

Town of Simsbury

933 HOPMEADOW STREET

P.O. BOX 495

SIMSBURY, CONNECTICUT 06070

Mary A. Glassman - First Selectman

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SIMSBURY BOARD OF SELECTMEN

Main Meeting Room – Simsbury Town Hall – 933 Hopmeadow Street, Simsbury

Regular Meeting – October 27, 2014 – 7:00 p.m.

PLEDGE OF ALLEGIANCE

PUBLIC AUDIENCE

PRESENTATION

FIRST SELECTMAN'S REPORT

SELECTMEN ACTION

- a) Approve Tax Refunds
- b) 1 Old Bridge Road Purchase Update
- c) Review and possible action on Textile Recycling Program
- d) Adoption of Clean Energy Community Pledge Agreement and authorization of the First Selectman to execute the necessary documents
- e) Approval to submit three (3) applications for the Intertown Capital Equipment Purchase Incentive Program (ICE); read into minutes the attached Resolution(s)
- f) Review Tax Abatement Draft and referral
- g) Authorize the Town of Simsbury to participate in Gigabit Internet Network Initiative
- h) Review and possible action on Easements and License for 8 and 10 Firetown Road
- i) Approve Public Gathering Permit Application for the 2014 Simsbury Celebrates event to be held on November 29th

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8:30 – 7:00 Monday

8:30 – 4:30 Tuesday through Thursday

8:30 – 1:00 Friday

Board of Selectmen

October 27, 2014

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- j) Approve the recommendation of the Culture, Parks and Recreation Commission to extend the Golf Course Restaurant lease with the current vendor for two years
- k) Accept Planning Commission's recommendation regarding Proposed Donation of .39 acres of Open Space

APPOINTMENTS AND RESIGNATIONS

OTHER BUSINESS

- a) Update on Special Revenue Funds

ACCEPTANCE OF MINUTES

- a) Regular Meeting of October 15, 2014

SELECTMEN LIAISON AND SUB-COMMITTEE REPORTS

1. Personnel
2. Finance
3. Welfare
4. Public Safety
5. Board of Education

ADJOURN



Town of Simsbury

933 HOPMEADOW STREET

P.O. BOX 495

SIMSBURY, CONNECTICUT 06070

BOARD OF SELECTMEN MEETING AGENDA SUBMISSION FORM

1. **Date of submission:** 10/21/2014
2. **Date of Board Meeting** 10/27/2014
3. **Individual or Entity making the submission:** Colleen O'Connor, Tax Collector
4. **Action requested of the Board of Selectmen** (Acceptance of gift, creation of reserve, approval of contract, information only, etc. Be as specific as possible with respect to the desired action of the Board.):
The Individual or Entity making the submission requests that the Board of Selectmen:

Approve tax refunds per attached printout in the amount of **\$2,644.90**
5. **Individual(s) responsible for submission** (Please include complete contact information. The identified individual(s) should be prepared to present information to the Board of Selectmen at the Board Meeting.): Colleen O'Connor, Tax Collector
6. **Summary of Submission** (Include in your summary (i) relevant dates and timelines; (ii) parties involved; (iii) a description of financial terms and conditions specifically identifying the financial exposure/commitment of the Town of Simsbury; (iv) whether or not contracts, licenses and other legal documents have been reviewed by the Town's counsel; and (v) other information that will inform the Board of Selectmen's consideration of your submission. Include any additional information in an attached memorandum.):
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7. **Description of documents included with submission** (All documents must be in final form and signed by the appropriate party.):
The following documents are included with this submission and attached hereto:

Excel spreadsheet prepared by the Tax Collector showing detailed information on refunds

	BILL NUMBER	TAX	FIRE	INTEREST	TOTAL
List 2010					
					\$0.00
Total 2010		\$0.00	\$0.00	\$0.00	\$0.00
List 2011					
					\$0.00
					\$0.00
Total 2011		\$0.00	\$0.00	\$0.00	\$0.00
List 2012					
					\$0.00
					\$0.00
Total 2012		\$0.00	\$0.00	\$0.00	\$0.00
List 2013					
Thomsen Judith	13-01-8019	\$321.72	\$0.00		\$321.72
Beyers Alyssa	13-03-51413	\$86.83	\$2.78		\$89.61
Boulden Jeffrey	13-03-51721	\$6.26			\$6.26
Boulden Jeffrey	13-03-51722	\$1.95			\$1.95
Dailey Moira G	13-03-54022	\$222.80	\$7.14		\$229.94
Dailey Moira G	13-03-54023	\$101.21	\$3.24		\$104.45
Daimler Trust	13-03-54066	\$708.63	\$22.71		\$731.34
Daimler Trust	13-03-54067	\$708.63	\$22.71		\$731.34
Goncharov Alexander E	13-03-56929	\$14.04	\$0.45		\$14.49
Hyundai Lease Titling TR	13-03-58669	\$260.69	\$8.36		\$269.05
Lavalla Joseph E	13-03-60337	\$61.73	\$1.97		\$63.70
Lavalla Joseph E	13-03-60338	\$150.41	\$4.82		\$155.23
					\$0.00
					\$0.00
Total 2013		\$2,644.90	\$74.18	\$0.00	\$2,719.08
TOTAL 2010		\$0.00	\$0.00	\$0.00	\$0.00
TOTAL 2011		\$0.00	\$0.00	\$0.00	\$0.00
TOTAL 2012		\$0.00	\$0.00	\$0.00	\$0.00
TOTAL 2013		\$2,644.90	\$74.18	\$0.00	\$2,719.08
					\$2,719.08
TOTAL ALL YEARS		\$2,644.90	\$74.18	\$0.00	\$2,719.08

July 14, 2014

To: Mary Glassman, First Selectman

From: Hiram Peck, Director of Planning

Re: Property of Hudson; 1 Old Bridge Road (Map H11 Block 144 Lot 007)

You have asked that I look at the property at 1 Old Bridge Road for potential future utility. **Preliminarily**, I find the following information:

The property currently belongs to B. Hudson

- The property is listed at .52 acres in size.
- The property is located entirely within the (AE) 100 Year FEMA Flood Zone.
- While the existing residential structure could remain, essentially as non-conforming, any new residential structure would be required to meet FEMA flood elevation requirements. To do anything else with regard to elevation could jeopardize the Town's standing under the current hazard mitigation plan.

Current Zoning:

The current zone of the property is: R-40/Flood Plain overlay. While it is technically outside the charrette study area boundary, this site is close to the area studied as part of the 2009 Town wide charrette process. The area is shown in close proximity to future civic land uses. It also directly abuts several connections, both secondary and water related connections. In addition the charrette study advocated for improved access to the Farmington River, which was termed an "under-appreciated asset." In addition the charrette report indicated that Simsbury should "Embrace the Natural Environment" by:

1. Protect existing views and vistas
 2. Connect the Town Center to Simsbury Meadows and the river.
 3. Preserve existing open space and natural features.
 4. Screen active recreational uses.
- The existing property is non-conforming as to size. It is approximately ½ the minimum required lot size.

Under current zoning the property could be used for the following purposes:

- Municipal, state and federal government facilities...

- [Under R-40 zone affordable housing would be allowed but it would be very unlikely that any proposal to construct such housing in the flood zone would be approved by any governmental level agency.]
- If such a facility could be constructed and be in keeping with all applicable flood plain regulations, i.e. primarily non-residential and constructed at the proper elevation, a structure such as a boat launch, rowing facility or the like could be constructed on the site.

If you have any questions regarding this parcel, please let me know.

Attached are the following informational maps:

1. GIS map on 2009 photographic base.
2. GIS map showing assessor's parcel of the subject site.
3. FEMA Flood map
4. Assessor's map H-11
5. Conceptual Framework Map from Charrette study.

October 23, 2014

To: Planning Commission
Board of Selectmen

From: Hiram Peck

Re: CGS 8-24 referral for Municipal Purchase of 1 Old Bridge Road Property

At the Planning Commission meeting of October 14, 2014, the Commission asked questions regarding the proposed purchase of 1 Old Bridge Road property.

Staff has researched the matter and has found the following (from the Town Engineer):

1. Cost for hazardous material removal

The cost estimate for hazardous material removal from the property was based on a walk-thru by town staff to identify typical materials that may need to be removed as part of a demolition process. We estimated hazardous removal costs based on our visual observations and experience on other similar projects. Identification of hazardous material and associated removal cost will need to be verified with the assistance of a License Environmental Professional (LEP) once the property is acquired. We have budgeted \$5,000 for hazardous material removal.

2. Specific plans for the property

These have not been developed at this time. Recreational access to the river and adjacencies to other town owned land and the Flower Bridge provides other recreational development opportunities for the area.

3. Grants available for the project

Staff did explore and will continue to explore the availability of grants to offset the cost of property acquisition. The best opportunity for grant funding would be through the State of Connecticut Flood Mitigation Assistance (FMA) Program. There is presently no funding available under this program but there is a potential for new funding in 2015. The town's eligibility to receive funds for a property that was purchased prior applying for funding under this program is not clear at this time. Other grants may be available to develop the property for recreational purpose once a plan is developed for the property.

In addition (from Planning Staff):

4. Plan of Conservation and Development (POCD)

The 2007 POCD states the following:

- A. NATURAL RESOURCES: Conservation Policy 2 (page 13): “Encourage land uses compatible with the conservation of the Farmington River, its tributaries, and its floodplain, recognizing the unique natural, aesthetic, recreational, agricultural and educational characteristics of the river.”

“OBJECTIVE C: Encourage the acquisition of land or public access rights, where feasible, to land adjacent to the Farmington River for active and passive recreational use.”

“OBJECTIVE D: Ensure that public access be provided to the Farmington River when new developments are planned adjacent to the Farmington River Floodplain, where feasible and appropriate.”

“OBJECTIVE H: Retain areas of annual flooding, floodplains, and wetlands in their natural state to the maximum extent possible to preserve water quality, protect water retention capabilities, facilitate flood flow levels, and reduce the hazards and costs associated with flooding.”

B. OPEN SPACE: Goals:

- a. Preserve the natural and rural characteristics of the community, and
- b. Provide a range of recreational opportunities for our citizens and for tourists

Policy 1. Continue current practices to encourage and implement acquisition of open space and easements.

OBJECTIVE A: Support the purchase of open space for passive or active recreational use.

OBJECTIVE C: Seek opportunities for open space acquisition or easements in new or redeveloped land use projects.

OBJECTIVE F: To help clarify open space intentions, seek to classify Town-owned land into categories such as “permanent open space”, municipal facilities, or other Town-owned land.

Policy 2. Encourage greater use of trails in Town....

OBJECTIVE B: Maintain toilet facilities at trails, as needed, to support users for as much of the calendar year as possible.

Policy 3. Planning Commission Objectives...

OBJECTIVE B: Seek opportunities to create local parks and play areas in residential neighborhoods, especially where population density is high.

OBJECTIVE C: Increase access to the Farmington River for launching and landing canoes, kayaks, and rowing craft and for fishing and other recreation.

OBJECTIVE D: Increase the establishment of a multi-use inter and intra-town trail system using.... Or land purchased by the Town.

Preservation of the area around the Drake Hill Bridge which is designated as a “character place” is encouraged by the plan. (pages 46-47).

C. SPECIAL AREAS:

Policy 6. Continue efforts to make Simsbury Center even more pedestrian friendly.

D. COMMUNITY FACILITIES & RECREATION:

Goal: Provide, maintain and promote the development of community facilities that sustain and enhance community character and the social , mental, educational and physical well being of the community.

Policy 3. Provide sites for community facilities reflecting present and future needs.

Policy 8. Encourage adequate recreation facilities be provided to meet community needs.

