



# Town of Simsbury

933 HOPMEADOW STREET

SIMSBURY, CONNECTICUT 06070

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**OPEN SPACE COMMITTEE**  
Wednesday November 4, 2020  
4:30 P.M.

## **REGULAR MEETING AGENDA**

Call to Order

1. Public Audience
2. Approval of Minutes
  - September 2, 2020
  - October 7, 2020
3. 2021 Meeting Schedule
4. Updates
  - Status of Potential Meadowood Acquisition
  - Status of Disposition of Holcomb Street Parcel
5. Policies Work Group Update
  - Natural Stewardship Policy
  - Model Agricultural Lease and RFP
  - Pollinator Pathway Program, Possible Grants
  - Acquisition Criteria
  - Other

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**Open Space Committee**  
**Wednesday, September 2, 2020**  
**4:30PM- Via Zoom Video Conference**  
**REGUALR MEETING MINUTES - DRAFT**

**PRESENT:** Eric Wellman, Margery Winters, Susan Masino, Helen Peterson, David Bush, Bill Rice

**ALSO PRESENT:** Maria Capriola, Town Manager, Tom Tyburski, Director of Culture, Parks and Recreation, Tom Fitzgerald, Management Specialist, and Code Compliance Officer, Tom Hazel, were also in attendance.

**Absent:** Anne Erickson, Tim Walczak

**Call to Order**

Mr. Wellman called the meeting to order at 4:33 PM

**1.) Public Audience**

No public audience.

**2.) Approval of Minutes**

Ms. Peterson commented to the fact that “commission” and “committee” are used simultaneously in the minutes. The minutes will be reflected to show “committee” instead of “commission”. The Commission members voted unanimously to approve the minutes of the July 1, 2020 and July 17, 2020 meetings as presented.

**3.) Updates (Oral Reports)**

***Parks and Open Space Master Plan*** – Mr. Tyburski reported that additional comments were submitted following the joint meeting in July to Sampson & Biggs, and he received a revised document on Friday. The anticipated presentation to the Board of Selectmen is October 26<sup>th</sup>.

***Status of Potential Disposition of Holcomb Street Parcel***– Ms. Capriola reported that the BOS held a second public hearing in August on the matter, about 10-15 comments were received at the second public hearing. The comments of the second hearing were more so in favor of the disposition. The Board of Selectmen did not take action at that meeting and are processing all the information heard. The topic will be on the September agenda. Ms. Masino stated that she is not in favor of this for a few reasons but did appreciate the additional information provided at the second meeting. Ms. Peterson also shared the sentiments that it is not the appropriate thing to do for the Town.

***Pollinator Pathway Program Possible Grants***– Ms. Masino shared that Sustainable CT has a grant matching program. Ms. Masino stated that the projects can be up to 30K and they now have a new energy one that can be up to 50K. You have to raise half of what your goal is and you have to get 20 different donors to contribute to make sure there is community support and involvement for the project.

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4.) **Policies/Policies Work Group**

a. **Natural Stewardship Policy** – Ms. Masino shared a document she pulled together as a simple overview of what would be the approach and philosophy for a natural area that doesn't need intervention. The goal of the document is to provide basic information and answers to frequently asked questions on Natural Area Stewardship. Currently, less than 5% of Southern New England is under Natural Stewardship and only a small fraction is legally protected as such. The benefits of Natural Area Stewardship were discussed. Ms. Masino shared that it may be useful to consider this a living document and that it was reviewed by several public policy people and ecologists.

Ms. Winters stated that she thinks the document is fantastic and is above and beyond what the Town has for management plans.

Ms. Peterson inquired if the document could actively be incorporated into the tools needed for the Committee.

