time of an abatement agreement and the percentage of abatement for any new or existing eligible business proposing to construct over \$6,000,000 in improvements shall be determined on a case by case basis and approved by the BOS.

The length of time of the abatement for an eligible farm in Ellington is based on cost of improvements, excluding routine maintenance, only to real property as follows:

- a. No more than 50% of the increase in assessment computed by the Assessor (in accordance with standard assessment practices) may be abated, for a period of no more than 7 years, provided the cost of improvements is \$25,000 or more.

In the event the end user is a tenant, the tax benefit must be reflected in the lease.

RECEIVED

MAR 13 2024

DEFINITIONS:

Capital Expenditures: Cash investments to improve an asset that will have a life of more than one year.

Cost of Improvements: The actual cost of constructing such improvements.

Existing Eligible Business: An eligible business that currently has and has had facilities and operations in the Town of Ellington for a period of not less than one year as of the date of its application for tax abatement.

Improvements: Building or other structures which are permanently attached to the land.

New Eligible Business: An eligible business that is new to the Town of Ellington or has not had facilities and operations in Town for a period of at least one year prior to the date of its application for tax abatement.

Real Property: The physical parcel of land and all improvements permanently attached.

Tax Assessment Analysis: An analysis of the loss in tax revenue from granting abatement or fixed assessment on eligible cost of improvements according to the parameters listed in this policy, and including an assessment of real property for the period prior to the abatement or fixed assessment.

RECEIVED

MAR 13 2024

**TOWN OF ELLINGTON
PLANNING DEPARTMENT**

TOWN OF ELLINGTON ECONOMIC DEVELOPMENT TAX ABATEMENT APPLICATION PROCESS

The tax abatement application process begins by the applicant submitting a completed tax abatement application, a document stating that federal, state and local taxes are current; an itemized list of the proposed cost of improvements; copies of site development plans and building plans; disclosure of any public or supplemental funding to be used for associated improvements and a statement explaining how the proposal will provide business growth or sustain farming operations, tax revenue and potential employment for town residents to the Planning Department. Questions regarding the abatement application should be directed to the Planning Department at 860-870-3120.

The Planning Department will forward a copy of the application to the Assessor, Tax Collector and First Selectman for review. The Assessor will review the assessor parcel number(s) and the deed(s), and will provide a tax assessment analysis. The Tax Collector will confirm that taxes are current and the First Selectman will review that the application is within the program parameters.

Once all town reports have been received, the Planning Department will forward the application form, with town staff comments, to the Economic Development Commission (EDC) for the next regularly scheduled meeting. The applicant must attend the EDC meeting in order to present the application. An agenda will be sent to the applicant containing the date, time and location of the meeting. The EDC will vote on whether or not to forward the application to the Board of Selectmen (BOS). If the EDC chooses to forward the application to the BOS, the EDC will determine the terms of the abatement or fixed assessment and will state the reason(s) they support the request for tax abatement or fixed assessment in their report to the BOS; they may also add conditions of approval.

If the EDC forwards the application to the BOS, the Planning Department will request that the application be placed on the next BOS agenda. The applicant must attend the meeting in order to present the application. An agenda will be sent to the applicant containing the date, time, and location of the meeting. The EDC Chairman or his/her designee will also be in attendance to speak in favor of the application.

If approved by the BOS, the First Selectman will request that the Town Attorney draft a contract. A copy of the draft contract will be sent to the Assessor and the Planning Department for comment. Once the terms and conditions of the contract are agreed to the BOS will schedule a Town Meeting in order for the townspeople to vote to approve or deny the abatement or fixed assessment. The EDC Chairman or his/her designee will also be in attendance to speak in favor of the application.

Once approved at Town Meeting, the First Selectman will notify the Town Attorney and the Town Attorney will forward the contract to the Planning Department, which will send it to the applicant for execution. The contract must be executed and delivered to the Planning Department prior to the issuance of the Certificate of Occupancy (C.O.).

Upon issuance of the C.O., the applicant shall submit receipts to the Assessor's Department as to the actual cost of the site and building improvements in order to certify that the terms of the

contract have been met. The Assessor's Department may forward the receipts to the EDC if the amount expended is lower than the amount in the contract. The Assessor's Department will submit a final recommendation to the BOS to implement the tax abatement or fixed assessment. Once the BOS has approved the implementation of the abatement or fixed assessment, the First Selectman will forward a written directive to authorize the Assessor to apply the abatement or fixed assessment.

The original contract will be retained in the First Selectman's Office, with copies sent to the applicant, Assessor, Tax Collector and Town Planner. A copy of all correspondence regarding the subject application shall be maintained in the Planning Department.

The reduced assessment or abatement will apply to the October 1st tax list immediately following the issuance of a C.O. for the new construction.

The EDC will perform an annual review in March to ensure all elements of the contract between the town and applicant remain in place. The EDC will notify the Assessor whether or not the applicant is in compliance with the contract.

If the applicant defaults on terms, conditions or warranties contained in the contract, and fails to cure such default within six (6) months after notification by the town, then the contract will terminate. The Town of Ellington may recapture up to 100% of all taxes that the Town would have received during the term of the contract in the event the fixed assessment had not been applied.

RECAPTURE CLAUSE FOR ELIGIBLE BUSINESSES AND FARMS:

If business operations or farming operations cease or a property that was granted abatement is sold prior to ten (10) years from the initial effective date of abatement, the applicant shall pay the Town a percentage of the original amount of taxes abated pursuant to the following schedule, unless a new applicant is recommended by the EDC to assume the remaining term of abatement and approved by the BOS. In no case shall the amount to be paid to the Town exceed the original amount of taxes abated.

Between 1 day and 365 days.....	100%
Between 1 year 1 day and 2 years	90%
Between 2 years 1 day and 3 years	80%
Between 3 years 1 day and 4 years	70%
Between 4 years 1 day and 5 years	60%
Between 5 years 1 day and 6 years	50%
Between 6 years 1 day and 7 years	40%
Between 7 years 1 day and 8 years	30%
Between 8 years 1 day and 9 years	20%
Between 9 years 1 day and 10 years	10%
More than 10 years	0%

Recapture taxes owed to the Town pursuant to this provision shall be due and payable by the applicant at the time of transfer, sale, or recording of his/her deed or other instrument of conveyance, or in the case of a cessation of operation, within sixty (60) days of the date on which said operations ceased. Such revenue received shall become part of the general revenue of the Town.

RECEIVED

MAR 13 2024

**TOWN OF ELLINGTON
PLANNING DEPARTMENT**

**TOWN OF ELLINGTON
REAL ESTATE TAX ASSESSMENT ABATEMENT
APPLICATION FORM**

APPLICANT'S INFORMATION:

BUSINESS/FARM NAME: Oakridge Dairy LLC

OWNER(S): Seth Bahler - Manager

MAILING ADDRESS: 76 Jobs Hill RD Ellington CT 06024

PHONE: (860) 466-9302 FAX: _____

EMAIL: Seth@oakridge dairy.com

PROPERTY DESCRIPTION:

PROPERTY ADDRESS: 80 Meadow Brook RD

ASSESSOR'S PARCEL NUMBER (APN): 090 017 0000

DEED: VOL. 0464 PG. 62 TOTAL AC. OF PARCEL: 34.43

PROPERTY IMPROVEMENT INFORMATION:

LAND ACQUISITION: YES / NO (CIRCLE ONE)

IF YES, TOTAL AC. ACQUIRED: _____

AMOUNT OF LAND IN ELLINGTON USED FOR FARMING, IN ACRES: 400+

AMOUNT OF LAND OUTSIDE OF ELLINGTON USED FOR FARMING, IN ACRES AND BY LOCATION: 1000+ East Windsor, Somers, Enfield

NEW CONSTRUCTION OR ADDITION: (CIRCLE ONE) Remodel

NEW CONSTRUCTION (SQ. FT.): _____

TOTAL BUILDING (SQ. FT.): 14,000 sq ft

INDUSTRY TYPE, FARM TYPE & BUSINESS/FARM USAGE STATEMENT:

Dairy farm - Building Bottling Distribution

RECEIVED

MAR 13 2024

TOWN OF ELLINGTON
PLANNING DEPARTMENT

ANTICIPATED WASTE OUTPUT (GPD): _____

COST OF LAND: \$ 214,600 owned

COST OF BUILDING OR ADDITION: \$ \$600,000

COST OF SITE IMPROVEMENTS: \$ \$350,000

FAIR MARKET VALUE OF EXISTING MACHINERY: _____

FAIR MARKET VALUE OF EXISTING EQUIPMENT: _____

FAIR MARKET VALUE OF EXISTING MOTOR VEHICLES: _____

COST OF NEW MACHINERY: \$ 50,000

COST OF NEW EQUIPMENT: \$ 1,500,000 Processing/Bottling/ cooler

COST OF NEW MOTOR VEHICLES: \$ 12 new trucks \$500k

NUMBER OF EXISTING EMPLOYEES: 15

NUMBER OF ANTICIPATED ADDITIONAL EMPLOYEES: 15

EXPECTED HIRE DATES OF ADDITIONAL EMPLOYEES: April -> Dec 2024

TYPE OF JOBS AND JOB TITLES OF ANTICIPATED ADDITIONAL EMPLOYEES: _____

VALUE OF PUBLIC AND/OR SUPPLEMENTAL FUNDING: _____

ANTICIPATED CONSTRUCTION SCHEDULE: Start Date May June 2024

If additional space is needed, please provide a separate attachment(s).

ATTACH A DOCUMENT THAT STATES YOU ARE CURRENT WITH FEDERAL, STATE AND LOCAL TAXES; PROVIDE COPIES OF SITE DEVELOPMENT PLANS AND BUILDING PLANS, AND A STATEMENT EXPLAINING HOW THE PROPOSAL WILL PROVIDE BUSINESS GROWTH, SUSTAIN FARMING, TAX REVENUE AND POTENTIAL EMPLOYMENT FOR TOWN RESIDENTS. IF A BUSINESS, INCLUDE A LIST OF ALL BUSINESS NAMES WITH PRINCIPALS AND TOWNS THAT YOU HAVE DONE BUSINESS IN FOR THE PAST 5 YEARS.

PLEASE ATTACH ANY ADDITIONAL INFORMATION THAT YOU FEEL WILL BE HELPFUL DURING THE TAX ABATEMENT REVIEW.

SIGNATURE: _____



DATE: _____

2/13/2024

RECEIVED

MAR 13 2024

TOWN OF ELLINGTON
PLANNING DEPARTMENT

APPLICATION REVIEW SHEET

ASSESSOR:

DATE REFERRED: _____

DATE REVIEWED: _____

COMMENTS:

SIGNATURE

TAX COLLECTOR:

DATE REFERRED: 3-13-24

DATE REVIEWED: 3-14-24

COMMENTS:

The applicant is in compliance with all taxes
and fees administered by the Tax office

SIGNATURE

FIRST SELECTMAN:

DATE REFERRED: 3.13.24

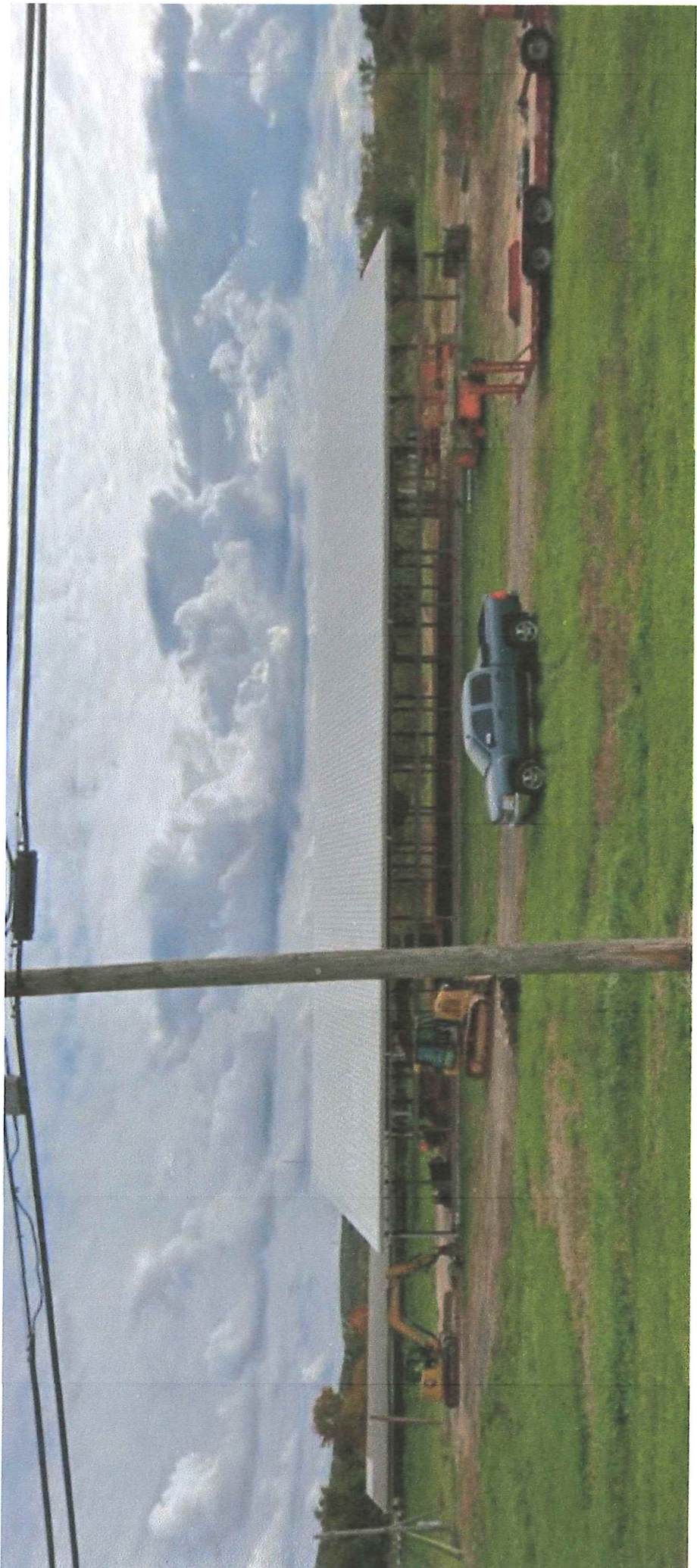
DATE REVIEWED: 4.4.24

COMMENTS:

I support the improvement.

SIGNATURE

Description	
Earthwork/Gravel/Asphalt	\$281,700.00
Electrical	\$217,500.00
Building	\$600,000.00
Mechanicals	\$550,000.00
Plant Equipment /Install	\$941,500.00
Total	\$2,590,700.00



Barbra Galovich

Subject: FW: Tax Abatement Policy -

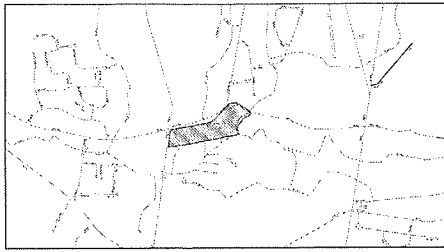
From: Seth Bahler <seth@oakridgedairy.com>
Sent: Wednesday, March 13, 2024 12:26 PM
To: Lisa Houlihan <LHoulihan@ELLINGTON-CT.GOV>
Subject: Re: Tax Abatement Policy -

In the face of challenging dairy market conditions, our glass bottle milk processing plant and distribution facility signify a crucial step towards sustainability and survival for our dairy farm. With the dairy industry facing unprecedented challenges, including fluctuating market prices and increasing operational costs, diversification is essential for our farm's viability. Transitioning to glass packaging not only demonstrates our commitment to environmental responsibility but also enables us to differentiate our products in a competitive market. By vertically integrating our supply chain and creating job opportunities within our community, we're not only sustaining our farming operations but also fostering economic resilience. Embracing innovation while honoring our heritage, we're charting a path towards a more prosperous future for our farm and our town, built on sustainability, resilience, and community strength.

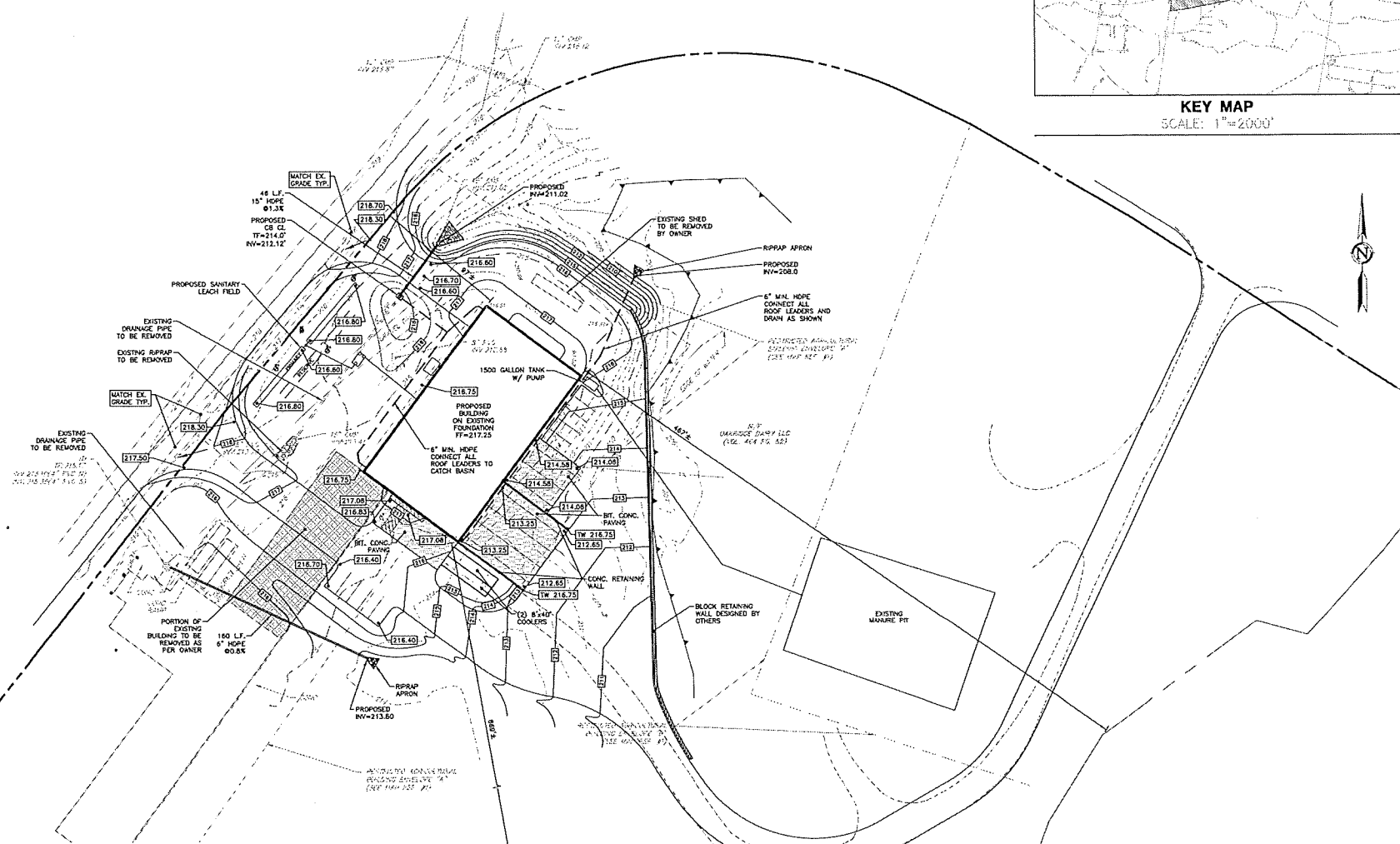
Seth Bahler

Oakridge Dairy LLC/The Modern Milkman
Cell phone: 860-466-9302

LEGEND	
EXISTING	DESCRIPTION
BORINGS	BORING / TEST PIT LOCATION
COMMUNICATION	BROADCAST CABLE LINES (CABLE, TELL, CTC)
	APPROX. UNDERGROUND COMMUNICATION LINES
CONTROL POINTS	BENCHMARK
DOMESTIC WATER	APPROX. WATER MAIN
	APPROX. WATER SERVICE
	WATER VALVE
	FIRE HYDRANT
LIGHTING	POLE MOUNTED LIGHT
NATURAL GAS	GAS VALVE
	APPROX. GAS MAIN
	APPROX. GAS SERVICE LINE
POWER	ELECTRICAL LINES, OVERHEAD
	APPROX. ELECTRICAL LINES, UNDERGROUND
	UTILITY POLE
	UTILITY POLE WITH LIGHT
	UTILITY POLE WITH TRANSFORMER
PROPERTY	PROPERTY LINE
	EASEMENT LINE
	IRON PIPE
	IRON ROD
	MONUMENT
ROADS	GUARD RAIL
	SIGN
SITE FEATURES	EDGE OF WATER
	BARBED WIRE FENCE
	CHAIN LINK FENCE
	RAIL FENCE
	STOCKADE FENCE
	WIRE FENCE
	STONE WALL
	TREE
	TREE LINE
SANITARY SEWER	APPROX. SANITARY SEWER MAIN
	APPROX. SANITARY SEWER SERVICE LINE
	SANITARY SEWER MANHOLE
	SEWER CLEAN OUT
STORM SEWER	APPROX. STORM DRAIN PIPE
	STORM DRAIN MANHOLE
	CURB INLET
	CATCH BASIN
TOPOGRAPHY	CONTOUR
	SPOT ELEVATION
WETLANDS	WETLANDS LINE



KEY MAP
SCALE: 1"=2000'



ZONING TABLE			
ZONE: RURAL AGRICULTURAL RESIDENTIAL (RAR)			
ITEM	REQUIRED/ALLOWED	EXISTING	PROPOSED
LOT AREA	40,000 SF	(34.43± AC)	(34.43± AC)
LOT FRONTAGE	100'	1,350'±	1,350'±
FRONT YARD	35'	97'±	97'±
SIDE YARD	10'	457'±	457'±
REAR YARD	25' (1)	699'±	699'±
PARKING	10 SPACES	-	11 SPACES

NOTES:
1. AS PER TOWN OF ELLINGTON ZONING REGULATIONS TABLE 3.2.3:
ACCESSORY BUILDING 10' REAR YARD SETBACK

PARKING REQUIREMENTS*				
USE	FORMULA	PROPOSED AREA	PROPOSED EMPLOYEES	REQUIRED
MANUFACTURING	1 PER EMPLOYEE	6,254 SF	10	10
			TOTAL	10

PARKING PROVIDED	
LOCATION	QUANTITY
AUTO PARKING	10
HC PARKING	1
TOTAL	11



REFERENCES:
1. THIS PLAN IS PREPARED FROM A SURVEY PROVIDED BY ROB HILLSTROM LAND SURVEYING LLC, HERRON, CT DATED FEBRUARY 23, 2022 REVISED MARCH 23, 2022.

design professionals
CITY & COUNTY LANDMARK ARCHITECTURE

PREPARED FOR:
OAKRIDGE DAIRY LLC
C/O SETH BAUER
80 MEADOWBROOK ROAD
ELLINGTON, CONNECTICUT 06029

DATE: 02/22/2022
SCALE: AS SHOWN

SITE PLAN

SHEET
C-SP1
SHEET 1 OF 2

Project: 2022-001, 80 Meadowbrook Road, Ellington, CT 06029
 Date: 02/22/2022
 Scale: AS SHOWN
 Author: R. Hill
 Checker: R. Hill
 Title: Professional Engineer

CODE INFORMATION:

MUNICIPALITY: TOLLAND CO., ELLINGTON CT
 COUNTY: 2002 CT STATE CODE (2001) REG. ESD (ALI LEV. F3), FIC, MA, FC,
 2001 ESD 11, REG 2017 & 2017 A1111, 2018 WITH 13

GENERAL PARAMETERS	REQUIREMENT	REFERENCE
CONSTRUCTION TYPE	U (4)	APP. C
MAX. F. FLOORS (NON-STRAKE)	2	TABLE 503
MAX. BUILDING AREA	UNLIMITED	APP. C
OTHER SPREADER FEELS	N/A	APP. C

ACTUAL DATA:

1 STORY / 13,115 SF.
 NO SPRINKLER & NO FIRE ALARM
 EGRESS COMPLIANT AS SHOWN
 PLUMBING FITNESSES COMPLIANT AS SHOWN
 NO FIRE-RATED CONSTRUCTION

SUBMITTALS & INSPECTIONS:

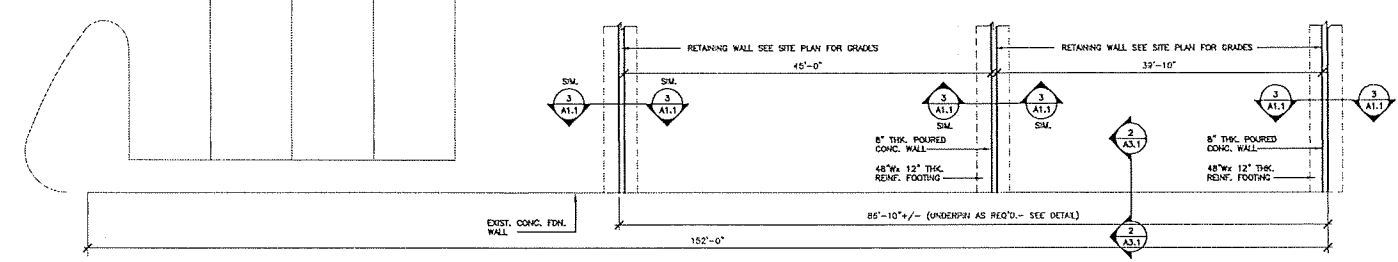
- CONTRACTOR TO PROVIDE CODE OFFICIAL W/ SHOP DRAWINGS AND PRODUCT INFO AS REQUESTED, W/ COPY TO ARCHITECT. SUBMIT ON REFERRED BASIS.
- CONTRACTOR TO PROVIDE TESTING W/ REPORTS AS LISTED BY CODE OR REQUESTED BY OFFICIAL. INCL. SPECIAL TESTING PER SECTION 1103. REFER TO PERMIT APPLICATIONS & CODE REVIEWS FOR DETAILS.
- CONTRACTOR TO ARRANGE INSPECTIONS FOR ALL CODES. INCL. ALL M-C-P SYSTEMS & CONSTRUCTION OF FOUNDATIONS, MASONRY, FRAMING, AND CEILING. FULL TESTING OF ALL DUCTS, SYSTEMS, ETC.

GENERAL STRUCTURAL NOTES:

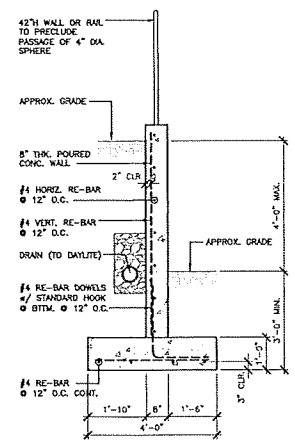
- FOUNDATIONS DESIGNED FOR ASSUMED 3000 PSI ALLOW. NET SOIL BEARING. CONTRACTOR TO VERIFY. OWNER TO PAY FOR SOIL TESTS AND FOR PERMISSION & INCREASED CONSTRUCTION COSTS IF SOIL BEARING IS LESS THAN ASSUMED. STOP WORK AT LEVEL NO LIFT BELOW FTO. W/O ARCH. APPROVAL.
- DESIGN LIVE LOADINGS AS FOLLOWS:
 - CLASS. 35 PSF PLUS DRIFT - SEISMIC USE GROUP: I
 - FLOOR, 150 PSF MIN. (1-202) - SITE CLASS: B
 - TYPE 1 ENCLOSURE B - SEISMIC RESIST. NO. FRAME
 - MEMBRANE STRUCTURE
- LOAD LIMITS TO FOLLOW:
 - WOOD FLOOR: TO PSF
 - W.T. OF FLOOR IS FACTORED INTO FRAMING DESIGN. ANY EXCESS LOADS OVER 300 LB. TO BE APPROVED BY ARCH. PRIOR TO INSTALL.
- PLACE FILL & INSULATE IN MAX. 8" LIFTS. COMPACT EX. LAYER UNDER SLABS & (STOPS) TO DRY DENSITY AND USE OF STANDARD PROCTOR TEST. DO NOT BUILD ON UNDERSTRENGTH SOIL.
- CONC. WORK TO MEET TO ALL PREVISIONS OF LATEST EDITIONS OF ACI 301 & 318. INCL. PROVIDING A HOT WATER PROVISION. THIS 1. CONCRETE PER ACI 318 MAX. 1 IN. STROKE PER ASTM C418. SLUMP 4 IN. +/- 1 IN. NO CALC. CHANGE. CONCRETE TO HAVE 28-DAY MIN. COMPRESSIVE STRENGTH OF 3000 PSI EXCEPT 4000 PSI AT EXPOSED EXT. WORK SURFACES, INTERIOR FLOORS & COLUMN HEADS.
 ALL EXTERIOR CONCRETE AT EXT. HORIZ. SURFACES IS 4'-1" MAX. CONC. TO BE MOST CURED OR PROTECTED W/ MEMBRANE.
- DESIGN CONC. REINF. & ACCESSORIES TO MEET ACI 318. PERM. TO MEET ASTM A618, GRADE 60, W/ COVERING PER ACI 318.1.6. USE REIN. PER ACI 318.1.6. MAX. 24" W/ INSULATED CORNER BARS. W.A.F. TO MEET ASTM A618, GRADE 60, LAPPED MAX. 8". FIBER REIN. TO BE FRESHEN 300 BY PREPARED. INSTALL PER MFG'S RECOMM.
- SLABS ON GRADE TO HAVE CONTROL JTS. SO AREA IS LESS THAN 250 SF. WITH RATIO OF LENGTH-WIDTH OF AREA LESS THAN 1.5. CONTROL JTS. SHALL BE 12" WIDE.
- CMU STRENGTH MIN. F_m = 1500 PSI. GROSS STRENGTH MIN. F_c = 2000 PSI PER ASTM C475. HORIZ. LAGGER REIN. TO MEET ASTM A618.
- COVER W/ BA. MEM. & THIS 402 RECCS. INCL. HOT & COLD WEATHER RECCS. COVER TOPS OF ALL MASONRY WALLS DAILY AGAINST WEATHER. PROVIDE LAGGER BEHIND 1/2" O.C. LAGGERS. HORIZ. TO 2" PAST FINISHES. GREAT BLOCK CELLS SOLED BELOW SLABS, BELOW BEAM & JUST & UNTIL BEARING, AT CHANGES IN THICKNESS, AND AT VERT. REIN. MAX. 5' LIFTS.
- PROVIDE P.C. OR GALLY. STL. LIMITS AT ALL MASONRY FINISHES. LOOSE UNITS TO HAVE 1" BEARING PER 10" OF FINISH WITH 1/4" WALL THICKNESS. UNITS TO BE SORTED AS FOLLOWS PER 4" OF WALL THICKNESS, U.S.A.:
 UP TO 4" - 13 1/2% 1/2" x 11 1/2" OR 4 1/2" x 13 1/2" W/ 20 TOP & 14 BOT.
 4" TO 8" - 13 1/2% 1/2" x 11 1/2" OR 4 1/2" x 13 1/2" W/ 20 TOP & 14 BOT.
 8" TO 10" - 13 1/2% 1/2" x 11 1/2" OR 4 1/2" x 13 1/2" W/ 20 TOP & 14 BOT.
 TRUSSES: SEE TRUSS NOTES
- ALL STEEL WORK TO COMPLY W/ AISC SPECIFICATIONS. BEAMS TO MEET AISC 360-10. PLATES & ANGLES TO MEET AISC 360-10. SHOP PRIME ALL STL. USE GALLY. STL. AT WET AREAS & EXT. WALLS. DO NOT CUT ANY GROSS IN STL. OR PROVIDE TUCKS BEHIND WALL INSULATION. CONNECTIONS INCLUDING TO COMPLY W/ AISC 311, INCL. LONG EXPOSED BEAMS.
- EXP. BOLTS TO BE FROD HEAD STL. WEDGE BY PHILLIPS DRILL OR HEAT TREAT 2. MAX. GLEED 4" INTO CONC. OR GROUP-FILLED MASONRY. ADHESIVE ANCHORS TO USE HELL HIT BY 200 PULSION ADHESIVE.
- CONTRACTOR IS RESPONSIBLE TO REVIEW EXIST. STRUCTURE PRIOR TO WORK & SOUND ANY CONCERNS TO THE ATTENTION OF THE ARCHITECT. UNDESIGNED STRUCTURE THAT IS UNCOVERED SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION.
- CONTRACTOR IS RESPONSIBLE FOR ALL MEANS OF CONSTRUCTION, INCL. PROVIDING CURB, BRACING, & SHORING AS REQUIRED FOR ALL LEAVING CONDITIONS THROUGHOUT CONSTRUCTION AND FOR JOB SITE SAFETY. CONTRACTOR IS NOT TO STORE MATERIALS IN EXCESS OF DESIGN LIVE LOADS W/O APPROVAL OF ARCH.

GENERAL & CODE NOTES:

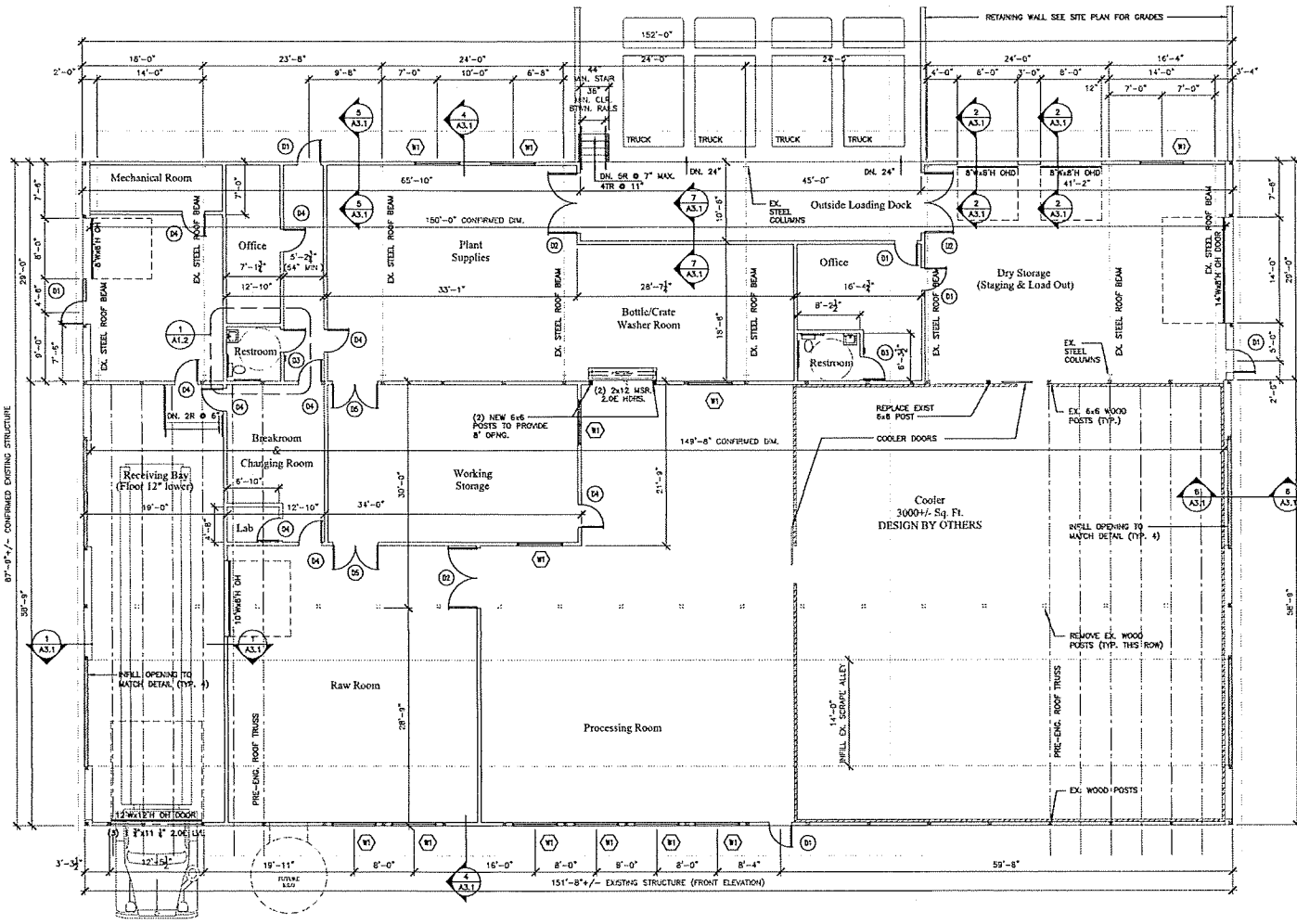
- CONTRACTOR TO CONFIRM ALL DIMS & BEING ANY CORRECTIONS TO THE ARCH. ARCHITECTURAL BEFORE COMMENCING WORK.
- COORDINATE LOCATION & SIZES OF ALL EXT. & INT. OPENINGS FOR THE WORK OF ALL TRADES PRIOR TO CONSTRUCTION. VERIFY ALL HEIGHTS, ANCHORS, BLOCKING, ETC. IN PLACE PRIOR TO POURING.
- PROVIDE WATERPROOF AT BELOW GRADE & BELOW SUB SURFACES OF EXT. WALLS ENCLOSED SPACES.
- PROVIDE BUTYL DAMPPROOF AT NECK FACE OF EXT. CONC. & M.S. WALLS THAT REQUIRE FLASHING.