Policy 9. Encourage greater use of recreational facilities in Town.

Finally on page 171 of the 2007 adopted POCD the subject area is labeled “Boat House” on the Future Land Use Plan. Whether this use is for this site exactly or not is not clear in the plan, but it clearly is a use in this general area.

5. The Simsbury adopted Hazard Mitigation Plan Objective 3.2 states:

“Pursue acquisition of parcels with potential for development along or within 100-year floodplain to preserve as open space.”

In summary, both the adopted POCD and the adopted Hazard Mitigation Plan provide significant support of the proposed municipal acquisition of the property at 1 Old Bridge Road.

If you have any questions, please let me know.

Old Drake Hill Flower Bridge

P.O. Box 314
West Simsbury, CT 06092



October 22, 2014

Dear Members of the Board of Selectmen,

We, the Board of the Old Drake Hill Flower Bridge, strongly encourage the town of Simsbury to acquire and develop for best use, Betty Hudson's home at Old Bridge Road. We realize river access is a rare commodity. The purchase of this property will also help promote the Old Drake Hill Flower Bridge area, and make it even a more desirable destination. We also believe this purchase is in keeping with the 2007 plan for Conservation and Development.

Sincerely,

A handwritten signature in cursive script that reads "Sharene Wassell".

Sharene Wassell

A handwritten signature in cursive script that reads "Deeg Mackay".

Deeg Mackay

Co Chairs on behalf of The Old Drake Hill Flower Bridge Board



Town of Simsbury

933 HOPMEADOW STREET

P.O. BOX 495

SIMSBURY, CONNECTICUT 06070

Thomas J. Roy, PE - Director of Public Works

BOARD OF SELECTMEN MEETING AGENDA SUBMISSION FORM

1. **Title of submission:** Municipal Textile Recycling Services

2. **Date of submission:** October 23, 2014

3. **Date of Board Meeting:** October 27, 2014

4. **Individual or Entity making the submission:**

Thomas J. Roy, PE – Director of Public Works

5. **Action requested of the Board of Selectmen:**

The Individual or Entity making the submission requests that the Board of Selectmen:

Review the Textile Recycling Program available to Simsbury through CRCOG

Authorize the First Selectman to enter into a three year agreement with Bay State Textiles Inc. for the collection of textiles for a single bin located at our transfer station.

Authorize the funds generated through the sale of textile materials from this program to be used in support of the Town's Recycling Committee with the approval of the Board of Finance.

6. **Individual(s) responsible for submission:**

Thomas J. Roy, PE – Director of Public Works

7. **Summary of Submission:**

The Capital Region Council of Governments (CRCOG) has conducted a competitive bid for a Textile Recycling Program. Bay State Textiles, Inc. was selected by CRCOG to provide these services to CRCOG member towns. The services include the placement of bins or trailers at public facilities for the collection of used textiles, including: footwear, clothing, accessories, linens and stuffed animals. Bay State will process these textiles for reuse as clothing, rags or shred the material to be used for fiber. Simsbury will receive a payment of \$97 for every ton of textile materials collected from our bin.

It is our intention to place one bin at the Simsbury Bulky Waste Facility. We would require the existing Salvation Army collection bin remain on site.

A detailed list of items collected is attached as part of the July 23rd memo and a "Fact Sheet" outlining the program is also attached.

8. **Description of documents included with submission:** (All documents must be in final form and signed by the appropriate party.)

The following documents are included with this submission and attached hereto:

- July 23rd Memo from Thomas Roy to the Recycling Committee
- Textile Recycling Fact Sheet



Town of Simsbury

66 TOWN FOREST ROAD, P.O. BOX 495, SIMSBURY, CONNECTICUT 06070

~ Department of Public Works ~

Memorandum: Municipal Textile Recycling Services in Simsbury

To: Mary Turner, Chairman, Recycling Committee *(Signature)*

CC: Mary A. Glassman, First Selectman

From: Thomas J. Roy, Director of Public Works

Date: July 23, 2014

The Capital Region Council of Governments (CROG) has conducted a bid for a Textile Recycling Program. This program allows towns the ability to have textile bins for the collection of clean worn out clothing items that will be sold for their recycling value. The Town or possibly the Recycling Committee would receive \$100/ton for all materials collected (minus a 3% fee to CROG). A list of acceptable items is attached.

Please review this program with the Recycling Committee and let me know if the committee would like to support this program.

EXHIBIT A

DEFINITIONS

As used in this Master Agreement, except as otherwise expressly provided or unless the context otherwise requires, the terms listed in this Exhibit A shall have the following meanings:

"Acceptable Textile Recyclables" means, at a minimum, the materials shown on the table below. This list of Acceptable Textile Recyclables may be modified by mutual written agreement of the Company and CCSWA as markets for additional materials enable the addition of such materials to this list.

All items must be clean and dry. Items may be worn, torn or stained.

Footwear

Shoes	Boots	Sneakers
Heels	Work Boots	Cleats
Pumps	Dress Boots	Slippers
Sandals	Winter Boots	Flip Flops

Clothing

Tops	Pants	Undergarments
Sweaters	Jeans	Socks
Sweatshirts	Sweatpants	T-Shirts
Dresses	Skirts	Slips
Tank Tops	Shorts	Pajamas
Blazers	Slacks	Coats

Accessories

Hats	Gloves	Scarfs
Pocketbooks	Duffle Bags	Totes
Belts	Ties	Bathrobes

Linens

Sheets	Pillows	Comforters
Blankets	Dish Towels	Throw Rugs
Draperies	Table Linens	Placemats

Stuffed Animals

"Administrative Fee" means the Textile Recycling Agreement Administrative Fee as set forth in Section 3.2(c).

"Applicable Law" or "Applicable Laws" means any Environmental Law or any other law, rule, code, standard, regulation, requirement, consent decree, order, consent agreement, permit, guideline, action or determination issued by any governmental body having

Fact Sheet
Textile Recycling Services Agreement
with Bay State Textiles, Inc.

Municipal members of the Central Connecticut Solid Waste Authority have the option of participating in a Textile Recycling Services contract that the Authority procured earlier this year.

Towns that participate in the contract select municipally-owned locations for collection bins and/or trailers where citizens can deposit acceptable textile materials. The vendor, Bay State Textiles, Inc., is responsible for collecting materials from the containers on a regular schedule (typically every 2 weeks). In addition to benefiting from the diversion of textile materials out of the MSW stream, Towns will receive from Bay State a fee of \$100/ton of materials collected.

The contract for textile recycling services with Bay State Textiles follows a similar structure to the solid waste disposal contracts that were procured by CCSWA in 2011. A Master Agreement sets out the major provisions of the contract. The Participation Agreement allows for voluntary participation in the contract by individual member municipalities.

Major Provisions of the Master Agreement

- Requires Bay State to accept for recycling all textile recyclables that are collected from a participating municipality.
- Requires Bay State to provide and maintain in good condition the collection boxes and trailers.
- Requires Bay State to collect materials from boxes or containers every 14 days (or a different schedule if specified in Participation Agreement)
- Provides for a \$100/ton fee to be paid by Bay State to participating municipalities for textile materials collected.
- Requires participating municipalities to pay to CCSWA an administrative fee of 3% of fees collected (5% for non-CCSWA municipalities).
- Requires Bay State to provide monthly reports of total tonnage collected by municipality and annual reports of tonnage exported vs. tonnage shipped domestically.

- Non-compete provision prohibits participating municipalities from entering into contracts with other providers of textile recycling services. However, exemptions may be made in the Participation Agreements for organizations already providing textile recycling services in a municipality.

Major Provisions of the Participation Agreement

- Provides for a 3-year base contract with two 2-year extensions and a reopener on the per ton fee after years 3 and 5.
- Specifies numbers, types, locations and collection schedules for all collection boxes and trailers to be located in municipality (Exhibit A).
- Provides for individual public information and marketing strategies within participating municipalities (to be described in Exhibit B).
- Allows for exceptions to non-compete clause in Master Agreement.

Examples of Acceptable Textile Materials

- Footwear: Shoes, Boots, Sneakers, Heels, Work Boots, Cleats, Pumps, Dress Boots, Slippers, Sandals, Winter Boots, Flip Flops
- Clothing: Tops, Pants, Undergarments, Sweaters, Jeans, Socks, Sweatshirts, Sweatpants, T-Shirts, Dresses, Skirts, Slips, Tank Tops, Shorts, Pajamas, Blazers, Slacks, Coats
- Accessories: Hats, Gloves, Scarfs, Pocketbooks, Duffle Bags, Totes, Belts, Ties, Bathrobes
- Linens: Sheets, Pillows, Comforters, Blankets, Dish Towels, Throw Rugs, Draperies, Table Linens, Placemats
- Stuffed Animals



Town of Simsbury

933 HOPMEADOW STREET

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SIMSBURY, CONNECTICUT 06070

Thomas J. Roy, PE - Director of Public Works

BOARD OF SELECTMEN MEETING AGENDA SUBMISSION FORM

1. **Title of submission:** Clean Energy Municipal Pledge
2. **Date of submission:** October 23, 2014
3. **Date of Board Meeting:** October 27, 2014
4. **Individual or Entity making the submission:**

Thomas J. Roy, PE – Director of Public Works
5. **Action requested of the Board of Selectmen:**
The Individual or Entity making the submission requests that the Board of Selectmen:

Authorize the First Selectman to enter into the Clean Energy Communities Municipal Pledge on behalf of the Town of Simsbury
6. **Individual(s) responsible for submission:**

Thomas J. Roy, PE – Director of Public Works
Simsbury Clean Energy Task Force
7. **Summary of Submission:**

Participating in the Municipal Pledge Program will allow Simsbury to be eligible for a number of grants, including the CEEF's Bright Ideas Grant program, where the Town is currently eligible for a \$10,000 grant. The Town has also earned a 9 kW renewable energy system through CEFA that can be used to install a solar array on a town building(s). Currently 107 towns in Connecticut are participating in this program.
8. **Description of documents included with submission:** (All documents must be in final form and signed by the appropriate party.)
The following documents are included with this submission and attached hereto:
 - September 11, 2014th Memo
 - Copy of Clean Energy Municipal Pledge



Town of Simsbury

66 TOWN FOREST ROAD, P.O. BOX 495, SIMSBURY, CONNECTICUT 06070

~ Department of Public Works ~

Memorandum: Clean Energy Communities Municipal Pledge
To: Mary A. Glassman, Matt Curtis
CC: Burke LaClair, Tom Cooke, Clean Energy Task Force
From: Thomas J. Roy, Director of Public Works
Date: September 11, 2014

The Connecticut Clean Energy Finance and Investment Authority (CEFIA) and Connecticut Energy Efficiency Fund (administered by CL&P and United Illuminating) established the Clean Energy Communities Municipal Pledge in 2012 in an effort to promote energy efficiency and the use of clean, renewable energy by municipalities. This program was the next step following the end of the 20% by 2010 campaign, where municipalities were challenged to use at least 20% renewable energy.

Participating in the Municipal Pledge Program will allow Simsbury to be eligible for a number of grants, including the CEEF's Bright Ideas Grant program, where the Town is currently eligible for a \$10,000 grant. The Town has also earned a 9 kW renewable energy system through CEFIA that can be used to install a solar array on a town building(s). Currently 107 towns in Connecticut are participating in this program.