Mr. Bush stated that the term "natural area stewardship" is used and it says that "any and all part of any forest", he questioned if the committee envisions identifying the parcels in Town that might be coming with this umbrella. Ms. Masino stated that Belden would definitely be a natural opportunity for this. She would suggest that based on the new information about the Eastern Wild Way, Onion Mountain would be a place for this, or at least part of it along with Ethel Walker Woods. Ms. Masino also stated that the document is flexible.

Mr. Bush stated that before we adopt the toolbox, we need to know what tools are going into the toolbox. He also stated that since the plan will be a living document, he would like to at least have a parameter of what properties generally fit in it.

Ms. Masino agreed with Mr. Bush stating that, it cannot assumed to be the controlling document, it would be something that would specifically be applied to certain properties that we feel it fits and she would suggest initially to just pick the low-hanging fruit and then maybe pick some more as we go along. She would see this working in conjunction with the updated agricultural lease.

Mr. Wellman recommended to complete the work as soon as possible at the subcommittee level and then share the document in the next Open Space packet so the public will have the opportunity to provide any input and then it can be discussed before adopting as a group.

Ms. Capriola stated that the Town's graduate intern would help organize the subcommittee meeting and then gather the feedback for the subcommittee.

89           **b.       Disposition of Open Space Policy**

90           **c.       Other**

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92 Ms. Masino shared that after the project started at Massacoe people contacted them that this is an  
93 error that the core forest Ethel Walker Woods and this connector is not on the Eastern Wildway,  
94 although it was just published in 2019. They have now fixed the error and we are now officially on the  
95 Wildway. They are still doing their citizens science work Friday mornings at 9a.m at 150 Nimrod Road.

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97 Ms. Masino shared that the 350 Committee is creating a medallion, an artist in MA helped design it. She  
98 shared the design with the Committee. The goal is to have them sold online and available for pickup at  
99 the outdoor movie at Simsbury Meadows on September 12.

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101   **ADJOURN**

102 Ms. Winters made a motion to adjourn the meeting, seconded by Mr. Bush. All voted in favor. Motion  
103 passed. Meeting adjourned at 5:25 pm.

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105   Respectfully submitted,

106   Heather Taylor

107   Committee Clerk

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**Open Space Committee**  
**Wednesday, October 7, 2020**  
**4:30PM- Via Zoom Video Conference**  
**SPECIAL MEETING MINUTES - DRAFT**

**PRESENT:** Eric Wellman, Margery Winters, Susan Masino, Helen Peterson, David Bush, Tim Walczak

**ALSO PRESENT:** Maria Capriola, Town Manager, Tom Tyburski, Director of Culture, Parks and Recreation, Tom Fitzgerald, Management Specialist, Mike Glidden, Planning Director and Zoning Compliance Officer, Tom Hazel, were also in attendance.

**Absent:** Anne Erickson, Bill Rice

**Call to Order**

Mr. Wellman called the meeting to order at 4:33 PM

**1.) Public Audience**

No public audience.

**2.) Approval of Minutes**

Ms. Peterson made a motion to accept the minutes with the change of adding a more complete view of what was received from the public audience during both Board of Selectmen public hearings regarding the Holcomb Street acquisition. Ms. Winters seconded the motion. The Committee members voted unanimously to approve the minutes of the September 7, 2020 meeting as amended.

**3.) Updates (Oral Reports)**

***Parks and Open Space Master Plan*** – Mr. Tyburski reported that a link was sent out with today’s packet of the most current draft of the Master Plan. Weston & Sampson did take the majority of our feedback. The date is set for October 26 at 5:00 p.m. for a special presentation to the Board of Selectmen. Mr. Tyburski stated that his intent is to have the draft posted on both the Open Space Committee’s webpage and the C.P.R. Commission’s webpage and eventually, once complete, the document will reside on both sites permanently. Mr. Tyburski reported that they are already beginning to check boxes off the list, i.e. the pollinator project and there’s going to be an irrigation system installed at Hop Brook Park that was mentioned in the plan.