1 FOUNDATION PLAN
 SCALE: 1/8" = 1'-0"



3 DETAIL
 SCALE: 1/8" = 1'-0"

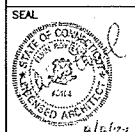


2 FLOOR PLAN
 SCALE: 1/8" = 1'-0"

SYMBOL LEGEND	
(D1)	3'-0"x6'-8" EXT. ENTRY DOOR LEVER LOCKSET
(D2)	DBL. 4'-0"x6'-8" EXT. DOOR LEVER LOCKSET
(D3)	3'-0"x6'-8" INT. DOOR w/ PRIVACY LOCKSET
(D4)	3'-0"x6'-8" INT. DOOR
(D5)	DBL. 3'-0"x6'-8" INT. DOOR LEVER LOCKSET
(W1)	6'-0"x4'-0" PICTURE WINDOW
(1-A1.1)	SECTION NUMBER SHEET NUMBER IS LOCATED.
(1-A1.1)	DETAIL NUMBER SHEET DETAIL IS LOCATED.
•	ELEVATION BULLET

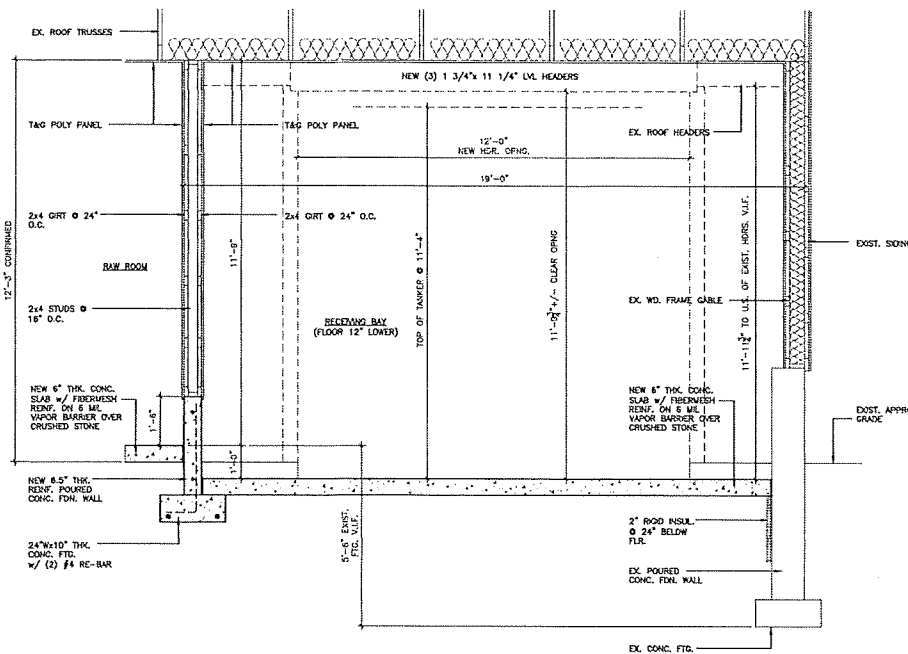
ENGEL ARCHITECTS & ENGINEERS
 1854 Lincoln Highway East
 Ellington, CT 06029
 717-582-0623 (cell) 717-582-7140

MODERN MILKMAN PLANT
 FOR
OAK RIDGE DAIRY LLC
 80 Meadow Brook Road
 Ellington, CT 06029

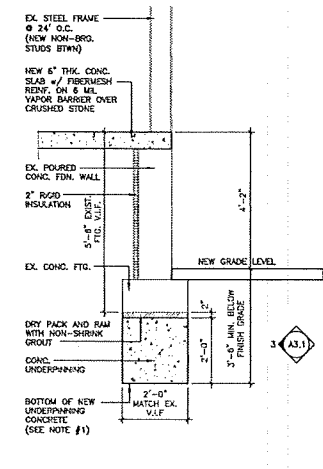


PROJECT NO. 22136
 MANAGED BY K. ENGL
 DRAWN BY R. ENEADY
 REVISIONS

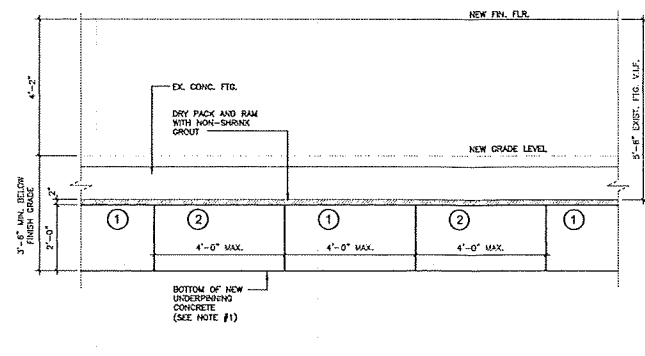
DATE AUGUST 7, 2023
 DRAWING TITLE NOTES FLOOR PLAN
 SHEET NO. **A1.1**



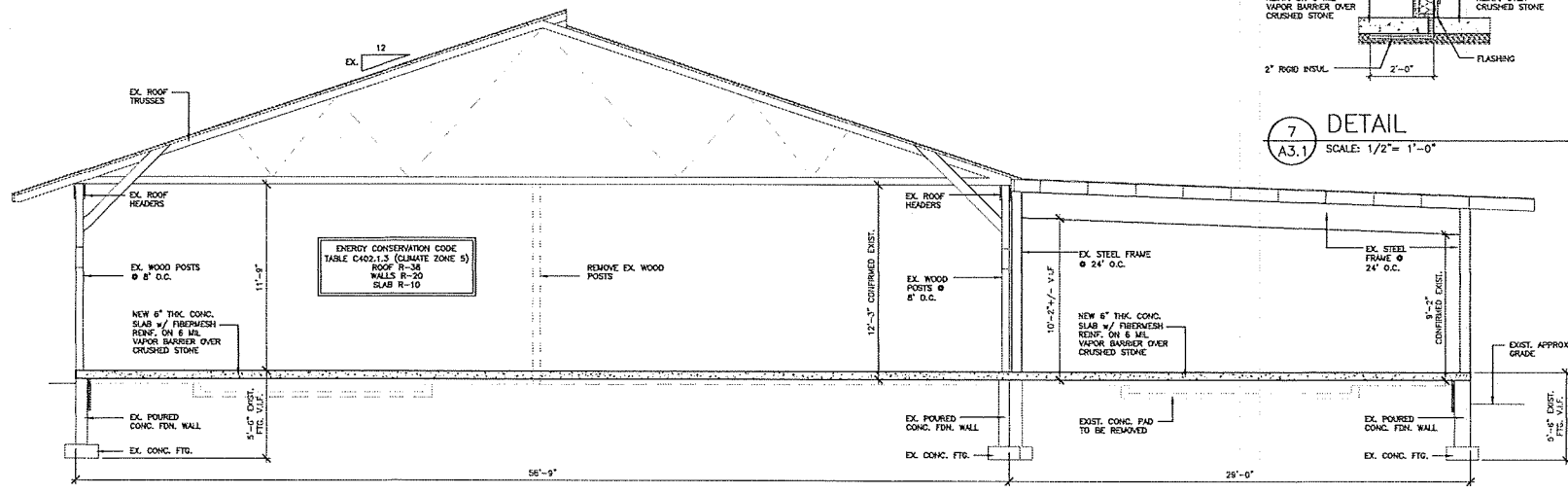
1 SECTION @ RECIEVING BAY
A3.1 SCALE: 1/2" = 1'-0"



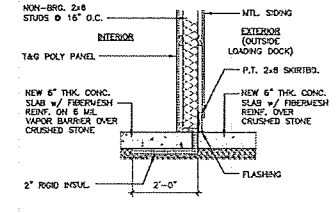
2 SECTION @ LOADING DOCK
A3.1 SCALE: 1/2" = 1'-0"



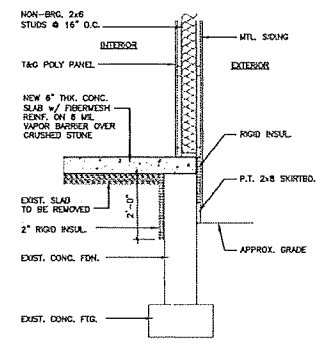
3 ELEV. @ UNDER PIN
A3.1 SCALE: 1/2" = 1'-0"



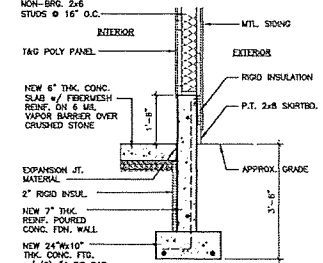
4 EXIST. BUILDING SECTION
A3.1 SCALE: 1/4" = 1'-0"



7 DETAIL
A3.1 SCALE: 1/2" = 1'-0"

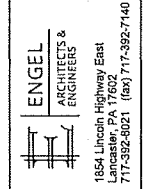


5 DETAIL
A3.1 SCALE: 1/2" = 1'-0"



6 DETAIL
A3.1 SCALE: 1/2" = 1'-0"

- NOTES:
- UNDERPINNING OF THE EXISTING ADJACENT BUILDING WALLS SHALL BE OF PLAN CONCRETE HAVING A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 4,000 PSI.
 - ALTERNATE UNDERPINNING SECTIONS AS FOLLOWS: INSTALL ALL "1" UNITS BEFORE PROCEEDING WITH "2" UNITS. ADJACENT UNIT SHALL NOT BE PLACED WITHIN 4 DAYS OF EACH OTHER. ALLOW 24 HOURS CURING PRIOR TO PLACING 2ND PACK TO EXISTING WORK. PROVIDE MIN. 4'-0" BETWEEN OPEN SECTIONS.
 - WIDTH OF UNDERPINNING TO BE AT LEAST AS WIDE AS THE EXISTING FOOTING. CONTRACTOR SHALL VERIFY ACTUAL FOOTING WIDTH IN THE FIELD.



MODERN MILKMAN PLANT
FOR
OAK RIDGE DAIRY LLC
80 Meadow Brook Road
Ellington, CT 06029

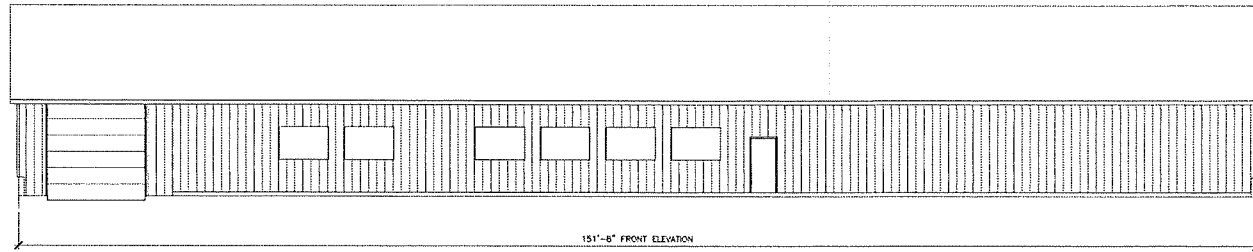


THIS DRAWING IS THE PROPERTY OF ENGEL ARCHITECTS & ENGINEERS, LLC. IT MAY NOT BE REPRODUCED IN ANY FORM WITHOUT THE PERMISSION OF ENGEL ARCHITECTS & ENGINEERS, LLC. THE USER SHALL BE RESPONSIBLE FOR VERIFYING ALL CONDITIONS AND DIMENSIONS BEFORE PROCEEDING WITH THE WORK.