The Municipal Pledge will require Simsbury as a whole (Town and Board of Education) to meet the following goals by 2018:

- 1. Reduce our building energy consumption by 20%**
 - The Town can select a baseline year going back as far as FY 2008
- 2. Purchase 20% of our building electricity from renewable energy sources**
 - To meet this goal the Town/BOE would need to purchase Renewable Energy Credits (REC's) or install solar systems on Town/BOE buildings
 - Participation in other CEFIA programs will reduce our 20% goal (CPACE = 10% and Solarize = 5%) and additional actions (permitting improvements or outreach campaigns) could further reduce this commitment.
- 3. Promote energy efficiency and clean renewable technologies**
 - Our Clean Energy Task Forces had done this work for a number of year and we would anticipate continuing with this group

Participation in this program will require annual reporting on the electrical use in our buildings and our purchase of REC's or renewable energy. Both the Town and BOE would need to budget between \$700 and \$1,200 per year for the purchase of REC's based on current electrical use and the present market rate for class I REC's.

I would encourage a meeting where we can discuss the Town and BOE participating in this program. I believe there is a lot of support in the community for our participation and reaching for these energy efficiency goals will ultimately result in lower operating costs for our buildings.

CLEAN ENERGY COMMUNITIES MUNICIPAL PLEDGE

The Clean Energy Communities program is an initiative funded by both the Clean Energy Finance and Investment Authority (CEFIA-formerly known as the Connecticut Clean Energy Fund) and the Connecticut Energy Efficiency Fund. CEFIA and the Energy Efficiency Fund develop programs which collectively seek to have Connecticut cities and towns both reduce energy use and increase support for clean, renewable energy for municipal facilities. The Energy Efficiency Fund programs are administered by The Connecticut Light and Power Company, The United Illuminating Company, Yankee Gas Services Company, The Southern Connecticut Gas Company, and/or Connecticut Natural Gas Corporation (collectively, "the Companies")

By applying currently available energy efficiency and clean, renewable energy technologies the Town of Simsbury can save money, create a healthier environment and strengthen local economies; and **accordingly, the Town of Simsbury makes the following Clean Energy Communities Municipal Pledge:**

1. The Town of Simsbury pledges to reduce its municipal building energy consumption by 20% by 2018. Building energy consumption shall be determined by benchmarking municipal building energy consumption to a baseline fiscal year. The Town of Simsbury can elect from the following fiscal years to determine its energy baseline year: 2008-2009, 2009-2010, 2010-2011, or 2011-2012.

a. The Town of Simsbury will seek to reduce its municipal building energy consumption for municipal facilities by at least 20% by 2018. The schedule follows:

- i. Fiscal Year 2012-2013: 5% Reduction
- ii. Fiscal Year 2013-2014: 8% Reduction
- iii. Fiscal Year 2014-2015: 11% Reduction
- iv. Fiscal Year 2015-2016: 14% Reduction
- v. Fiscal Year 2016-2017: 17% Reduction
- vi. Fiscal Year 2017-2018: 20% Reduction

b. The Town of Simsbury will work with the Companies, contractors or other entities to benchmark all of its municipal buildings (including board of education buildings) to determine all municipal building energy usage.

c. Beginning July 1, 2015, the Town of Simsbury agrees to provide documentation of its municipal building energy consumption on an annual basis by the end of the first quarter of the following fiscal year.

d. The Town of Simsbury pledges to create its own Municipal Action Plan (MAP) to determine its path in reducing its energy consumption. The Town of Simsbury may satisfy this requirement by submitting a pre-existing municipal energy plan, sustainability plan, climate change action plan or similar document.

e. There is no penalty if the Town of Simsbury fails to meet the reduction amounts set forth in the schedule above. However if these reduction targets are not met starting July 1, 2015, the Town of Simsbury will not be eligible to receive Bright Ideas Grants from the Connecticut Energy Efficiency Fund and Companies under the Clean Energy Communities program.

2. The Town of Simsbury pledges to purchase 20% of its municipal building electricity from clean, renewable energy sources by 2018.

a. The Town of Simsbury will seek to make a voluntary purchase of at least 20% of the electricity for municipal facilities from clean, renewable energy sources by annual CEC program requirements. The schedule follows:

i. Fiscal Year 2012-2013: 15% Purchase

ii. Fiscal Year 2013-2014: 16% Purchase

iii. Fiscal Year 2014-2015: 17% Purchase

iv. Fiscal Year 2015-2016: 18% Purchase

v. Fiscal Year 2016-2017: 19% Purchase

vi. Fiscal Year 2017-2018: 20% Purchase

b. The Town of Simsbury agrees to provide CEFIA documentation of its municipal clean energy purchases on an annual basis by the end of the first quarter of the following fiscal year. CEFIA intends to request documentation of municipal clean energy purchases for FY2011-2012 in July 2012.

c. The Town of Simsbury acknowledges that clean, renewable sources are those defined in section 16-1 of the general statutes as Connecticut Class I renewable energy sources or meeting Green-e® Energy certification standards.

d. The Town of Simsbury may satisfy the voluntary purchase requirement by purchasing Green-e® Energy certified Renewable Energy Credits (RECs), enrolling one of more municipal facilities in the CTCleanEnergyOptions_{sm} program, installing renewable energy systems (provided that the RECs associated with such system(s) are quantifiable and not held by a third-party) or any combination thereof.

e. There is no penalty if the Town of Simsbury fails to meet the items set forth in the schedule above; however, the Town of Simsbury will not be eligible to receive incentive rewards from CEFIA under the Clean Energy Communities program.

3. The Town of Simsbury agrees to promote energy efficiency and clean, renewable technologies in its community. The Town of Simsbury is encouraged to establish a Clean Energy Task Force, or comparable body. This entity will assist the municipality in meeting the Clean Energy Communities Municipal Pledge and to perform education and outreach among residents, businesses and institutions within the community concerning energy efficiency and clean, renewable energy programs.

By taking the pledge and meeting the Clean Energy Community Program requirements outlined by CEFIA and the Connecticut Energy Efficiency Fund, the Town of Simsbury may qualify, subject to the terms of separate formal contracts, for the following grants:

- a. CEFIA. For every 100 points, the Town of Simsbury may earn a 1 kilowatt (or equivalent) clean energy system.
- b. Energy Efficiency Fund. For every 100 points, the Town of Simsbury may earn a Bright Idea Grant that can be used for energy-saving projects. The Town of Simsbury is eligible for two Bright Idea Grants per fiscal year.

Mary A. Glassman Date
First Selectman
Town of Simsbury

* The Town of Simsbury understands that the Clean Energy Communities Municipal Pledge is not a contract, and that CEFIA, the Energy Efficiency Fund, and the Companies have not contracted, committed, agreed or promised, to perform or incur any obligations, in any manner, hereunder.



Town of Simsbury

66 TOWN FOREST ROAD, P.O. BOX 495, SIMSBURY, CONNECTICUT 06070
Phone (860) 658-3222 Fax (860) 408-5416 E-mail troy@simsbury-ct.gov

~ Thomas J. Roy, P.E. – Director of Public Works ~

BOARD OF SELECTMEN MEETING AGENDA SUBMISSION FORM

1. **Date of Submission:**

October 21, 2014

2. **Date of Board Meeting:**

October 27, 2014

3. **Individual or Entity making the submission:**

Thomas J. Roy, P.E. – Director of Public Works

4. **Action requested of the Board of Selectmen**

Approval to submit three (3) applications for the Intertown Capital Equipment Purchase Incentive Program (ICE); read into minutes the attached Resolution.

5. **Individual(s) responsible for submission**

Thomas J. Roy, P.E. – Director of Public Works

6. **Summary of Submission**

The Town of Simsbury would submit an application to purchase equipment, in conjunction with 5 other neighboring towns. If approved the Towns would receive up to a 50% grant on the total cost of the equipment, which would then be divided equally between the participating towns for each item. Inter-municipal agreements would be drawn up to delineate roles and responsibilities of each of the towns. A spreadsheet detailing each grant submission is attached.

7. **Description of documents included with submission (All documents must be in final form and signed by the appropriate party.):**

The following documents are included with this submission and attached hereto:

Resolution of Endorsement
Spreadsheet detailing each grant
Cut sheets for equipment

Intertown Capital Equipment (ICE) Purchasing Incentive Program

4 ton-hot box:

Trailer mounted unit is used primarily for pot hole patching in the winter months when traditional asphalt plants are closed

	Unit Cost	Quantity	Value	Grant	Total Cost
Participating Towns	\$ 37,500	3	\$ 112,500	50%	\$ 56,250
Avon					\$ 9,375
Bloomfield*					\$ 9,375
Canton					\$ 9,375
Farmington					\$ 9,375
Granby					\$ 9,375
Simsbury					\$ 9,375

Track Paver:

Smaller paving box used for paving trenches, gutters and sidewalks

	Unit Cost	Quantity	Value	Grant	Total Cost
Participating Towns	\$ 40,000	1	\$ 40,000	50%	\$ 20,000
Avon					\$ 5,000
Bloomfield*					\$ 5,000
Farmington					\$ 5,000
Simsbury					\$ 5,000

Roadside Mower:

Tractor equipped with rear flail mower - used to keep vegetation back away from the edge of the roadway

	Unit Cost	Quantity	Value	Grant	Total Cost
Participating Towns	\$ 95,000	1	\$ 95,000	70%	\$ 66,500
East Granby					\$ 33,250
Simsbury					\$ 33,250

*All grants where Bloomfield is a participating Town are eligible for 50% reimbursement rather than the standard 70% as Bloomfield is considered a Public Investment Community.

**SIMSBURY BOARD OF SELECTMEN
RESOLUTION
Support for the Town's Participation in the ICE Program**

WHEREAS, The State of Connecticut, Office of Policy and Management (OPM) is accepting grant applications for Inter-town Capital Equipment (ICE) Purchase Incentive Program; and

WHEREAS, the ICE program was established by CGS Sec. 4-66m and provides partial funding for any two or more municipalities for the acquisition of capital equipment that will be shared between the participating communities; and

WHEREAS, the Municipalities must provide the corresponding matching funds; and

WHEREAS, a formal Inter-Local Agreement(s) as approved by the Board of Selectmen will be executed by all participating municipalities prior to their receipt of grant funding;

NOW, THEREFORE, BE IT RESOLVED:

1. The Simsbury Board of Selectmen supports the Simsbury Public Works Department participation in the ICE Purchase Incentive Program for the filing of three separate grant requests with a maximum potential expense to the Town of \$47,625, subject to further consideration and action by the Board of Selectmen and the Board of Finance in the event that a grant is awarded to the Town; and
2. The First Selectman is hereby authorized to execute documents consistent with this Resolution.

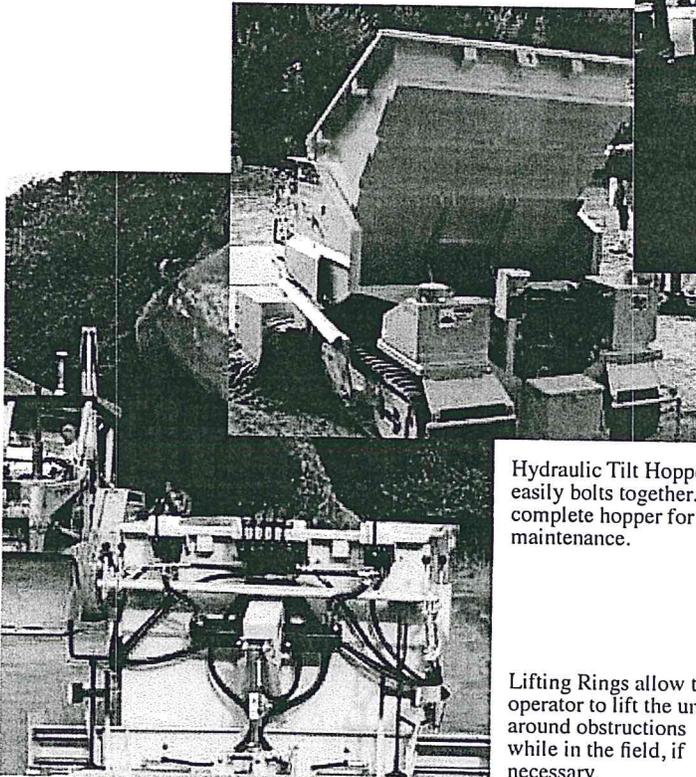
Mini-Track Paver-411

Quality of Workmanship, Innovative Design, Built to Last!