***Status of Potential Disposition of Holcomb Street Parcel***– Mr. Wellman reported that the Trust for Public Land continues to secure the grant funding that would make the acquisition possible. They did a presentation to the Board of Finance last month, he anticipates that if this does goes to referendum it would go in the spring. Ms. Peterson questioned if there would be an opportunity to speak to the Board of Finance or exchange thoughts with them. Ms. Capriola stated that they did have some groups recently send correspondence directly to the Board of Finance and then the Finance Director included that correspondence in their packet under “communications”. Ms. Capriola stated that if the committee

45 as a whole or individual committee members wanted to send a letter that could be included. All of the  
46 referrals were forwarded to the Board of Finance, which included the positive referral the Open Space  
47 Committee had provided. All but one commission have provided positive referrals. Mr. Wellman stated  
48 that he felt there was a general sentiment with the Board of Finance that we include this project with all  
49 of the other capital requests, the question is whether the land owner would be willing to let us wait  
50 those additional months before finalizing the deal.

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52 Ms. Capriola shared a draft of a summary of sample larger scale open space purchases, Ethel Walker  
53 (part 1, 2, and 3), the "Triangle" and Meadowood acquisitions were discussed along with purchase price,  
54 town's share, percent of town funds invested, other funds invested, cost per acre, town's cost per acre  
55 and grants received/anticipated. Mr. Bush stated that he felt this was a great analysis of the value in this  
56 acquisition of this special parcel. Ms. Peterson requested that it be emailed to the committee. Ms.  
57 Masino commented that the Ethel Walker acquisition also included almost 3 million dollars in private  
58 fundraising so that might change the figures. Ms. Masino stated that on the issue of affordability, one of  
59 the perceived conflicts is that we shouldn't preserve Meadowood because we need affordable housing,  
60 she would like to reorient people that there's no reason why we can't have both. Ms. Masino asked Mr.  
61 Glidden that even if we put affordable housing on Meadowood, her understanding is that we don't  
62 reach the nine percent threshold. Mr. Glidden stated that the Planning Commission is working on  
63 updating or creating an affordable housing plan for Simsbury, which the community is required to  
64 develop once every five years pursuant to the general state statutes, which says that 10 percent of your  
65 total housing stock has to be deemed affordable. Right now Simsbury is at a healthy 4.74%. In order to  
66 get to the 10%, 481 affordable units would have to be added in one year.

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68 ***Status of Disposition of Holcomb Street Parcel*** – Mr. Wellman reported that the Board of Selectmen  
69 voted 5 to 1 to move forward with selling that parcel to the abutting homeowner and they have asked  
70 the Town Manager to negotiate with the property owner and bring an agreement back to the Board of  
71 Selectmen. One thing that was asked was that the bike path easement be part of that agreement. Ms.  
72 Peterson questioned if there was a timeline anticipated for that negotiation. Ms. Capriola reported that  
73 they are working on that now and it is currently in the town attorney's hands, he is working on a draft  
74 outline of the agreement. They hope to have it wrapped up no later than the end of the calendar year.  
75 Ms. Masino re-asserted her position that this should be an even swap.

#### 76 77 **4.) Policies/Policies Work Group**

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79 a. **Natural Stewardship Policy –**  
80 Ms. Masino stated that she should look over the draft in comparison with the original  
81 document just to see if there's any key things in the original document that should be  
82 reflected in the excerpt that's in the policies. Ms. Peterson stated she was surprised by  
83 the brevity, asked if this was the preamble or if this is it. Ms. Masino stated that this is  
84 an attempt to get that longer document into standard policy format. Mr. Wellman  
85 stated that is was also suggested that as agricultural leases and related matters are  
86 discussed, that those are taken as a group to the Board of Selectmen.