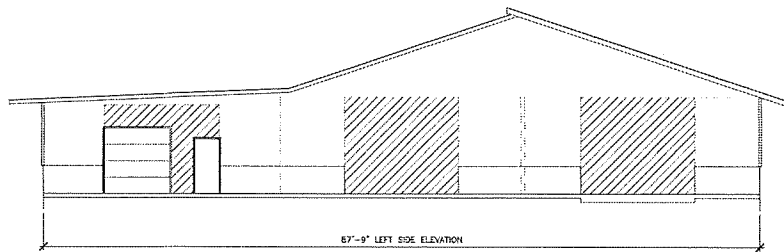
PROJECT NO. 22136
MANAGED BY K. ENGEL
DRAWN BY R. ENEDEY
REVISIONS

DATE AUGUST 7, 2023
DRAWING TITLE SECTIONS DETAILS

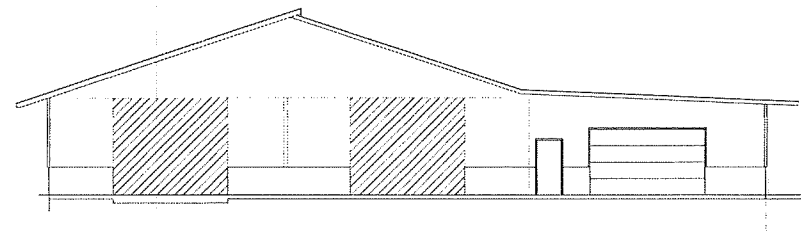
SHEET NO. A3.1



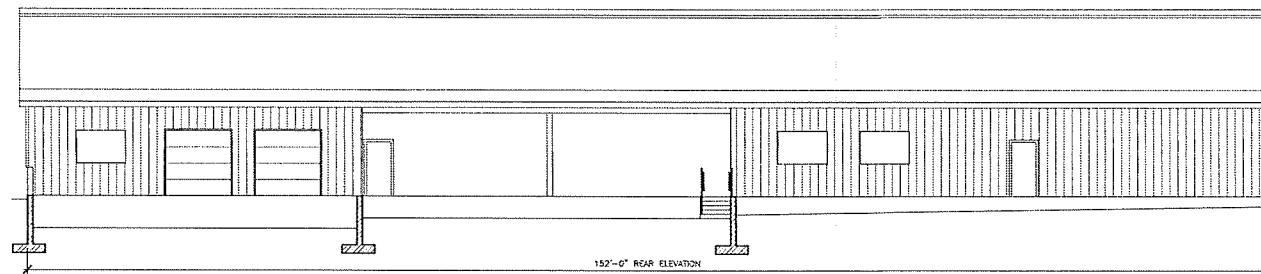
1 FRONT ELEVATION
A2.1 SCALE: 1/8" = 1'-0"



2 LEFT SIDE ELEVATION
A2.1 SCALE: 1/8" = 1'-0"



3 RIGHT SIDE ELEVATION
A2.1 SCALE: 1/8" = 1'-0"



4 REAR ELEVATION
A2.1 SCALE: 1/8" = 1'-0"

ENGEL
ARCHITECTS &
ENGINEERS
1654 Lincoln Highway East
Lancaster, PA 17602
717-392-8021 (fax) 717-392-7140

MODERN MILKMAN PLANT
FOR
OAK RIDGE DAIRY LLC
80 Meadow Brook Road
Ellington, CT 06029



THIS DRAWING IS THE PROPERTY OF
ENGEL ARCHITECTS & ENGINEERS, LLC.
IT MAY NOT BE REPRODUCED IN ANY
FORM WITHOUT THEIR PERMISSION. DO
NOT SCALE DRAWING. CONTRACTOR
SHALL VERIFY ALL DIMENSIONS &
CONDITIONS ON THE WORK
PROCEEDING WITH THE WORK.

PROJECT NO.
22136
MANAGED BY
K. ENGEL
DRAWN BY
R. ENEDY
REVISIONS

DATE
AUGUST 7, 2023
DRAWING TITLE
EXT. ELEVATIONS

SHEET NO.
A2.1

CONNECTICUT GENERAL STATUTE

Sec. 12-81m. Municipal option to abate up to fifty per cent of property taxes of dairy farm, fruit orchard, vegetable, nursery, nontraditional or tobacco farm or commercial lobstering business operated on maritime heritage land.

A municipality may, by vote of its legislative body or, in a municipality where the legislative body is a town meeting, by vote of the board of selectmen, and by vote of its board of finance, abate up to fifty per cent of the property taxes of any of the following properties provided such property is maintained as a business: (1) Dairy farm, (2) fruit orchard, including a vineyard for the growing of grapes for wine, (3) vegetable farm, (4) nursery farm, (5) any farm which employs nontraditional farming methods, including, but not limited to, hydroponic farming, (6) tobacco farms, or (7) commercial lobstering businesses operated on maritime heritage land, as defined in section 12-107b. Such a municipality may also establish a recapture in the event of sale provided such recapture shall not exceed the original amount of taxes abated and may not go back further than ten years. For purposes of this section, the municipality may include in the abatement for such fruit orchard any building for seasonal residential use by workers in such orchard which is adjacent to the fruit orchard itself, but shall not include any residence of the person receiving such 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.)

Section 12: Payments Due Upon Recording; Lien

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 \(/blog\)](/blog)

May 25, 2022

[Government\(/blog/category/government\)](/blog/category/government)

[BOS Special Meeting - 5/27/22\(/blog/post/bos-special-meeting-5-27-22\)](/blog/post/bos-special-meeting-5-27-22)

9am via ZoomCall-In Number: 1-929-205-6099Meeting ID: 831 2400 2570 Agenda

Read More > (</blog/post/bos-special-meeting-5-27-22>)

May 25, 2022

[Notices\(/blog/category/notices\)](/blog/category/notices)

[Budget Referendum Results\(/blog/post/budget-referendum-results-2\)](/blog/post/budget-referendum-results-2)

Budget Referendum . . . FAILED.Yes - 267No - 386

Read More > (</blog/post/budget-referendum-results-2>)

May 9, 2022

[Government\(/blog/category/government\)](/blog/category/government)

[BLRWPCA Meeting - 5/11/22\(/blog/post/blrwpc-meeting-5-11-22-7pm\)](/blog/post/blrwpc-meeting-5-11-22-7pm)

Call-In Number: 1-929-205-6099Meeting ID: 847 0310 9354AgendaPacketTown Hall, 222 Bolton Center Road

Read More > (</blog/post/blrwpc-meeting-5-11-22-7pm>)

(/)

(/)

Town of Bolton

222 Bolton Center Road

Bolton, CT 06043

(860) 649-8066 (tel:860)6498066)

Search



 (<https://www.facebook.com/TownOfBoltonCT/>) 

(<https://www.instagram.com/townofboltonct/>) 

(<https://www.linkedin.com/company/townofboltonct/>) 

(<https://nextdoor.com/agency-detail/ct/bolton/town-of-bolton/>) 

(<https://twitter.com/townofboltonct>) ctvisit.com

(<https://www.ctvisit.com/listings/town-bolton>)

Town Operating Hours

Monday, Wednesday, Thursday

8:30 AM - 4:00 PM

Tuesday

8:30 AM - 6:30 PM

Friday

8:30 AM - 1:00 PM
Saturday - Sunday
Closed

Bolton Connecticut, All Rights Reserved 2023

Website by Aptuitiv (<https://www.aptuitiv.com>)
Powered by Branch CMS (<https://www.branchcms.com>)



**Town of Mansfield
Code of Ordinances**

“An Ordinance Regarding Farm Tax Abatements”

Adopted July 23, 2012

Effective

Section 1. Title.

This chapter shall be known and may be cited as the “Farm Tax Abatements Ordinance.”

Section 2. Legislative Authority.

This chapter is enacted pursuant to sections 7-148 and 12-81m of the Connecticut general Statutes.

Section 3. Findings and Purpose.

The Town Council of the Town of Mansfield believes that agriculture and farming are vitally important to the quality of life, environment, and economy of the Town of Mansfield, and wishes to encourage farming in the Town.

Connecticut General Statutes §12-81m allows towns to abate up to fifty percent of the property taxes on any dairy farm, fruit orchard, vegetable farm, nursery, or nontraditional farm, including a vineyard for growing of grapes for wine, and to recapture abated taxes in certain circumstances in the event of a sale of the property.

The Town Council wishes to establish a mechanism whereby such tax relief may be granted to dairy farms, fruit orchards, vegetable farms, nurseries, or vineyards for growing of grapes for wine, as provided by law

Section 4. Property Tax Abatement.

Upon approval by the Tax Assessor and affirmative vote by the Town Council, the Town may abate up to fifty percent (50%) of the property taxes for any such dairy farm, fruit orchard, vegetable farm, nursery or vineyard.

- a.** Any abatement shall continue in force for five years, or until such time as the dairy farm, fruit orchard, vegetable farm, nursery, or vineyard for growing of grapes for wine is sold, or until such time as the property ceases to be a dairy farm, fruit orchard, vegetable farm, nursery, or vineyard for growing of grapes for wine, or if any such business is deemed ineligible for an abatement based on a determination by the Tax Assessor that the beneficiary of the abatement has failed to show that they have derived at least fifteen thousand dollars in gross sales from such business or incurred at least fifteen thousand dollars in expenses related to such operation, with respect to the most recently completed taxable year of such business. Otherwise, any such abatement may be renewed for an additional five years by vote of the Town Council based on a proper reapplication made to the Office of the Tax Assessor at or near the end of the preceding five year term pursuant to the requirements for any initial application as set forth in this chapter.

b. The property owner receiving the abatement must notify the Tax Assessor and Town Council in writing within thirty (30) days of the sale of the property or the cessation of operations as a dairy farm, fruit orchard, vegetable farm, nursery, or vineyard for growing of grapes for wine.

Section 5. Application for Property Tax Abatement.

The Town of Mansfield may abate property taxes on dairy farms, fruit orchards, vegetable farms, nurseries, or vineyard for growing of grapes for wine, and recapture taxes so abated in the event of sale, in accordance with the following procedures and requirements:

a. Any action by the Town concerning the abatement of property taxes for dairy farms, fruit orchards, vegetable farms, nurseries, or vineyard for growing of grapes for wine, or the recapture of any taxes so abated, shall be done pursuant to Connecticut General Statutes §12-81m, as such statute may be amended from time to time.

b. Any request for an abatement must be made by application to the Office of the Tax Assessor of the Town of Mansfield by the record owner of the property, or a tenant with a signed, recorded lease of at least three years, which lease requires the tenant to pay all taxes on any dairy farm, fruit orchard, vegetable farm, nursery, or vineyard for growing of grapes for wine, as part of the lease.

c. In order for an abatement to apply for the tax year beginning July 1, 2013, the application must be submitted no later than October 1, 2012. For any tax year thereafter, the application must be submitted by October 1 of the preceding year.

d. An abatement is only available for dairy farms, fruit orchards, vegetable farms, nurseries, or a vineyard for growing of grapes for wine. The applicant must provide the Assessor with evidence to support the status of the property as a dairy farm, fruit orchard, vegetable farm, nursery, or a vineyard for growing of grapes for wine. In determining whether a property is a dairy farm, fruit orchard, vegetable farm, nursery, or a vineyard for growing of grapes for wine, the Assessor shall take into account, among other factors: the acreage of the property; the number and types of livestock, vegetable production, fruit trees or bushes on the farm; the quantities of milk or fruit sold by the facility; the gross income of the farm derived from dairy, nursery, vegetable, or orchard related activities; the gross income derived from other types of activities; and, in the case of a dairy farm, evidence of Dairy Farm or Milk Producing Permit or Dairy Plant or Milk Dealer Permit, as provided by Connecticut General Statutes § 22-173. All residences and building lots are excluded, but any building for seasonal residential use by workers in an orchard which is adjacent to the fruit orchard itself shall be included.

e. In addition to the aforementioned evidence that must be submitted to the Assessor, the applicant must also provide a notarized affidavit certifying that the applicant derived at least fifteen thousand dollars in gross sales from such eligible business or incurred at least fifteen thousand dollars in expenses related to such operation, with respect to the most recently completed taxable year of such business. For purposes of this Chapter, such eligible business” shall cumulatively include all properties upon which an individual entity is doing

business as a dairy farm, fruit orchard, vegetable farm, nursery, or a vineyard for growing grapes for wine, otherwise, any such abatement shall be denied.