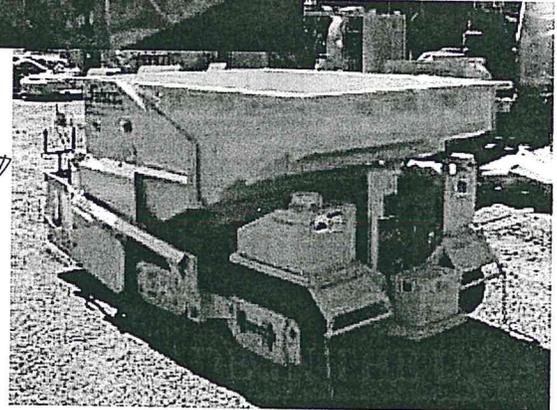
MADE IN THE U. .A

THE GO-ANYWHERE PAVER!
SIDEWALKS,- CART PATHS - TRENCHES, ETC.

- * LABOR SAVING,
- * TIME SAVING,
- * MONEY SAVING!

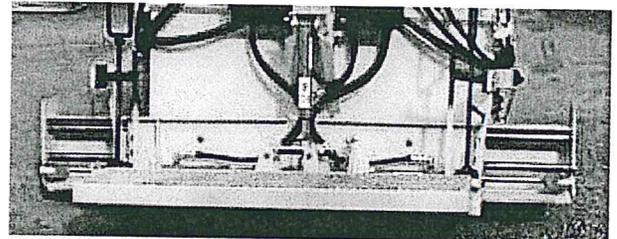


Hydraulic Tilt Hopper. Hopper easily bolts together. Raise the complete hopper for ease of maintenance.

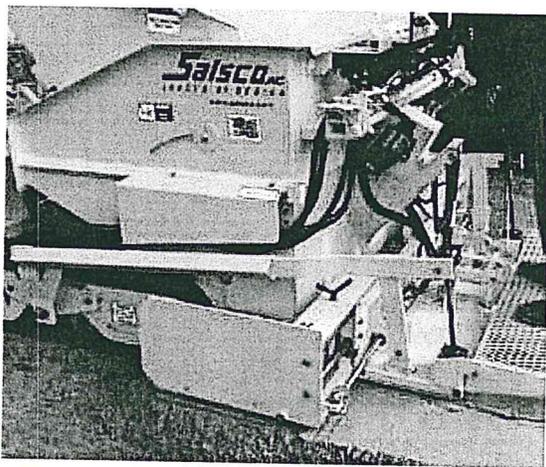


Extra Large Cut Off Door with two (2) Cylinders & Flow Regulators that open the door evenly & smoothly.

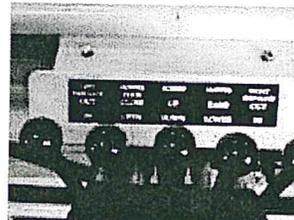
Lifting Rings allow the operator to lift the unit around obstructions while in the field, if necessary.



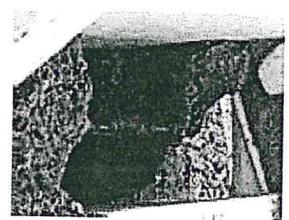
Hydraulic End-Gates move in & out, and have rulers on the top of the end gate to see where they are.



Hydraulic Moveable Tracks. Available as an option.



All controls are on the rear of the machine, including the Key Switch & Throttle.



Two (2) 9" Cast Augers are independently operated both Forward & Reverse.

Quality of Workmanship, Innovative Design, Built to Last!

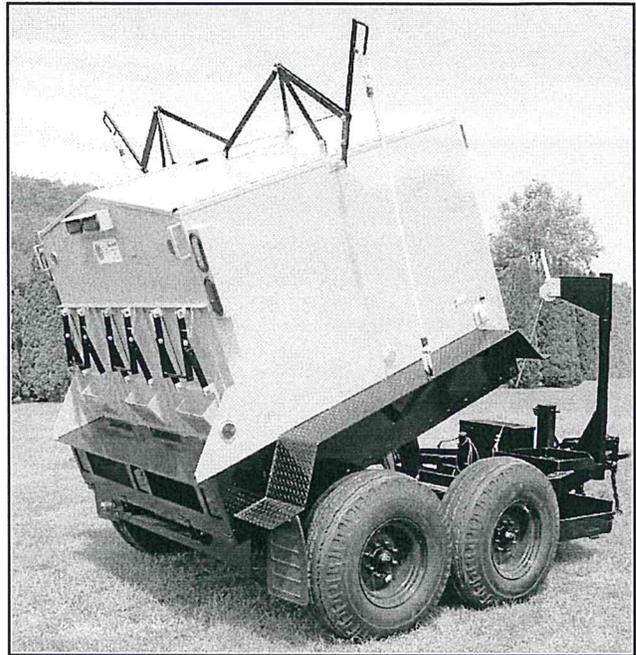
Saisco, INC.
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Ray-Tech Infrared RC8000

Our largest trailer mounted Reclaimer!

With the RC 8000, you can accomplish a better quality job at a smaller cost.

With this piece of equipment, you can reclaim waste asphalt into permanent patch material as well as hold new material at the proper working temperature for 48 hours without damage.



RC8000 shown with Hydraulic Dump Option



RC8000 shown with Liquid Tank Option

- Enables you to use asphalt when you want it, regardless of the season.
- Four Ton Capacity.
- All controls preset at factory.
- Eliminates cold patching method.
- Fuel efficient and thermostatically controlled.
- Several options available.
- Made in the U.S.A.



Ray-Tech Infrared Corp.

Manufacturer of Infrared Road Maintenance Equipment

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Typical Roadside Mower





Town of Simsbury

933 HOPMEADOW STREET

P.O. BOX 495

SIMSBURY, CONNECTICUT 06070

Thomas F. Cooke - Director of Administrative Services

BOARD OF SELECTMEN MEETING AGENDA SUBMISSION FORM

1. **Title of submission:** Connecticut Municipalities Broadband Infrastructure Upgrade and Expansion Project

2. **Date of submission:** October 24, 2014

3. **Date of Board Meeting:** October 27, 2014

4. **Individual or Entity making the submission:**

Thomas F. Cooke – Director of Administrative Services

5. **Action requested of the Board of Selectmen (Acceptance of gift, creation of reserve, approval of contract, information only, etc. Be as specific as possible with respect to the desired action of the Board.):**
The Individual or Entity making the submission requests that the Board of Selectmen:

Authorize the Town of Simsbury to participate, at no cost, in an RFP issued by New Haven, West Hartford and Stamford seeking to developing, upgrading and expanding broadband infrastructure and improving access to high-speed internet.

6. **Individual(s) responsible for submission (Please include complete contact information. The identified individual(s) should be prepared to present information to the Board of Selectmen at the Board Meeting.):**

Thomas F. Cooke – Director of Administrative Services – (860) 658-3230

7. **Summary of Submission (Include in your summary (i) relevant dates and timelines; (ii) parties involved; (iii) a description of financial terms and conditions specifically identifying the financial exposure/commitment of the Town of Simsbury; (iv) whether or not contracts, licenses and other legal documents have been reviewed by the Town's counsel; and (v) other information that will inform the Board of Selectmen's consideration of your submission. Include any additional information in an attached memorandum.):**

New Haven, West Hartford and Stamford have issued an RFP for the development of Gigabit Internet Networks by potential service providers in their municipalities. The goal is to develop ultra-high-speed gigabit internet networks which would reduce the cost of doing businesses, high-tech companies, universities, homeowners and other users. The three towns have invited other municipalities to join in the RFP.

Put simply, for the State of Connecticut to compete effectively for businesses it will need to take steps to upgrade its technology infrastructure across the state. This has been done successfully on the municipal level. Chattanooga, for example, provides its residents and businesses with one of the least expensive high-speed internet networks in the country, which in turn has positioned it to compete effectively for capital and talent. Similarly, Google Fiber offers \$70 a month Gig service in Kansas City, Missouri and Kansas, and other service providers have dropped their pricing to compete. Google Fiber provides the necessary infrastructure for high-tech start-up companies and has proved to be an economic driver. The Gigabit Internet Networks RFP seeks to create the same conditions in the State of Connecticut.

The process does not involve any legal or financial commitment on the part of the Town of Simsbury. As stated in the documents, municipalities "intend to be infrastructure and policy partners only, contributing in-kind assets and support, and do not intend to act as retail service providers or network operators."

To participate, the Town of Simsbury will be required to submit an Addendum providing a profile of the Town, including relevant municipal fiber optic cable assets, its existing fiber network infrastructure, general information about the Town and demographic information (the CERC Town Profile). If the board of Selectmen recommends moving forward with this initiative, the Addendum will be prepared and submitted, a resolution of support will be prepared for the Board of Selectmen and Town Boards and Commissions, as well as business and community organizations, will be solicited for input and support.

8. **Description of documents included with submission (All documents must be in final form and signed by the appropriate party.):**

The following documents are included with this submission and attached hereto:

Press Release – September 15, 2014

Appendix B – Profile of the Town of West Hartford

Article – "Fast Internet Is Chattanooga's New Locomotive"



STATE OF CONNECTICUT
NEWS RELEASE

Consumer Counsel Elin Swanson Katz

FOR IMMEDIATE RELEASE

Contact: Elin Swanson Katz
860-827-2901 (office)
860-614-8424 (cell)

**MAYORS SEEK PARTNERS TO DEVELOP
GIGABIT INTERNET NETWORKS
IN CONNECTICUT; INVITE OTHERS
TO JOIN THE EFFORT**

(September 15, 2014 -- Hartford, CT) – New Haven Mayor Toni N. Harp, West Hartford Deputy Mayor Shari Cantor, Stamford Mayor David R. Martin and state Senator Beth Bye (D-West Hartford), state Comptroller Kevin Lembo and Consumer Counsel Elin Swanson Katz today issued a global call for companies and organizations to develop ultra-high-speed gigabit or “gig” Internet networks in the three cities.

The mayors issued a joint Request for Qualifications (“RFQ”) seeking information and dialogue with interested parties, hoping to increase access to ultra-high-speed gigabit networks in their cities and throughout Connecticut while simultaneously reducing the cost of such networks for businesses, high-tech industry, universities, homeowners and other users.

Gig networks deliver internet speeds of up to 1,000 megabits per second (Mbps), more than 100 times faster than the average home speed of about 9 Mbps.

The mayors’ RFQ has three goals:

- Create a world-leading gigabit-capable network in targeted commercial corridors – as well as in residential areas with demonstrated demand – in order to foster innovation, drive job creation and stimulate economic growth.
- Provide free or heavily discounted 10-100 MB (minimum) Internet service over a wired or wireless network to underserved and disadvantaged residential areas across the territories and diverse demographics.
- Deliver gigabit Internet service at prices comparable to other gigabit fiber communities across the nation.

The municipal effort grew from an April conference in Hartford on gigabit networks that was hosted by the Office of Consumer Counsel.

“As soon as we started the conversation about gig networks, we heard from businesses, universities, high-tech start-ups, mayors and first selectmen – really such a variety of stakeholders – about how greater Internet speeds at lower costs are essential to their functioning,” Katz said. Over the summer, Katz embarked on a series of listening-tour meetings across Connecticut (in conjunction with the Connecticut Technology Council) to gauge interest and support for gig networks.