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88 Ms. Peterson questioned if paragraph 2 limits the intent that this would only be for the  
89 4 major forests that we have in our inventory, it does not address other areas in town as  
90 well. Mr. Tyburski stated that he feels the next sentence allows the board of selectmen  
91 and the Open Space Committee the flexibility to remove and add other parcels, the  
92 intent here was just to give a starting point with the big four and then adding as there is  
93 time to review thoughtfully and recommend those parcels to the Board of Selectmen for  
94 inclusion. Mr. Winters stated that they decided to go with those four because those  
95 properties were targeted for management. Mr. Wellman asked if there were any other  
96 properties that came to mind that should be added. Ms. Masino discussed a few  
97 potential properties to add. Mr. Wellman asked Ms. Masino if she was proposing that  
98 those additional parcels are added to the document once their names are clarified. Ms.  
99 Masino stated those were discussed at the last work group meeting after going over the  
100 whole map. Ms. Winters stated that she had submitted something at the last working  
101 group meeting regarding mowing practices for meadows hopefully to be discussed at  
102 the next working group.

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104 **b. Agricultural Leases-**

105 Ms. Winters stated that there is a lot of good information out there showing what  
106 different towns are doing and different types of leases. She stated that she is curious  
107 how we make those decisions because there are a variety of leases, for example, short-  
108 term, long-term, and rotating. She stated that one of the suggestions was coming up  
109 with a farmers committee, to have some oversight because at the last meeting it was  
110 learned that the town engineer was in charge of the leases and there should be a better  
111 process than that. Ms. Masino stated that at a prior meeting, the principles that we  
112 wanted, i.e. simple forms, longer leases, organic wouldn't be required but it would be  
113 like organic or transition to organic. Ms. Masino stated that what they would like to do  
114 is pull together the best samples from other town's and cobble that together based on  
115 those principles that we want to support. The other thing never finalized was the 15  
116 point checklist

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118 Mr. Wellman said it would be nice to tackle one topic each month and bring it back to  
119 the committee for review and to bring those as a package to the BOS.

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121 **c. Pollinator Pathway Program, Possible Grants –**

122 Mr. Wellman shared that the Board of Selectmen has supporting pollinator pathways as  
123 one of their goals. New England Pollinator Pathway has a real interest in doing a  
124 showcase in town that would be visible and a way to demonstrate to the public some of  
125 the value and one area that was suggested or one project is a wild flower garden in the  
126 median on Iron Horse. Mr. Wellman stated it was suggested that that could be a  
127 possible showcase project. He stated he wanted to plant the seed that this is something  
128 this work group could take on, not now but a little bit down the road in advising and  
129 shepherding this process. Mr. Wellman stated that this could be an opportunity for this  
130 committee to add value in this area.

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132 **ADJOURN**

133 Mr. Bush made a motion to adjourn the meeting, seconded by Ms. Masino. All voted in favor. Motion  
134 passed. Meeting adjourned at 5:20 pm.

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136 Respectfully submitted,

137 Heather Taylor

138 Committee Clerk



# Town of Simsbury

933 HOPMEADOW STREET ~ SIMSBURY, CONNECTICUT 06070

Maria E. Capriola - Town Manager

To: Ericka Butler, Town Clerk  
Cc: Eric Wellman, First Selectman  
From: Maria E. Capriola, Town Manager  
Date: \_\_\_\_\_, 2020  
Re: Open Space Committee -2021 Regular Meeting Schedule

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At their meeting on \_\_\_\_\_, 2020 the Open Space Committee agreed by consensus to establish a regular meeting schedule for 2021. Meetings will be held monthly on the first Wednesday at 4:30 pm.

Meeting dates are as follows:

January 6, 2021  
February 3, 2021  
March 3, 2021  
April 7, 2021  
May 5, 2021  
June 2, 2021  
July 7, 2021  
August 4, 2021  
September 1, 2021  
October 6, 2021  
November 3, 2021  
December 1, 2021

The meetings will be held virtually or in a location to be determined. Meetings will be properly noticed in accordance with FOIA requirements.