Subsequently, in order to retain any such abatement, within thirty days of each annual assessment date in the Town of Mansfield, the applicant must provide such notarized affidavit certifying that the applicant derived at least fifteen thousand dollars in gross sales from such business or incurred at least fifteen thousand dollars in expenses related to such operation, with respect to the most recently completed taxable year of such business. Otherwise, any such abatement shall be terminated by the Assessor with notice to the Town Council.

Section 6. Recapture.

Upon sale of the property, and subject to the authority of the Town Council per this chapter to waive any such payment, the property owner must pay to the Town a percentage of the original amount of the taxes abated, pursuant to the following schedule:

Number of Years Sale Follows Abatement Percentage of Original Amount of Taxes Abated for Given Tax Year Which Must be Paid

- 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 1 100%

a. Upon affirmative vote by the Town Council, the Town may waive any of the amounts which would otherwise be owed pursuant to the foregoing recapture provision if the property continues to be used as “farm land,” “forest land,” or “open space,” as those terms are defined in Section 12-107b of the Connecticut General Statutes, after the sale of the property.

b. The taxes owed to the Town pursuant to the recapture provisions of this chapter shall be due and payable by the record property owner/grantor to the Town Clerk of Mansfield at the time of recording of her/his deed or other instrument of conveyance. Such revenue received by the Town Clerk shall become part of the general revenue of the Town. No deed or other instrument or 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, or the obligation has been waived pursuant to the immediately preceding subsection herein.

c. The Tax Assessor shall file, not later than 30 days after abatement is approved by the Town Council, with the Town Clerk, a certificate for any such dairy farm, fruit orchard,

vegetable farm, nursery, or vineyard land that has been approved for a tax abatement, which certificate shall set forth the date of initial abatement and the obligation to pay the recapture funds as set forth herein. Said certificate shall be recorded in the land records of the Town of Mansfield.

Section 7. Right of Appeal.

Any person claiming to be aggrieved by any action or inaction of the Tax Assessor of the Town of Mansfield regarding this chapter may appeal to the Board of Assessment Appeals of the Town of Mansfield in the manner set forth in Connecticut General Statutes section 12-111, as amended. Appeals from any decision of the Board of Tax Review may be taken to the Superior Court for the Judicial District of Tolland pursuant to Connecticut General Statutes section 12-117a, as amended.

Section 8. Effective Date.

Following its adoption by the Town Council, this Ordinance shall become effective on the twenty-first day after publication in a newspaper having circulation in the Town.



February 27, 2024
Ellington Town Hall Annex
6:00-7:30 PM

Planning for the future of your farm

Informational session for CT farmers and
agricultural landowners

Wike Brothers Farm I, Sharon

FARMER RESOURCES INFORMATIONAL EVENT

Interested in resources for your farm? Connecticut farmers and agricultural landowners are invited to attend Connecticut Farmland Trust's first **"Planning for the Future of Your Farm"** informational session on **Tuesday February 27th from 6:00-7:30 pm at the Ellington Town Hall Annex at 57 Main St, Ellington, CT.** Join us to learn more about how the CFT farmland preservation process works, how to get started with farmland succession planning, and what kinds of grants and resources are available to help you and your farm grow. A Q&A session will follow and refreshments will be provided.

Speakers: **Kathleen Doherty** - CFT Senior Conservation Manager
Cat Wang - CFT Conservation Associate
Kip Kolesinskas - CFT FarmLink Associate and Consulting Conservation Scientist
Holly LaLime - Environmental Analyst at the CT Dept. of Agriculture

Click [here](https://interland3.donorperfect.net/weblink/weblink.aspx?name=E93568&id=70) to register, or use the following URL online to register:
<https://interland3.donorperfect.net/weblink/weblink.aspx?name=E93568&id=70>

If you have any questions, please don't hesitate to contact CFT!
Phone: (860) 247-0202
E-mail: projects@ctfarmland.org

Hosted by Connecticut Farmland Trust; Connecticut FarmLink; Connecticut Department of Agriculture; Town of Ellington, with funding from American Farmland Trust.

2022 FARM BUILDING EXEMPTIONS

New program as proposed, over 10.00 acres of land, and statutory requirement qualifications

#	PROPERTY OWNER	ST #	STREET NAME	TOTAL ACRES	PA-490 ACRES	# OF BLDGS	RES/COMM LAND ASSESSMENT	PA-490 LAND ASSESSMENT	BUILDNG ASSESSMENT	OUTBUILDNG ASSESSMENT	TOTAL ASSESSMENT	TOTAL EXEMPT	NET ASSESSMENT	FARM USE	QUALIFIES for proposed new program?
1	ABORN DIANNE	48	UPPER BUTCHER RD	3.62	2.7	5	\$54,600	\$2,210	\$79,540	\$29,070	\$165,420	\$28,470	\$136,950	RENTED	NO, rented
2	ABORN LAND LLC	18	MEADOW BROOK RD	53.2	52.28	6	\$57,400	\$46,900	\$98,770	\$128,210	\$331,280	\$127,310	\$203,970	RENTED	NO, rented
3	BURKE WILLIAM F + CHRISTA L	95	WAPPING WOOD RD	119.4	116.48	3	\$73,120	\$79,910	\$90,380	\$13,640	\$257,050	\$10,490	\$246,560	BEEF/LIVESTOCK	NO, beef & livestock
4	CHARTER PETER J + VERNA		SOMERS RD	26.3	26.3	1	\$0	\$2,370	\$0	\$7,520	\$9,890	\$7,520	\$2,370	BEEF/CROPS	NO, structures already 100% exempt
5	CHARTER PETER J + VERNA A		SOMERS RD	46.11	46.11	6	\$0	\$48,740	\$0	\$18,700	\$67,440	\$18,700	\$48,740	BEEF/CROPS	NO, structures already 100% exempt
6	CHARTER PETER J + VERNA A	516	SOMERS RD	2.5	1.58	3	\$44,100	\$1,870	\$109,740	\$30,670	\$186,380	\$30,670	\$155,710	BEEF/CROPS	NO, bldg is an SFD, not exempt, outbldg is 100% exempt
7	COHEN HARRIS 1/4 + HARRIS +LOUISE 6/16+	81	FROG HOLLOW RD	19.84	28.99	6	\$57,400	\$17,980	\$71,760	\$82,220	\$229,360	\$81,550	\$147,810	TOBACCO	NO, 2FD & utility stor taxable, other structures 100% exempt
8	COHEN HARRIS 1/4+ HARRIS +LOUISE 6/16+	107	FROG HOLLOW RD	18.92	28.07	3	\$57,400	\$15,690	\$72,810	\$18,050	\$163,950	\$16,270	\$147,680	TOBACCO	NO, SFD, 2 sheds, lean-to not exempt, all others 100% exempt
9	COHEN SANFORD	151	ABBOTT RD	57.97	57.05	4	\$64,400	\$47,560	\$56,990	\$46,310	\$215,260	\$42,200	\$173,060	TOBACCO	NO, SFD, garage & shed not exempt, all others 100% exempt
10	COHEN SANFORD		FROG HOLLOW RD	33.93	33.93	2	\$0	\$25,340	\$45,700	\$0	\$71,040	\$45,700	\$25,340	TOBACCO	NO, structures already 100% exempt
11	COHEN SANFORD + HARRIS	112	WEST RD	131.42	130.5	13	\$44,110	\$100,710	\$94,930	\$130,060	\$369,810	\$114,210	\$255,600	TOBACCO	NO, 2FD & garage not exempt, all other structures 100% exempt
12	COHEN SANFORD CARL	61	FROG HOLLOW RD	30.95	30.03	4	\$57,410	\$11,490	\$302,350	\$70,180	\$441,430	\$76,180	\$365,250	TOBACCO	NO, SFD/garage/deck not exempt/farm structures 100% exempt
13	CONNORS DANIEL J	295	SOMERS RD	21.24	20.32	1	\$44,100	\$18,700	\$109,900	\$144,630	\$317,330	\$19,050	\$298,280	POULTRY/HAY	NO, poultry and hay
14	DECARLI RICHARD J	189	SADDS MILL RD	18.28	16.28	7	\$72,820	\$7,500	\$376,570	\$121,720	\$578,610	\$121,720	\$456,890	HORSES/HAY	NO, horses and hay
15	DERHAM JOHN+ BISSELL SALLY+ LAWRENCE TRS	300	SADDS MILL RD	16.98	16.06	4	\$54,610	\$4,370	\$205,680	\$34,090	\$298,750	\$29,590	\$269,160	RENTED	NO, rented
16	FARM HOLDINGS LLC	71	WEST RD	3.59	2.67	1	\$44,090	\$2,190	\$0	\$20,800	\$67,080	\$20,800	\$46,280	RENTED	NO, rented
17	GALE ANDREW J + GREGORY J	90	SADDS MILL RD	106.38	95.66	12	\$257,350	\$60,880	\$111,870	\$218,930	\$649,030	\$128,380	\$520,650	LIVESTOCK/CROPS	NO, SFD/util storage taxable, other structures 100% exempt
18	GARDNERS NURSERIES INC	132	FROG HOLLOW RD	96.86	96.86	1	\$0	\$119,700	\$0	\$13,310	\$133,010	\$13,310	\$119,700	RENTED	NO, rented
19	GARDNERS NURSERIES INC	137	FROG HOLLOW RD	54.98	54.06	4	\$70,000	\$79,770	\$164,500	\$26,920	\$341,190	\$120,870	\$220,320	RENTED	NO, rented
20	HATHEWAY CHARLES + HONORIA		HATHEWAY RD	10.47	5.87	1	\$70,610	\$8,220	\$0	\$13,440	\$92,270	\$13,440	\$78,830	RENTED	NO, rented
21	HOFFMAN DANIEL + TANYA	111	HOFFMAN RD	3.93	3.01	7	\$61,600	\$590	\$148,440	\$49,970	\$260,600	\$27,450	\$233,150	RENTED	NO, rented
22	HOFFMAN JOHN L + ERIN M	60	LOWER BUTCHER RD	4.54	3.62	5	\$47,600	\$4,280	\$179,990	\$55,500	\$287,370	\$33,280	\$254,090	CORN/RYE/WHEAT	NO, under 10 acres, no other parcel owned by same owner
23	J FOSTER FARM LLC	161	PINNEY ST	67.44	67.44	3	\$0	\$48,880	\$0	\$65,950	\$114,830	\$65,950	\$48,880	TOBACCO	NO, all farm strctures 100% exempt
24	J FOSTER FARM LLC	182	PINNEY ST	29.88	28.96	1	\$44,100	\$20,960	\$83,360	\$34,840	\$183,260	\$34,380	\$148,880	TOBACCO	NO, SFD & garage not exempt, all farm structures 100% exempt
25	L + M HOFFMAN PROPERTIES LLC	450	SOMERS RD	3.05	0	1	\$78,950	\$0	\$232,040	\$69,420	\$380,410	\$8,860	\$371,550	RENTED	NO, rented
26	MOSER ANGELA	31	FROG HOLLOW RD	11.65	9.73	3	\$60,200	\$6,720	\$157,900	\$105,960	\$330,780	\$15,010	\$315,770	RENTED	NO, rented
27	MOSER JAMES A	6	LOWER BUTCHER RD	27.28	27.28	1	\$0	\$31,950	\$0	\$50,870	\$82,820	\$29,030	\$53,790	CORN/HAY	NO, tobacco shed 100% exempt, 2nd shed not exempt per owner
28	OAKRIDGE DAIRY LLC	11	JOBS HILL RD	47.78	47.78	2	\$0	\$47,250	\$6,890,210	\$0	\$6,937,460	\$200,000	\$6,737,460	DAIRY	YES, exceeds \$100,000 cap on current exemption
29	OAKRIDGE DAIRY LLC	76	JOBS HILL RD	52.04	51.12	2	\$91,000	\$45,010	\$69,080	\$20,460	\$225,550	\$20,460	\$205,090	DAIRY	NO, office not exempt, outbuildings 100% exempt
30	OAKRIDGE DAIRY LLC	33	JOBS HILL RD	97.44	96.52	5	\$57,410	\$40,820	\$90,450	\$503,940	\$692,620	\$325,790	\$366,830	DAIRY	YES, exceeds \$100,000 cap on current exemption
31	OAKRIDGE DAIRY LLC	115	MEADOW BROOK RD	10.85	9.93	7	\$57,400	\$1,950	\$125,620	\$98,360	\$283,330	\$191,680	\$91,650	DAIRY	YES, exceeds \$100,000 cap on current exemption
32	OAKRIDGE DAIRY LLC	80	MEADOW BROOK RD	34.43	34.43	3	\$0	\$17,270	\$30,560	\$190,510	\$238,340	\$190,510	\$47,830	DAIRY	NO, farm buildings 100% exempt, others not farm buildings
33	OAKRIDGE DAIRY LLC	8	HOFFMAN RD	43.9	43.9	8	\$0	\$12,540	\$0	\$185,070	\$197,610	\$185,070	\$12,540	DAIRY	NO, farm buildings 100% exempt, others not farm buildings
34	ONE EIGHTY SEVEN (187) ELLINGTON LLC	187	WINDSORVILLE RD	1.41	0	1	\$71,720	\$0	\$99,170	\$87,910	\$258,800	\$69,240	\$189,560	STRAWBERRIES/XMAS TREES	NO, under 10 acres, no other parcel owned by same owner
35	PRICHARD JAMES		PINNEY ST	14.16	14.16	1	\$0	\$15,500	\$0	\$11,430	\$26,930	\$11,430	\$15,500	BEEF	NO, beef
36	PRICHARD JAMES M	62	MAIN ST	0.33	0	10	\$170,080	\$4,820	\$580,660	\$53,770	\$809,330	\$13,570	\$795,760	BEEF	NO, beef
37	PRICHARD JAMES M	7	COUNTRY FARM LN	44.99	43	9	\$72,210	\$19,400	\$445,140	\$41,830	\$578,580	\$129,640	\$448,940	BEEF	NO, beef
38	ROTHE EDWARD A JR 5/8 + GENE W 3/8	222	WINDSORVILLE RD	47.19	46.27	13	\$47,600	\$48,210	\$108,020	\$118,690	\$322,520	\$118,690	\$203,830	TOBACCO/VEGETABLES	NO, SFD taxable, all farm structures 100% exempt
39	SEVENTY-ONE ABBOTT ROAD LLC	78	ABBOTT RD	25.06	24.14	4	\$154,860	\$13,400	\$1,153,710	\$129,410	\$1,451,380	\$122,960	\$1,328,420	TOBACCO	NO, warehouses not exempt, all farm structures 100% exempt
40	SEVENTY-ONE ABBOTT ROAD LLC	71	ABBOTT RD	173.09	173.09	13	\$0	\$243,750	\$0	\$318,600	\$562,350	\$318,600	\$243,750	TOBACCO	NO, all farm strctures 100% exempt
41	SHORES KENYON + HOWDEN-SHORES KIMBERLY		SCHOOL HOUSE RD	74.58	74.58	2	\$0	\$43,190	\$0	\$690	\$43,880	\$690	\$43,190	ORCHARD	NO, all farm strctures 100% exempt
42	SHORES KENYON + HOWDEN-SHORES KIMBERLY J	13	SCHOOL HOUSE RD	45.5	44.58	1	\$57,400	\$15,420	\$220,610	\$66,340	\$359,770	\$66,340	\$293,430	ORCHARD	NO, SFD taxable, all farm strctures 100% exempt.
43	SPIELMAN EARL O + GAIL A	121	ELLINGTON AVE	17.8	16.88	5	\$67,760	\$3,040	\$101,280	\$9,280	\$181,360	\$9,280	\$172,080	GREENHOUSE/COWS/PIGS	NO, greenhouse, cows, pigs
44	SPIELMAN LORI	175	ABBOTT RD	1	0	3	\$64,700	\$0	\$0	\$56,700	\$121,400	\$56,700	\$64,700	HAY	NO, hay, less than 10 acres.
45	SUNSET VALLEY FARMS LLC	55	KREYSSIG RD	41.36	40.44	6	\$54,600	\$22,260	\$236,460	\$215,210	\$528,530	\$188,130	\$340,400	BEEF/PIGS/HAY	NO, beef, pigs, hay
46	TWO SIXTY SEVEN (267) JOBS HILL RD LLC	267	JOBS HILL RD	44.89	43	3	\$59,480	\$23,020	\$518,940	\$8,160	\$609,600	\$208,160	\$401,440	HORSES	NO, horses
											206		\$3,707,330	\$17,347,660	
An additional \$3,445,110 exemption is applied for Oakridge Dairy. 1 year left of Tax Abatement, this exemption has been removed in this listing to avoid skewing the numbers															