“We knew it was an important economic development tool, but we’ve learned gig networks are also essential for medicine, precision manufacturing, education, e-government, many different people in different sectors clamoring for gig networks,” Katz said.

“It’s time we tear down the walls to gigabit Internet access in Connecticut,” said Sen. Bye, who along with Katz has been a prime mover in this municipal Internet enterprise. “Not only will businesses and universities thrive, but consumers will benefit from the lower prices and wider access that this initiative will create. We have the will and I believe we have the ability to make this happen for Connecticut.”

New Haven, Stamford and West Hartford have created a unique, “open-access” RFQ.

“These three cities have stepped out front to lead this project, but everyone involved in this project recognizes that there is strength in numbers,” Katz said. “They are therefore inviting any municipality in the state to join the conversation by simply submitting an addendum describing their town’s interest and assets. I don’t think there’s been anything quite like it around the country.”

“This project is an important step toward making Connecticut the first gigabit state,” Comptroller Lembo said. “It would be the ultimate economic assistance and incentive program – rewarding all business and industry with an infrastructure worthy of settling in Connecticut. It would serve as an open door to all businesses, including new ones and those already established here. The leadership of Mayors Harp, Martin and Cantor benefits not only their communities, but every community in Connecticut.”

“This collaboration among our cities and these state-level groups will lead Connecticut forward and avoid a damaging digital divide that could hinder the progress of residents, students, researchers and those doing business in our state,” New Haven Mayor Toni N. Harp said. “We’re eager to see what the market brings to our cities so we can put this technology in place to support commerce and new business in today’s digital, knowledge-based economy.”

West Hartford Deputy Mayor Shari Cantor explained her community’s interest in the RFQ.

“West Hartford is a thriving community that is comfortable being a leader in the state and the region,” she said. “We understand that we need to pursue the highway of the future, high-speed Internet, to position our community and our state to compete nationally and globally and remain a top-ranked community to live, work and play.”

Charles Ward, chief information officer and technology analyst for a private investment firm in West Hartford, noted the many advantages of low-cost gig networks.

“There’s no better example of how transformative gig Internet service can be than in Kansas City, where Google Fiber offers \$70 a month Gig service. In Kansas City, in both Missouri and Kansas, they’ve seen existing Internet providers cut their prices, even if they couldn’t match the speed of Google Fiber,” he said. “Real estate prices have skyrocketed, fueled by 20-somethings attracted to the area’s emerging startup scene who are working on what could be the next Google or Facebook.”

Ward also applauded Connecticut’s “bold investment” in The Jackson Laboratory for Genomic Medicine (JAX) in Farmington, “where genomics research using bioinformatics will generate oceans of data.” He questioned, however, how Jackson Lab’s employees would be able to access and work with the data from home without gig Internet service.

“Stamford is always looking toward the future,” said Mayor Martin. “As part of our city’s economic development strategy, it is important that Stamford continue to be on the leading edge of a technology that helps our local businesses be on the forefront of their own markets. It’s essential that the municipalities in this state work together as a whole on this project in order to help Connecticut achieve the success it is looking for.”

Ted Yang, the founder and CEO of MediaCrossing, Inc. in Stamford, also expressed support for the project.

“MediaCrossing, as a digital media trading start-up founded in Stamford, cannot succeed without convenient and cost-effective access to gigabit networks. Our competitors in New York City and San Francisco don’t think twice about having the best broadband speeds, and we need to level the playing field,” Yang said.

Dr. Yu-Hui Rogers, Site Director at JAX, also expressed enthusiasm for the gig project. “We would like to see the progress of science and medicine being limited only by our intellectual capacity and imagination, not by the speed and volume with which we exchange and share our data and ideas,” he said.

Blair Levin, Executive Director of Gig.U (a broad-based group of over 30 leading research universities across the U. S.) and an author of the National Broadband Plan, is widely regarded as one of the telecommunications industry’s most influential commentators and policymakers.

Levin is a Yale College and Yale Law School graduate, he advised the Office of Consumer Counsel on this project, and he cited the many educational needs for access to ultra-high-speed Internet and the links to gig networks at universities. He also spoke about Connecticut’s history as a technology leader.

“Throughout our nation’s history, Connecticut cities have been leaders in inventing the future. With this RFQ, Connecticut cities are again staking a claim to lead in the 21st century global information economy,” Levin said.

Echoing the need for low-cost gig service to support universities, faculty, staff and students, Mun Y. Choi, provost and executive vice president at the University of Connecticut, is enthusiastic about the

access to gigabit connectivity to foster innovations in educational programs, research collaborations and economic development.

“The high bandwidth connections among researchers will lead to breakthroughs in systems genomics for personalized medicine to advanced materials development for additive manufacturing and that we can make Connecticut the national leader in high performance computing, data visualization and cyber-security” Provost Choi said.

The RFQ, with instructions for submitting a municipal referendum, is available online at ct.gov/occ and <http://www.cityofnewhaven.com/PurchasingBureauOnline/index.asp>.

The City of New Haven will administer and coordinate the RFQ for the municipalities.]

###

X. APPENDIX B – Profile of the Town of West Hartford

The Town of West Hartford is located in central Connecticut adjacent to and west of the City of Hartford, the state capital. The towns of Bloomfield, Newington, Farmington, and Avon also border the Town. West Hartford is approximately 100 miles southwest of Boston and approximately 100 miles northeast of New York City. The Town, a residential suburb in the Hartford metropolitan area, encompasses 22.2 square miles and has a population of 63,268. West Hartford was settled as an agricultural community in the early 1700s and was incorporated as a town in 1854. In 1919, West Hartford became the first town in Connecticut to adopt the Council-Manager form of government. The legislative function is performed by a nine member Town Council that is elected biennially.

West Hartford has access to the two major highways in central Connecticut: Interstate Routes 91 and 84, the latter of which has exits in the Town. The Town is also served by U.S. Routes 6 and 44 and State Routes 4, 173, 185 and 218. Amtrak provides passenger rail service for the area. Bradley International Airport is 20 minutes north of the center of West Hartford. Public transportation is provided by the CT Department of Transportation. The two largest public utilities are Connecticut Light and Power (CL&P) and Connecticut Natural Gas.

West Hartford is comprised primarily of property with single-family owner occupied, mid to upper price range dwellings. The Town has 11 public elementary schools; three middle schools (grades 6 through 8); and two public high schools. It also has five parochial elementary schools, one parochial high school, and six private schools and is also home to the University of Hartford, University of St. Joseph's, the University of Connecticut's Greater Hartford Campus and the American School for the Deaf.

There are three branch post offices and a public library system with 246,000 volumes. Additionally the Town has 46 public parks and squares, one playhouse and 24 churches and synagogues. West Hartford has 217 miles of streets, 300 miles of sidewalks, and is almost fully sewerred.

Major West Hartford employers include manufacturers such as Triumph Engine Controls, Legrand U.S. and Colt. The Center business district has a wide variety professional service offices, including Blum Shapiro, a regional account firm. In addition on our border are institutions such as CIGNA, Metlife, University of Connecticut Hospital, and the newly established Jackson Laboratory for Genetic Medicine. Both UConn and the Jackson Labs are in the Town of Farmington who has also express interest in this RFQ.

The Town is currently is seeing major development interest and activity across all real estate sectors and in all corners of town. Office and retail occupancies are high and several ground up developments have been approved and are under construction. The most active sector is multi-family housing where more than 800 housing units are in various stages of planning or construction as more and more young professionals and

empty nesters seek homes in close proximity to West Hartford Center, the region's premier retail and restaurant destination. Development success is just one of many factors that has led to national recognition.

In addition, the University of Connecticut will be vacating its Greater Hartford Campus in 2017. The campus consists of 5 buildings on 58 acres of land, presenting a unique development opportunity for the town.

(Please see the attached list of awards and rankings that highlight West Hartford's standing as an attractive community as well a *CERC Town Profile* that includes demographic and economic statistics.)

Municipal Assets

The Town of West Hartford owns 35 linear miles of fiber optic cable; this is a combination of 288, 144, 96, 48 and 24 count fiber, respectively. The fiber optic network is currently in full use by public safety (police/fire), public schools, public libraries and all other municipal offices (~40 sites total). It is hub and spoke topology, not suitable for residential use without a significant build out and use of disparate data centers/ISPs for failover and redundancy.

Existing Fiber Network Infrastructure

- 80-100% of residents have access to high speed, cable broadband internet service per the 2010 US Census.
- The Town has 218 miles of roadways and alleys.
- There are more than 10,000 utility poles in West Hartford. Connecticut Light & Power owns 49%, AT&T owns 49% and the Town owns 2% which are decorative street light only poles with no other utilities attached
- Please see the attached network map.

West Hartford's Recent Accolades

Family Circle Magazine 2013 Ranked among the top ten Best Town for Families (nationally).

Hartford Magazine 2013 Best overall ranking (by far) in the Greater Hartford area. Best for families; Best schools; Best for Seniors; fastest growing.

Washington Post's 2013 Top Challenging High Schools in the Nation: Conard & Hall High Schools; two of only three in Connecticut

U.S. News & World Report ranked both Conard and Hall High Schools in the top 10 public high schools in Connecticut, and bestowed the gold medal distinction for ranking in the top 500 of schools nationwide

Hartford Magazine's "2013 Best of Hartford" edition readers rated the West Hartford Public Library as #1 library in the Greater Hartford area

Top 10 "Best Cities in the Nation for the Next Decade" (*Kiplinger's Personal Finance Magazine*). Kiplinger's focused on places that specialized in out-of-the-box thinking. It became clear that West Hartford had three elements of the 'innovation factor:' smart people, great ideas and collaboration.

Top 10 "Great Cities for Raising Families" (*Kiplinger's Personal Finance Magazine*). West Hartford was selected because of its low crime, top-ranked schools (public and private), proximity to major cities, a range of parks and historic sites and its up-and-coming downtown.

One of the Coolest Suburbs Worth a Visit (*TravelandLeisure.com*). The online magazine call the West Hartford Reservoir "West Hartford's version of Central Park, and also noted the town's vacation-worthy hot spots with cutting-edge restaurant, great shopping, and plenty of parking.

One of the top 100 Best Places to Live in the Nation (*CNNMoney.com*)

Conard and Hall High Schools ranked tops in *Newsweek's* America's Best High Schools

Connecticut Magazine rated West Hartford among the 20 Great Places to Retire in Connecticut. The article states, "This exemplary inner-ring suburb has reinvented itself with a colorful array of shops, restaurants, amusements and even a new 20-acre multipurpose commercial/residential development called Blue Back Square."

Rockledge Golf Club has been the recipient of a four-star rating in *Golf Digest's* Best Places to Play. Rockledge is chosen from among more than 4,000 courses in North America. Rockledge Golf Club was also voted "Best Public Golf Course" in the *Hartford Advocate's* annual "Best of Hartford" readers' poll.

Money Magazine ranked West Hartford 76 out of 100 towns in the nation as the best place to live. West Hartford was ranked as the 10th most educated in the U.S. West Hartford was the only town in Connecticut that made the list and one of four in New England.

Prevention Magazine and the American Podiatric Medical Association ranked West Hartford second as the best place to walk in the state.

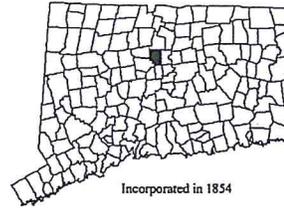
Since 1974, Moody's Investor Services and Standard & Poors, the nation's largest bond rating agencies, assigned their highest ratings, Aaa and AAA, to the Town of West Hartford's general obligation bonds. West Hartford is one of only a few towns in the United States to hold the coveted Aaa/AAA ratings from both agencies. Even fewer have maintained such ratings for nearly 40 years.