Town of Ellington

General Ledger - On Demand Report

Fiscal Year: 2023-2024

From Date: 3/1/2024

To Date: 3/31/2024

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

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
1000.02.00220.10.50103 Part Time---Econ Devet Commission--	\$1,600.00	\$0.00	\$780.00	\$820.00	\$0.00	\$820.00 51.25%
1000.02.00220.20.60221 Advertising Printing---Econ Devet Commission--	\$1,000.00	\$0.00	(\$125.00)	\$1,125.00	\$0.00	\$1,125.00 112.50%
1000.02.00220.20.60222 Dues & Subscriptions---Econ Devet Commission--	\$750.00	\$0.00	\$750.00	\$0.00	\$0.00	\$0.00 0.00%
1000.02.00220.20.60223 Travel---Econ Devet Commission--	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00 0.00%
1000.02.00220.20.60232 Postage---Econ Devet Commission--	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00 0.00%
1000.02.00220.20.60233 Education---Econ Devet Commission--	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00 0.00%
1000.02.00220.20.60234 Professional Development---Econ Devet Commission--	\$100.00	\$0.00	\$0.00	\$100.00	\$0.00	\$100.00 100.00%
1000.02.00220.20.60250 Contracted Services---Econ Devet Commission--	\$1,500.00	\$0.00	\$313.00	\$1,187.00	\$0.00	\$1,187.00 79.13%
1000.02.00220.30.60341 Office Supplies---Econ Devet Commission--	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00 0.00%
Fund: 1000	\$4,950.00	\$0.00	\$1,718.00	\$3,232.00	\$0.00	\$3,232.00

Town of Ellington

General Ledger - On Demand Report

Fiscal Year: 2023-2024 From Date:3/1/2024 To Date:3/31/2024

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

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	\$1,718.00	\$3,232.00	\$0.00	\$3,232.00

End of Report



TOWN OF ELLINGTON

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

www.ellington-ct.gov

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

**ECONOMIC DEVELOPMENT COMMISSION
REGULAR MEETING MINUTES
WEDNESDAY, JANUARY 10, 2024, 7:00 PM
ZOOM MEETING**

PRESENT: Chairman Sean Kelly, Vice Chairman Donna Resutec, Regular Members Chris Todd, Jim Fay and David Hurley, and Alternate Amos Smith

ABSENT: Alternates Sam Chang and Michael Swanson

STAFF

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

OTHERS

PRESENT: None

I. CALL TO ORDER: Chairman Sean Kelly called the Economic Development Commission meeting to order at 7:01 PM.

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

III. ACTIVE BUSINESS:

1. Tax Incentive/Abatement Programs – Discuss CGS §12-81m Municipal Option to Abate up to 50% of Property Tax for Farming Operations.
 - a. Farm Building Exemption List dated November 11, 2023.

Commissioners were given a list of the farms that would be eligible for the potential new property tax abatement program, which would allow eligible farms to abate up to 50% of property tax on farm buildings used for farm operations. According to the list, under the criteria currently being discussed by the commission, three properties are eligible for the program: 11 Jobs Hill Road, 33 Jobs Hill Road, and 115 Meadow Brook Road. All three of these properties are owned and operated by Oakridge Dairy LLC. Vice Chairman Resutec noted that Oakridge Dairy LLC is the farm that approached the Economic Development Commission to advocate for the property tax abatement program.

Ms. Houlihan felt if a new program were put in place if it would encourage other farmers that have 10 or more acres to invest in new structures on their properties. She added later, when asked by Commissioner Hurley, that she did not know if programs like this in other towns incentivized farmers to invest in new structures. Chairman Kelly said there are currently three properties that could file for the 50% abatement. The property that Seth Bahler, owner of Oakridge Dairy LLC, is most concerned about is the new barn and Chairman Kelly believes that the Modern Milkman bottling facility will increase in assessed value in the future, which will increase property taxes on that facility. He added

that the new program is an opportunity to do something for an important business in town without negatively impacting other taxpayers.

Vice Chairman Resutek asked why the tobacco farm Seventy-One Abbott Road LLC at 78 Abbott Road did not qualify for the abatement program. Chairman Kelly said it is because the property does not meet the required building value and acreage being discussed. Commissioner Hurley asked why a farm business that has multiple properties does not qualify. Chairman Kelly said it is because the taxes are assessed by the parcel, not as a part of the corporation. Commissioner Todd asked why Seventy-One Abbott Road LLC does not qualify even though it's included on the farm building exemption list. Ms. Houlihan pointed out at the bottom of the spreadsheet list, John Rainaldi, the town assessor who compiled the list, noted that "There are three properties on this list that exceed the \$100,000 MFB exemption cap," and then listed 11 Jobs Hill Road, 33 Jobs Hill Road, and 115 Meadow Brook Road. She believed 78 Abbott Road, which is Line 17 on the list, also exceeded the \$100,000 MFB exemption cap by \$29,000 because property taxes are only being abated on buildings, not land. She then realized that the spreadsheet noted that the property was already exempt for \$122,960, so it would not qualify for the program based on the exemptions it already has. Commissioner Hurley said farms often have multiple parcels, so they should be assessed and determined if they qualify for the exemption program based on all their properties, not based on each individual parcel that a farm owns. Ms. Houlihan said she believed the law enabled the ordinance to be written as per property only, but Commissioner Hurley added that if properties that a single farm owned were bundled together and determined if they qualified for this program as a whole, then that could qualify more farmers for the program, especially if they have parcels that are individually under the 10-acre threshold, but, when bundled together, meet the minimum criteria for land. Chairman Kelly said this would help farms that have buildings located on one parcel but house equipment that supports another parcel, only that language would have to be developed so that buildings could qualify for the program if they are located on actively farmed parcels to avoid possible loopholes. Commissioner Todd said if the definitions are written differently, then Mr. Rainaldi can create a different list, but Commissioner Hurley said the commission might be wasting its time if the enabling legislation says parcels, not farms, are the only ones that qualify.

Ms. Houlihan read some of the legislation, saying the legislation enables towns to "abate up to 50% of property taxes of dairy farm, fruit orchard, vegetable nursery, non-traditional or tobacco farm or commercial lobstering business operated on maritime heritage land." The legislation does not say that only individual parcels are to be considered, so Chairman Kelly noted that Commissioner Hurley's proposal could make sense and that it would not be difficult to keep track of the land each farm has when they apply for the abatement. Commissioner Hurley said the assessor may already have acreage information on file due to the abatement program on land. Ms. Houlihan said they have that data, but Chairman Kelly was unsure how many farms in town will qualify for the program based on combined acreage.

Ms. Houlihan will ask the assessor, Mr. Rainaldi, to run the report again and include farms that have multiple parcels that, when combined, their acreage adds up to more than 10 acres. Chairman Kelly asked that when the report is completed if the assessor can include the farm, total acreage among all the parcels, and total assessment with the number of buildings. Commissioners were confused with some of the numbers on the spreadsheet, so Ms. Houlihan said she would ask if Mr. Rainaldi can be present for a future meeting. Commissioner Smith asked how long a farm must wait after an abatement expires before they can apply for another one. Chairman Kelly said the town's current abatement program only applies to new construction or improvements to an

existing property. He added that the land that the Ellington Racquet Club will be constructed on is agricultural land and is taxed as such. Even with the 90% abatement on the building that the business will receive in the first two years of business, the town will receive more revenue in property taxes from that lot than it currently does.

Ms. Houlihan said the town has a separate program exempting assessment for farm buildings of at least \$100,000 in value that are exclusively used for farming.

Chairman Kelly asked Commissioner Fay if he knew how much the town relies on revenue from farm property taxes. He said that it was not a key revenue source.

Report: Tolland County Chamber of Commerce

Nothing new to report.

2. Agricultural Initiatives

Nothing new to report.