West Hartford, Connecticut

CERC Town Profile 2013

Town Hall
50 South Main Street
West Hartford, CT 06107
(860) 523-3142

Belongs to
Hartford County
LMA Hartford
Capitol Area Economic Dev. Region
Capitol Region Planning Area



Incorporated in 1854

Demographics

Population (2011)				Race/Ethnicity (2011)			
Town	County	State		Town	County	State	
2000	63,589	857,183	3,405,565	White	51,747	652,004	2,796,198
2010	62,898	887,976	3,545,837	Black	3,785	114,542	347,941
2011	63,066	890,588	3,558,172	Asian Pacific	4,569	37,799	135,435
2020	63,009	922,085	3,690,997	Native American	38	2,163	8,104
'11-'20 Growth / Yr	0.0%	0.4%	0.4%	Other/Multi-Race	2,927	84,080	270,494
				Hispanic (any race)	5,728	132,983	463,407
Land Area (sq. miles)	22	735	4,845	Poverty Rate (2011)	6.1%	11.0%	9.5%
Pop./ Sq. Mile (2011)	2,869	1,211	734	Educational Attainment (2011)			
Median Age (2011)	42	40	40	Persons Age 25 or Older	Town	%	State
Households (2011)	24,942	348,438	1,360,115	High School Graduate	7,195	16%	678,312
Med HH Inc. (2011)	\$80,061	\$64,007	\$69,243	Associates Degree	2,704	6%	176,216
				Bachelors or More	25,772	59%	861,770
Age Distribution (2011)							
	0-4	5-17	18-24	25-49	50-64	65+	Total
Male	1,661 3%	5,546 9%	2,189 3%	9,651 15%	5,890 9%	4,111 7%	29,048
Female	1,863 3%	5,687 9%	2,513 4%	10,816 17%	6,459 10%	6,680 11%	34,018
County Total	51,037 6%	153,985 17%	78,483 9%	301,147 34%	177,050 20%	128,886 14%	890,588

Economics

Business Profile (2012)			Top Five Grand List (2012)		% of Net
Sector	Units	Employment		Amount	
Total - All Industries	1,974	27,577	Blue Back Square	\$84,237,150	1.4%
23 Construction	79	481	West Farms Mall	\$37,805,390	0.6%
31 Manufacturing	54	2,424	Connecticut Light & Power Co.	\$33,939,300	0.6%
44 Retail Trade	243	4,131	FW CT Corbins Corner Shopping Center	\$33,489,820	0.6%
61 Educational Services	42	3,241	Town Center West Associates	\$24,935,000	0.4%
62 Health Care and Social Assistance	225	4,866	Net Grand List (2012)	\$5,893,896,106	
72 Accommodation and Food Services	140	3,000	Top Five Major Employers (2012)		
Total Government	24	2,897	Town of West Hartford	Hospital at Hebrew Health Care	
			University of Hartford	Goodrich Corp/Chandler Evans	
			Wiremold Products Inc		

Education

2010-2011 School Year		Connecticut Mastery Test Percent Above Goal			
Town	State				
Total Town School Enrollment	10,315	Grade 4			
	548,313	Grade 6			
		Grade 8			
Most public school students in West Hartford attend West Hartford School District, which has 10,190 students.		Town	State	Town	State
		Reading	78 63	86 76	82 75
		Math	82 67	83 72	79 67
		Writing	78 67	79 65	73 65
		Average SAT Score			
		Town	State		
For more education data see:		Elementary:	2.8 4.1	Average Class Size	
http://sdeportal.ct.gov/Cedwr		Middle:	1.9 2.7	Grade K	19.4
WEB Research and Reports:SS		Secondary:	2.4 2.9	Grade 2	20.4
PReports.aspx				Grade 5	21.4
				Grade 7	20.4
				High School	20.2
				Reading	544
				Writing	544
				Math	506

West Hartford Connecticut



Government

Government Form: Council-Manager		Annual Debt Service (2011)	\$19,809,000
Total Revenue (2011)	\$231,255,000	As % of Expenditures	9.2%
Tax Revenue	\$192,984,000	Eq. Net Grand List (2009)	\$7,137,413,505
Non-tax Revenue	\$38,271,000	Per Capita	\$113,174
Intergovernmental	\$32,117,000	As % of State Average	75%
Per Capita Tax (2011)	\$3,060	Date of Last Revaluation (2011)	
As % of State Average	121.2%	Moody's Bond Rating (2011)	Aaa
Total Expenditures (2011)	\$214,638,000	Actual Mill Rate (2011)	38.38
Education	\$139,573,000	Equalized Mill Rate (2011)	27.01
Other	\$55,256,000	% of Grand List Com/Ind (2009)	15.6%
Total Indebtness (2011)	\$145,095,000		
As % of Expenditures	67.6%		
Per Capita	\$2,301		
As % of State Average	101.8%		

Housing/Real Estate

Housing Stock (2012)	Town	County	State	Owner Occupied Dwellings (2011)	18,415	230,923	937,339
Existing Units (total)	25,813	372,697	1,481,396	As % Total Dwellings	71%	62%	63%
% Single Unit	68.6%	60.8%	64.4%	Subsidized Housing (2012)	2,075	52,064	161,379
New Permits Auth. (2012)	39	838	4,669	<i>Distribution of House Sales (2010)</i>			
As % Existing Units	0.15%	0.22%	0.32%	Number of Sales			
Demolitions (2012)	2	192	955	Less than \$100,000	11	264	1,114
House Sales (2010)	607	5,480	17,157	\$100,000-\$199,999	73	1,962	5,005
Median Price	\$329,500	\$225,000	\$246,000	\$200,000-\$299,999	200	1,666	4,614
Built Pre 1950 share (2011)	40.7%	30.1%	30.6%	\$300,000-\$399,999	156	780	2,589
				\$400,000 or More	167	808	3,835

Labor Force

Place of Residence (2012)	Town	County	State	<i>Connecticut Commuters (2010)</i>			
Labor Force (Residence)	30,063	460,963	1,879,473	Commuters into Town from:	Town Residents Commuting to:		
Employed	27,997	420,714	1,722,407	West Hartford	4,755	Hartford	7,337
Unemployed	2,066	40,250	157,074	Hartford	3,128	West Hartford	4,755
Unemployment Rate	6.9%	8.7%	8.4%	New Britain	1,176	Farmington	1,863
<i>Place of Work (2012)</i>				Newington	1,068	New Britain	982
# of Units	1,974	25,837	111,933	East Hartford	915	Bloomfield	966
Total Employment	27,577	490,838	1,628,028	Manchester	826	East Hartford	871
2000-'12 AAGR	0.3%	-0.2%	0.2%	Bloomfield	819	Windsor	797
Mfg Employment	2,424	53,915	165,206	Bristol	804	Manchester	654
				Farmington	681	Newington	603
				Windsor	648		

Other Information

<i>Library (2011)</i>			<i>Families Receiving (2013)</i>		<i>Residential Utilities</i>
Public web computers	47		Temporary Assistance	220	Electric Provider
Circulation per capita	12.9		<i>Population Receiving (2013)</i>		Connecticut Light & Power
			Food Stamps	3602	(800) 286-2000
<i>Crime Rate (2011)</i>	<i>Town</i>	<i>State</i>	<i>Distance to Major Cities</i>	<i>Miles</i>	Gas Provider
Per 100,000 Residents	2,358	2,234	Hartford	4	CNG Corp
			Boston	98	(860) 727-3000
			New York City	98	Water Provider
			Providence	69	Municipal Provider
					local Contact
					Cable Provider
					COMCAST/HARTFORD
					(800) 266-2278



Fiber Backbone



The New York Times<http://nyti.ms/1kGtufL>

TECHNOLOGY

Fast Internet Is Chattanooga's New Locomotive

By EDWARD WYATT FEB. 3, 2014

CHATTANOOGA, Tenn. — For thousands of years, Native Americans used the river banks here to cross a gap in the Appalachian Mountains, and trains sped through during the Civil War to connect the eastern and western parts of the Confederacy. In the 21st century, it is the Internet that passes through Chattanooga, and at lightning speed.

“Gig City,” as Chattanooga is sometimes called, has what city officials and analysts say was the first and fastest — and now one of the least expensive — high-speed Internet services in the United States. For less than \$70 a month, consumers enjoy an ultrahigh-speed fiber-optic connection that transfers data at one gigabit per second. That is 50 times the average speed for homes in the rest of the country, and just as rapid as service in Hong Kong, which has the fastest Internet in the world.

It takes 33 seconds to download a two-hour, high-definition movie in Chattanooga, compared with 25 minutes for those with an average high-speed broadband connection in the rest of the country. Movie downloading, however, may be the network's least important benefit.

“It created a catalytic moment here,” said Sheldon Grizzle, the founder of the Company Lab, which helps start-ups refine their ideas and bring their products to market. “The Gig,” as the taxpayer-owned, fiber-optic network is known, “allowed us to attract capital and talent into this community that never would have been here otherwise.”

Since the fiber-optic network switched on four years ago, the signs of growth in Chattanooga are unmistakable. Former factory buildings on Main Street and Warehouse Row on Market Street have been converted to loft apartments, open-space offices, restaurants and shops. The city has welcomed a new population of

computer programmers, entrepreneurs and investors. Lengthy sideburns and scruffy hipster beards — not the norm in eastern Tennessee — are de rigueur for the under-30 set.

“This is a small city that I had never heard of,” said Toni Gemayel, a Florida native who moved his software start-up, Banyan, from Tampa to Chattanooga because of the Internet speed. “It beat Seattle, New York, San Francisco in building the Gig. People here are thinking big.”

But so far, it is unclear statistically how much the superfast network has contributed to economic activity in Chattanooga over all. Although city officials said the Gig created about 1,000 jobs in the last three years, the Department of Labor reported that Chattanooga still had a net loss of 3,000 jobs in that period, mostly in government, construction and finance.

EPB, the city-owned utility formerly named Electric Power Board of Chattanooga, said that only about 3,640 residences, or 7.5 percent of its Internet-service subscribers, are signed up for the Gigabit service offered over the fiber-optic network. Roughly 55 businesses also subscribe. The rest of EPB's customers subscribe to a (relatively) slower service offered on the network of 100 megabits per second, which is still faster than many other places in the country.

Some specialists say the low subscriber and employment numbers are not surprising or significant, at least in the short term. “The search for statistical validation of these projects is not going to turn up anything meaningful,” said Blair Levin, executive director of Gig.U, a high-speed Internet project that includes more than three dozen American research universities. Mr. Levin cited “Solow's paradox,” the 1987 observation by Robert M. Solow, a recipient of the Nobel in economic science who wrote that “you can see the computer age everywhere but in the productivity statistics.”

Such is the case with many new technologies, Mr. Levin said. No one is going to design products that can run only on a one-gigabit-per-second network if no such networks exist, he said. But put a few in place, he added, and soon the supply of applications will drive a growing demand for the faster connections.

Chattanooga's path to Gig City is part of a transformation that began long before most Americans knew the Internet existed. Named America's most-polluted city in 1969 because of largely unregulated base of heavy manufacturing, Chattanooga has in the last two decades cleaned its air, rebuilt its waterfront,

added an aquarium and become a hub for the arts in eastern Tennessee. In more recent years, an aggressive high-tech economic development plan and an upgrade of the power grid by EPB moved Chattanooga toward the one-gigabit connection.

In 2009, a \$111 million federal stimulus grant offered the opportunity to expedite construction of a long-planned fiber-optic network, said David Wade, chief operating officer for the power company. (EPB also had to borrow \$219 million of the network's \$330 million cost.) Mr. Wade said it quickly became apparent that customers would be willing to pay for the one-gigabit connection offered over the network.

Chattanooga has been joined in recent years by a handful of other American cities that have experimented with municipally owned fiber-optic networks that offer the fastest Internet connections. Lafayette, La., and Bristol, Va., have also built gigabit networks. Google is building privately owned fiber systems in Kansas City, Kan.; Kansas City, Mo.; and Austin, Tex., and it recently bought a dormant fiber network in Provo, Utah.

The systems are the leading edge of a push for ever-faster Internet and telecommunications infrastructure in a country that badly lags much of the world in the speed and costs of Web connections. Telecommunications specialists say that if the United States does not keep its networks advancing with those in the rest of the world, innovation, business, education and a host of other pursuits could suffer.

Even so, few people, including many who support the systems, argue that everyone in the country now needs a one-gigabit home connection. Much of the public seems to agree. According to Federal Communications Commission statistics, of the households where service of at least 100 megabits per second was available (one-tenth as fast as a gigabit), only 0.12 percent subscribed at the end of 2012. In Chattanooga, one-third of the households and businesses that get electric power from EPB also subscribe to Internet service of at least 100 megabits.

But just as few people a decade ago thought there would be any need for one terabyte of data storage on a desktop computer (more than 200 million pages of text, or more than 200 movies), even the most prescient technology gurus have often underestimated the hunger for computer speed and memory.

Fiber-optic networks carry another benefit, which is the unlikelihood that a potentially faster network will come along soon. Fiber optics can transmit data at

close to the speed of light, and EPB officials say the technology exists for their network to carry up to 80 connections of 10 gigabits per second at once.

Those who use Chattanooga's one-gigabit connection are enthusiastic. Mr. Gemayel, the Florida native who moved Banyan here from Tampa, first passed through Chattanooga in 2012, when he heard about an entrepreneurial contest sponsored by The Company Lab with a \$100,000 prize. Banyan, which was working on a way to share real-time editing in huge data files quickly among far-flung researchers, won the contest. Mr. Gemayel returned to Tampa with his check.

But once there he discovered that his low-bandwidth Internet connection was hampering the development of his business. By the beginning of 2013, he had moved to Chattanooga.

Other companies have become Gig-related successes. Quickcue, a company that developed a tablet-based guest-management system for restaurants, began here in 2011 and over the next two years attracted about \$3 million in investments. In December, OpenTable, the online restaurant reservations pioneer, bought Quickcue for \$11.5 million.

Big technology dreams do not always pan out, of course, and Chattanooga is familiar with failed experiments. The city spent millions of dollars in the last five years to build a citywide Wi-Fi network, known as the "wireless mesh," intended for use by residents and city agencies. It sits largely unused, and its utility has largely been usurped by 4G wireless service.

Few people here would say that the Gig has even begun to be used to its fullest. "The potential will only be capped by our selfishness," said Miller Welborn, a partner at the Lamp Post Group, the business incubator where Banyan shares office space with a dozen other start-ups. "The Gig is not fully useful to Chattanooga unless a hundred other cities are doing the same thing. To date, the best thing it's done for us is it put us on the map."

For all the optimism, many boosters are aware there are limits to how far the Gig can take the city, particularly as it waits for the rest of the country to catch up.

"We don't need to be the next Silicon Valley," Mayor Andy Berke said. "That's not who we're going to be, and we shouldn't try to be that. But we are making our own place in the innovation economy."

Correction: February 7, 2014

An article on Tuesday about the high-speed broadband Internet service available in Chattanooga, Tenn., misspelled, in some editions, the surname of the co-founder of Banyan, a software start-up that moved there to take advantage of the fast connection. He is Toni Gemayel, not Gemeyal.

A version of this article appears in print on February 4, 2014, on page B1 of the New York edition with the headline: A City Wired for Growth.

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Town of Simsbury

933 HOPMEADOW STREET

P.O. BOX 495

SIMSBURY, CONNECTICUT 06070

Thomas F. Cooke - Director of Administrative Services

BOARD OF SELECTMEN MEETING

AGENDA SUBMISSION FORM

1. **Title of Submission: Easements and License for 8 and 10 Firetown Road**
2. **Date of submission:** October 23, 2014
3. **Date of Board Meeting:** October 27, 2014
4. **Individual or Entity making the submission:** Hiram Peck, Director of Planning and Community Development, Staff to the Business Development Committee
5. **Action requested of the Board of Selectmen (Acceptance of gift, creation of reserve, approval of contract, information only, etc. Be as specific as possible with respect to the desired action of the Board.):** The BOS is being asked to:
 1. Accept easements pertaining to drainage to the Town of Simsbury.
 2. Approve the conversion of the 1917 revocable license agreement to a new non-revocable license agreement (attached).
6. **Individual(s) responsible for submission (Please include complete contact information. The identified individual(s) should be prepared to present information to the Board of Selectmen at the Board Meeting.):**

Hiram Peck, Director of Planning and Community Development (860) 658-3228
7. **Summary of Submission (Include in your summary (i) relevant dates and timelines; (ii) parties involved; (iii) a description of financial terms and conditions specifically identifying the financial exposure/commitment of the Town of Simsbury; (iv) whether or not contracts, licenses and other legal documents have been reviewed by the Town's counsel; and (v) other information that will inform the Board of Selectmen's consideration of your submission. Include any additional information in an attached memorandum.):**

The drainage easements are normal and should be accepted.

The license agreement has been in existence since 1917 with no adverse impact. The revised license agreement is a requirement of the lending institution and will allow the sale to be completed.

The Simsbury Planning Commission will be reviewing this matter on 10/27 and will report.

Telephone (860) 658-3230
Facsimile (860) 658-9467

tcooke@simsbury-ct.gov
www.simsbury-ct.gov

An Equal Opportunity Employer
8:30 - 7:00 Monday
8:30 - 4:30 Tuesday through Friday

8. Description of documents included with submission (All documents must be in final form and signed by the appropriate party.):

The following documents are included with this submission and attached hereto:

- a. Easement for stormwater facility and maintenance.
- b. Easement for maintenance (this is actually between two abutting property owners).
- c. License dated October 19, 1917
- d. Map showing properties involved
- e. Proposed License dated October ____ 2014.
- f. Three photographs of the property

Thank you for your consideration of this matter.

Please record and return to:

EASEMENT FOR STORM WATER FACILITY AND MAINTENANCE

KNOW ALL MEN BY THESE PRESENTS, that **JOHN P. SALVATORE and ANN MARIE GRELLA**, both of the town of Simsbury ("**Grantor**"), for good and diverse causes, especially NO CONSIDERATION received of the **TOWN OF SIMSBURY**, a Municipal Corporation having its territorial limits within the County of Hartford and State of Connecticut (hereinafter "**Grantee**"), do give, grant, bargain, sell and confirm unto the said Grantee, its successors and assigns forever ("**Grantee**"), does hereby give, grant, bargain, sell, confirm, and convey unto the Grantee, its successors and assigns, the non-exclusive right, privilege and easement to install and maintain certain storm water management facilities, within and through that certain easement area ("**Easement Area**") shown on the map entitled "PROPERTY LINE MODIFICATION & EASEMENT MODIFICATION – PROPERTY SURVEY - PROPERTY OF JOHN P. SALVATORE & ANN MARIE GRELLA 8 FIRETOWN ROAD ANN MARIE GRELLA 10 FIRETOWN ROAD SISMBURY, CONNECTICUT SCALE 1"=20' 02-14-14, Revised 09-18-14 HODGE, LLC",

Said Easement Area is bounded and described as follows: Beginning at the northwest corner of herein described parcel: thence; South 55 degrees 07 minutes 18 seconds East, through land now or formerly of John P. Salvatore & Ann Marie Grella, a distance of 52.68 feet; thence; South 49 degrees 24 minutes 07 seconds West, along land now or formerly of Town of Simsbury, a distance of 17.40 feet; thence northwesterly along the arc of a curve which has a radius of left along the arc of a curve which has a radius of 280.00 feet, along the northeasterly street line of Firetown Road, a distance of 51.24 feet, with a delta angle of 10 degrees 29 minutes 10 seconds, and a chord length of 51.17 feet, to the point and place of beginning. Said parcel contains 404 Square Feet, 0.01 Acres

Located within the Easement Area is the existing storm water management facilities of the town of Simsbury adjacent to Firetown Road. The purpose of the Easement is to provide Grantee rights to maintain existing storm water management facilities adjacent to Firetown Road.

This grant is conveyed together with the right to enter upon the Easement Area at reasonable times with reasonable notice to perform work necessary or convenient for the purposes of this easement provided that Grantee must provide all measures necessary to facilitate safe and secure access to the property of the Grantor at all times. The Grantee covenants and agrees that the access of Grantor to its premises shall not be impeded. Any such entry and construction activities by the Grantee shall be at its sole cost and expense.

Grantee shall have a perpetual non-exclusive easement over on under and through the easement area and Grantee shall be responsible for maintaining all of the improvements constructed by it within this Easement.

The Grantor reserves the right to itself and its successors and assigns to continue to use the land within the Easement Area for any uses and purposes which do not in any material way interfere with the use thereof by the Grantee, its successors and assigns, in fulfilling the purposes for which this Easement is granted.

TO HAVE AND TO HOLD, the above granted premises with the appurtenances thereof unto it, the Grantee, to its successors and assigns forever, to its and their own proper use and behoof, and also the Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that at and until the ensembling of these presents, it has full right and authority to grant and convey the foregoing rights and privileges.

Signed this _____ day of October , 2014.

Witnessed by:

JOHN P. SALVATORE

Witnessed by:

ANN MARIE GRELLA

STATE OF CONNECTICUT)

) ss.

COUNTY OF)

The foregoing instrument was acknowledged before me this _____ day of October , 2014 by **JOHN P. SALVATORE** and **ANN MARIE GRELLA** to be their free act and deed.

Commissioner of the Superior Court

Notary Public

My Commission Expires: _____

Please record and return to:

EASEMENT FOR MAINTENANCE

KNOW ALL MEN BY THESE PRESENTS, that **JOHN P. SALVATORE and ANN MARIE GRELLA**, both of the town of Simsbury ("**Grantor**"), for good and diverse causes, especially NO CONSIDERATION received of JOSEPH D GRELLA AND ANN MARIE GRELLA both of the town of Simsbury (hereinafter "**Grantee**"), do give, grant, bargain, sell and confirm unto the said Grantee, its successors and assigns forever ("**Grantee**"), does hereby give, grant, bargain, sell, confirm, and convey unto the Grantee, its successors and assigns, the non-exclusive right, privilege and easement to access the northernmost portion of their property through that certain easement area ("**Easement Area**") described as "RIGHT OF WAY IN FAVOR OF #10 FIRETOWN ROAD" over that certain piece or parcel of land, situated in the Town of Simsbury, County of Hartford, State of Connecticut as shown as "#8 FIRETOWN ROAD" on that map entitled "PROPERTY LINE MODIFICATION & EASEMENT MODIFICATION – PROPERTY SURVEY - PROPERTY OF JOHN P. SALVATORE & ANN MARIE GRELLA 8 FIRETOWN ROAD ANN MARIE GRELLA 10 FIRETOWN ROAD SISMBURY, CONNECTICUT SCALE 1"=20' 02-14-14, Revised 09-18-14 HODGE, LLC" which map is on file in the Town Clerk's Office in the Town of Simsbury, Connecticut. This easement is for the benefit of land owned by the Grantee, as more particularly described on Exhibit B attached hereto and made a part hereof.