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

a. Section 2.3 Inventory and Promote Local Products and Services – Ellington Business List

Commissioners were given a five-page report of the incorporated businesses in town. Ms. Houlihan said she removed home occupations from the report. Part of the initiative is to take the report on incorporated businesses and create a map for an extra five points from Sustainable CT, so she said she would talk with the GIS consultant about the cost to create a separate layer on the GIS map for the town's businesses. This report fulfilled what is needed for Section 2.3.1 for the Sustainable CT certification. The next submission deadline for certification is in April.

Section 2.4 Provide Resources and Supports to Local Businesses.

Chairman Kelly asked if Shop Ellington would meet the criteria. Ms. Houlihan confirmed that it would.

4. Connecticut Economic Development Association Best Practices – Customer Service Satisfaction Survey Results

There have been no new surveys received recently. Commissioner Smith asked if the surveys were self-administered. Chairman Kelly said that it was. Ms. Houlihan explained the survey is only intended to critique Planning Department staff and many customer interactions involve staff from the building and fire marshal department.

5. Report: Current Economic Activity

Chairman Kelly said there is a development proposal for the lot just south of Country Pure Foods. There will be some commercial use along the road with industrial use in the back of the lot.

The owner of the other undeveloped parcel in the Big Y Plaza is looking to develop it. Chairman Kelly said he met with the people responsible for the property and that they are looking to do something meaningful on the property.

Chairman Kelly reported that the resolution for the tax abatement for the Ellington Racquet Club was approved almost unanimously. One resident voted against it, but there was otherwise a lot of support for it.

IV. ADMINISTRATIVE BUSINESS:

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

BY CONSENSUS, THIS AGENDA ITEM WAS TABLED UNTIL THE NEXT MEETING.

2. Approval of the November 8, 2023, and December 13, 2023, Regular Meeting Minutes.

MOVED (RESUTEK) SECONDED (SMITH) AND PASSED UNANIMOUSLY TO APPROVE THE NOVEMBER 8, 2023, REGULAR MEETING MINUTES AS WRITTEN.

MOVED (TODD) SECONDED (HURLEY) AND PASSED UNANIMOUSLY TO APPROVE THE DECEMBER 13, 2023, REGULAR MEETING MINUTES AS WRITTEN.

3. Election of Officers.

CHAIRMAN POSITION:

MOVED (TODD) SECONDED (HURLEY) AND PASSED UNANIMOUSLY TO NOMINATE COMMISSIONER (KELLY) FOR CHAIRMAN OF THE ECONOMIC DEVELOPMENT COMMISSION FOR 2024.

COMMISSIONER (KELLY) ACCEPTED THE NOMINATION. HEARING NO FURTHER NOMINATIONS, NOMINATIONS WERE CLOSED AND COMMISSIONER (KELLY) WAS ELECTED FOR CHAIRMAN OF THE ECONOMIC DEVELOPMENT COMMISSION FOR 2024.

VICE CHAIRMAN POSITION:

MOVED (KELLY) SECONDED (TODD) TO NOMINATE COMMISSIONER (RESUTEK) FOR VICE CHAIRMAN OF THE ECONOMIC DEVELOPMENT COMMISSION FOR 2024.

COMMISSIONER (RESUTEK) ACCEPTED THE NOMINATION. HEARING NO FURTHER NOMINATIONS, NOMINATIONS WERE CLOSED AND COMMISSIONER (RESUTEK) WAS ELECTED FOR VICE CHAIRMAN OF THE ECONOMIC DEVELOPMENT COMMISSION FOR 2024.

4. Correspondence/Discussion:
a. Shop Ellington 2023 Newsletter article

There was a letter from the Planning Department in the January newsletter. Chairman Kelly said he thought the businesses saw some positive results and he is excited to see what happens next year.

- b. 2022 Grand List Summary Memo & Brochure

Chairman Kelly said he thought Eversource was the town's biggest taxpayer since they pay property taxes on telephone poles. Commissioner Smith also said he believed Dymotek was on the leaderboard. Ms. Houlihan noted that the top three taxpayers are all multi-family developments.

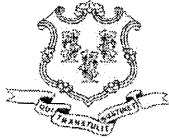
Ms. Houlihan said the solar farm on Middle Road was approved by the Connecticut Siting Council.

V. ADJOURNMENT:

MOVED (SMITH) SECONDED (RESUTEK) AND PASSED UNANIMOUSLY TO ADJOURN THE ECONOMIC DEVELOPMENT COMMISSION MEETING AT 8:04 PM.

Respectfully submitted,

Nathaniel Trask, Recording Clerk



STATE OF CONNECTICUT
CONNECTICUT SITING COUNCIL

Ten Franklin Square, New Britain, CT 06051

Phone: (860) 827-2935 Fax: (860) 827-2950

E-Mail: siting.council@ct.gov

Web Site: portal.ct.gov/csc

**VIA ELECTRONIC MAIL & CERTIFIED MAIL
RETURN RECEIPT REQUESTED**

February 5, 2024

Lee D. Hoffman, Esq.
Pullman & Comley, LLC
90 State House Square
Hartford, CT 06103-3702
lhoffman@pullcom.com

RE: **PETITION NO. 1589** – USS Somers Solar, LLC petition for a declaratory ruling, pursuant to Connecticut General Statutes §4-176 and §16-50k, for the proposed construction, maintenance and operation of a 3.0-megawatt AC solar photovoltaic electric generating facility located at 360 Somers Road, Ellington, Connecticut, and associated electrical interconnection.

Dear Attorney Hoffman:

At the energy/telecommunications meeting held on February 1, 2024, the Connecticut Siting Council (Council) did not issue a declaratory ruling, pursuant to Connecticut General Statutes §4-176 and §16-50k, for the proposed solar photovoltaic electric generating facility in Ellington, Connecticut. Due to a tie, the final vote failed; therefore, a declaratory ruling was not issued.

Enclosed are the Council's Findings of Fact, Opinion, and Decision and Order that were considered during the February 1, 2024 meeting.

Sincerely,

Melanie A. Bachman
Executive Director

MB/IN/dll

Enclosures (3)

c: Service List dated January 23, 2024
State Documents Librarian (via email – csl.cda@ct.gov)

'We want to be the farm of the future'

Oakridge Dairy lets public in to meet farmers and lots of happy cows



Cows feed in one of the pens at Oakridge Dairy in Ellington on Wednesday.
Aaron Flaum/Hartford Courant photos

BY SEAN KROFSSIK SPECIAL TO THE COURANT

If you have had a glass of milk in Connecticut the last handful of generations, chances are you've tasted the product from Oakridge Dairy.

The dairy farm has been a staple of Ellington for almost 150 years and its 5,500 cows supply 20% of the state's milk. It all started from the humble beginnings

with eight cows and now the vast 3,000-acre grounds on Jobs Hill Road are filled with activity using modern technology.

And the farm wants the public to see what they do.

Cows close up

There were about 18,500 milk cows in Connecticut in 2022, according to the National Agricultural Statistical Service. Also according to the service, Connecticut cows produce 430,000,000 pounds of milk a year, valued at \$115.7 million. The state also is home to about 4,500 beef cattle, the service also notes.

The Connecticut Department of Agriculture reports that there are about 85 dairy farms in the state, and Connecticut Dairy notes about 97% of those are family owned. In more down-to-earth terms, New England Dairy notes that each of Connecticut's dairy cows produces 128 glasses of milk a day.

Oakridge opened its doors to public bus tours starting last fall and the rides around the farm have been a big hit.

Chief Executive Officer Seth Bahler is the fifth-generation owner. His great-great grandfather started the farm in 1890.

“Opening up to the public aligns our vision of the farm,” Bahler said.

“We want to be the farm of the future and we want people to get a chance to meet their farmers. That's why we opened the tour. We are surrounded by people. Most dairy farms in the country — if you draw a mile around the farm, they will have 10 neighbors. We have thousands. We want to show them where their milk comes from.”

Kaylee Hill is the public relations and tour director at Oakridge who runs the 90-minute tour around the facility. The tour holds a maximum of 15 patrons on Tuesdays and Thursdays at 9 a.m. and 11 a.m. However, school trips have become popular at the farm and will go around the property on their full school bus. School vacation weeks have more frequent bus tours.

The regular tour travels around the farm on a small school bus and drives through the barn that houses their milking herd, with chances for stopping and visitors getting out at the viewing room to watch the farm's cows in the rotary milking parlor. The farm also grows crops.

Seventy-two cows are milked almost around the clock. It just stops three separate times in a day in one-hour increments for cleaning. The cows are

constantly cycled in and out. Each cow is on the rotary for 9 minutes and 45 seconds, three times a day.

The milk goes through a filtration system and cools from 100 to 37 degrees before going into three massive tanks for storage before being shipped out. In all, an estimated 220,000 pounds of milk are produced at the farm each day.

Participants get back on the bus to view the methane digester (it help manure decompose), calf housing, feed storage, and more, while an Oakridge Dairy tour guide supplies information about modern dairy farming.

Making milk a complex process

There are 62 employees who have various duties, such as cleaning the barns, milking, feeding and caring for the cows. There is also a vet on site. Each cow produces about 10 gallons of milk per day.

Oakridge, a fifth-generation dairy farm, is the largest dairy farm in Connecticut and supplies about 20 percent of the milk sold in the state. The bulk of it goes to Dairy Farmers of America, which sends it to various plants.

There is also a health team on the grounds and the cows are checked and watched regularly. The cows sleep 15 hours per day and are free range in their pens. There are 250 to 300 cows in each pen. Each pen has a sleeping area, fresh food and fresh water. The pens are cleaned and vacuumed while the cows are in the milking parlor.

Each cow eats roughly 80-100 pounds of food each day and a portion of their food, which is a mix of hay, grains, proteins, vitamins and minerals, is grown on site. Cows can have an appetite. They have a stomach split into four compartments, which many people identify as four stomachs.

The 318,000-square-foot barn can withstand extreme conditions of heat and cold. Special curtains can be adjusted to keep heat in during the winter and can be raised during the summer accompanied by 180 adjustable fans across the back of the barn to keep the area cool.

Two million gallons of manure ended up in the digester, which is stored at 101 degrees and the methane could power 800 cars or 800 homes per day. The manure is piped underground into the digester. The digester is a newer development and first came into use last June.

The pregnant cows have their own pen. All pregnancies are started through artificial insemination. The calves are typically born at 75 pounds and are walking within 30 minutes. They gain two pounds per day. The cows have a

pregnancy of 285 days and can produce one calf a year. Following birth, the first milk from the mother goes to the calf.

The average lifespan at Oakridge is 10 and a half years old. Hill said it's nearly double the life span of many other dairy farms.

In the "pregnant pen" the cows could give birth in two minutes or wait as long as 14 days. On average, six to 12 calves are born a day on the farm. There are about 700 calves on site.

The calves are sequestered to a different part of the ground to build up immunity. They are tagged and get their vaccines. They are susceptible to sickness. They are there for 6 months. They are sent to a farm in Pennsylvania until they are two years old and then they are brought back to Ellington.

Any sick cow is in a separate pen where they are watched and checked two times a day. All cows also have their hooves trimmed regularly.

"The cows love a boring life and a boring schedule," Hill said. "The farm has been here for 130-plus years, and we wanted to be more involved in the community, so we started the tours on Oct. 14, and we've had good success. We are already booking out until June with school groups, camps and Girl Scouts."

Hill said the milking process, milk tastings and seeing the calves were the most popular parts of the tours with those who take the trek through Oakridge.

The farm does deliver to area customers through the Modern Milkman Creamery. It's a throwback. The milk is delivered in glass bottles into outdoor coolers outside customers' houses. Deliveries have doubled in the last three months.

The Modern Milkman is a weekly subscription-based box service that delivers fresh Oakridge milk (milked less than 24 hours ago) along with local farm fresh eggs, butter, yogurt, cheese, and so many other products to your doorstep.

"It's a perfect opportunity to see where your milk is coming from," Hill said. "We are showcasing everything Oakridge has to offer and how well the cows are treated. It's farm to table and you get a chance to meet your farmer."

Reservations are needed in advance and can be made on Oakridge Dairy's website. The tour schedule is also available online at oakridge.dairy.com/oakridgetours.

"We want to create a tour destination and the tours have helped with that," Bahler said. "We have a lot of people who live near the farm, and we want them to come see us."

“We want to show the care we give our animals and the level of passion we have for our land and our soil and our employees,” Bahler said. “We are farmers of the 21st century with all the technology we use. If a farmer came from 100 years ago, they wouldn’t know what we were doing.”