The purpose of the Easement is to provide Grantee access rights for the purpose of doing maintenance to the northernmost section of its property at 10 Firetown Road, from property now or formerly of the town of Simsbury.

This grant is conveyed together with the right to enter upon the Easement Area at reasonable times to gain access to the property of Grantee to perform work necessary or convenient for maintenance of its property. The Grantee covenants and agrees that it shall not damage, modify or alter the property of the Grantee in any way. Any such entry and construction activities by the Grantee shall be at its sole cost and expense.

The Grantor reserves the right to itself and its successors and assigns to continue to use the land within the Easement Area for any uses and purposes which do not in any material way interfere with the use thereof by the Grantee, its successors and assigns, in fulfilling the purposes for which this Easement is granted.

TO HAVE AND TO HOLD, the above granted premises with the appurtenances thereof unto it, the Grantee, to its successors and assigns forever, to its and their own proper use and behoof, and also the Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that at and until the ensembling of these presents, it has full

right and authority to grant and convey the foregoing rights and privileges.

Signed this _____ day of October , 2014.

Witnessed by:

JOHN P. SALVATORE

Witnessed by:

ANN MARIE GRELLA

STATE OF CONNECTICUT)

) ss.

COUNTY OF)

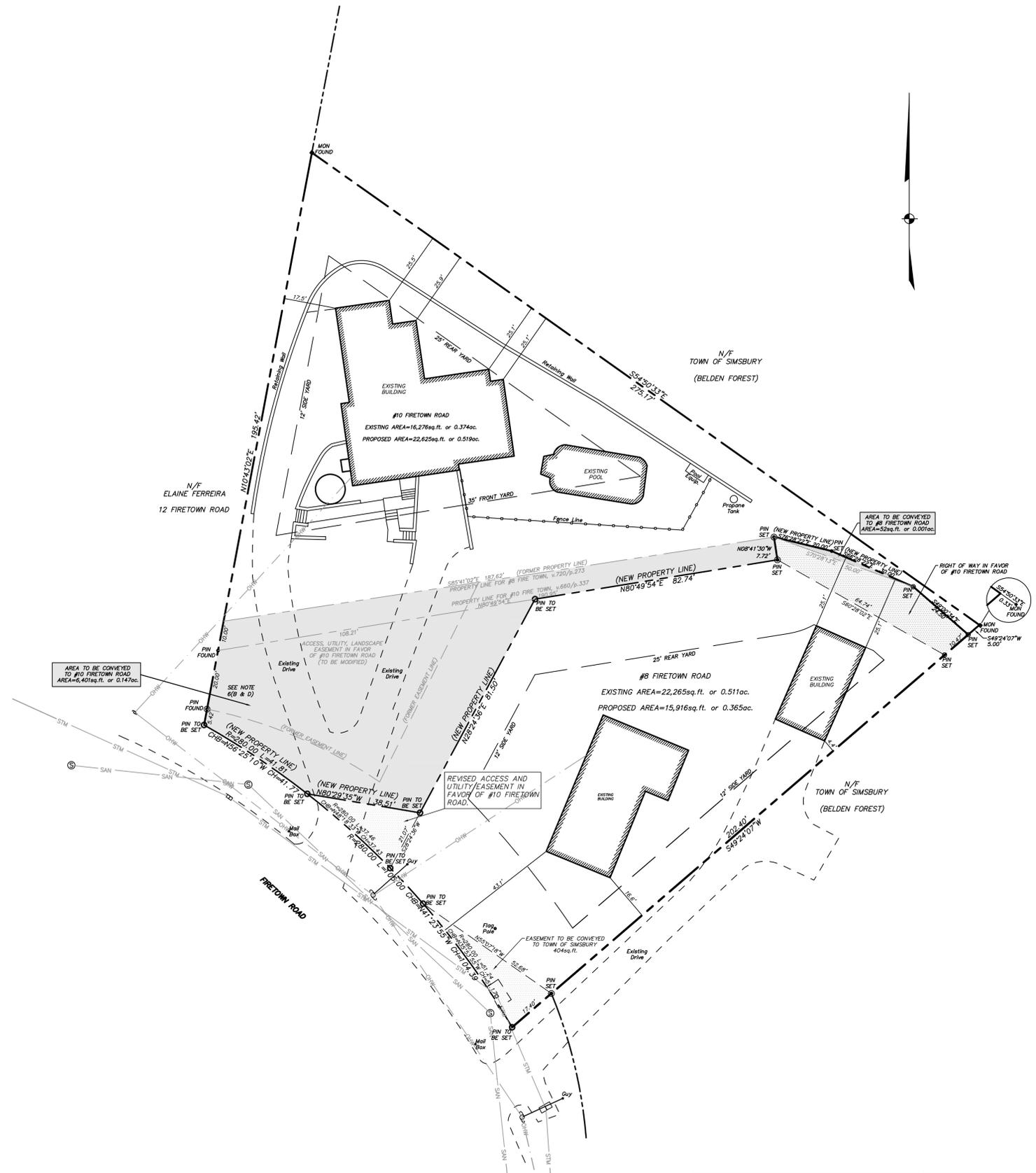
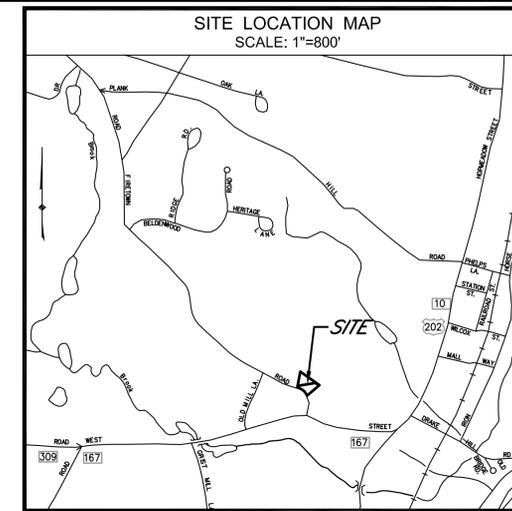
The foregoing instrument was acknowledged before me this _____ day of October , 2014 by **JOHN P. SALVATORE and ANN MARIE GRELLA** to be their free act and deed.

Commissioner of the Superior Court

Notary Public

My Commission Expires: _____

LEGEND			
	Property / Street Line		Concrete Monument / TO BE SET
	Easement / Right of Way Line		Iron Pin / TO BE SET
	Stone Wall		LOT NUMBER (TYPICAL)
	Wire / Chain Link Fence		Now or Formerly
	Wood / Rail Fence		Type 'C' Catch Basin / PROPOSED
	Water Course		Type 'C-L' Catch Basin / PROPOSED
	Existing Contour		Utility Pole
	PROPOSED CONTOUR		Fire Hydrant
	Underground Electric Line		Light Pole
	Overhead Wires		Wetlands
	Gas Line		Existing Spot Grade
	Sanitary Sewer Line		PROPOSED SPOT GRADE
	Storm Sewer Line		Hatch
	Telephone Line		Water Gate
	Water Line		Gas Gate
	Tree Line		Existing Text - Lower Case "italic" Letters
	Existing Structure		PROPOSED TEXT - UPPER CASE "BOLD" LETTERS
	PROPOSED CONST. ENTRANCE		



- NOTES:
- THIS MAP AND SURVEY HAVE BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20-300B-1 THRU 20-300B-20, THE MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT ENDORSED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC.:
 - THE HORIZONTAL ACCURACY CONFORMS TO CLASS "A-2"
 - THE BOUNDARY DETERMINATION CATEGORY IS A "DEPENDENT RESURVEY" FOR EXISTING PROPERTY LINES AND "ORIGINAL" FOR NEW PROPERTY LINES.
 - THE TYPE OF SURVEY IS A "PROPERTY SURVEY"
 - THE PURPOSE OF THIS SURVEY IS TO DEPICT THE EXISTING DWELLINGS AND PROPERTY LINES, EASEMENT MODIFICATION, OTHER IMPROVEMENTS EXIST THAT ARE NOT DEPICTED AT THIS TIME.
 - ALL MONUMENTATION FOUND OR SET IS DEPICTED ON THIS MAP.
 - THE NORTH ARROW AND BEARINGS REFER TO THE CONNECTICUT STATE PLANE COORDINATE SYSTEM, 1927 NORTH AMERICAN DATUM (NAD 27)
 - REFERENCE MAP(S):
 - MAP OF REVISED PARCEL "9" OWNED BY ANN MARIE SALVATORE FIRETOWN ROAD - SIMSBURY, CONNECTICUT SCALE 1"=30' OCTOBER 1991 HODGE SURVEYING ASSOCIATES, P.C.
 - MAP OF REVISED PARCEL "8" OWNED BY ANN MARIE SALVATORE FIRETOWN ROAD - SIMSBURY, CONNECTICUT SCALE 1"=30' OCTOBER 1991 HODGE SURVEYING ASSOCIATES, P.C. REVISED TO 10-23-03.
 - PROPERTY LINE MODIFICATION, PROPERTY SURVEY, PROPERTY OF JOSEPH D. & ANN MARIE GRELLA 7 FIRETOWN ROAD, JOHN P. SALVATORE & ANN MARIE GRELLA 8 FIRETOWN ROAD, ANN MARIE GRELLA 10 FIRETOWN ROAD, SIMSBURY, CONNECTICUT SCALE 1"=20' 04-01-13 HODGE, LLC
 - PROPERTY IS LOCATED IN ZONING DISTRICT R-15.
 - PROPERTY IS SUBJECT TO AND TOGETHER WITH THE FOLLOWING:
 - RIGHTS, RESTRICTIONS, ENCUMBRANCES, COVENANTS, EASEMENTS, ETC. AS PER THE RECORD MAY APPEAR.
 - MAY BE SUBJECT TO A RIGHT OF WAY, SEE MAP REFERENCE 4(C) AND v.129/p.187
 - IF MODIFICATION APPROVED PARCEL MAY BE SUBJECT TO A RIGHT OF WAY, SEE MAP REFERENCE 4(C) AND v.129/p.187.
 - THE SUBJECT PROPERTY IS DESIGNATED AS MAP G10, BLOCK 203, LOT 10 & 10B ON THE SIMSBURY ASSESSOR'S RECORDS.
 - UNDERGROUND UTILITY, STRUCTURE AND FACILITY LOCATIONS DEPICTED AND NOTED HEREON MAY HAVE BEEN COMPILED, IN PART, FROM RECORD MAPPING SUPPLIED BY THE RESPECTIVE UTILITY COMPANIES OR GOVERNMENTAL AGENCIES, FROM PAROLE TESTIMONY AND FROM OTHER SOURCES. THESE LOCATIONS MUST BE CONSIDERED AS APPROXIMATE IN NATURE. ADDITIONALLY, OTHER SUCH FEATURES MAY EXIST ON THE SITE, THE LOCATIONS OF WHICH ARE UNKNOWN TO HODGE, LLC. THE SIZE, LOCATION AND EXISTENCE OF ALL SUCH FEATURES MUST BE FIELD DETERMINED AND VERIFIED BY THE APPROPRIATE AUTHORITIES PRIOR TO CONSTRUCTION. CALL BEFORE YOU DIG 1-800-922-4455.

TO: JOHN P. SALVATORE & ANN MARIE GRELLA
 TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP
 IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

ADAM HOFFMAN, L.S. #15169
 NOT VALID WITHOUT LIVE SIGNATURE AND SEAL.

REVIEWED AND APPROVED PER TOWN PLANNER.
 THIS PROPERTY LINE MODIFICATION CONFORMS TO ALL
 STATE AND LOCAL REGULATIONS.

HIRAM PECK

ALL WORK, LABOR, AND MATERIALS TO BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES AND LAWS WHICH SHALL TAKE PRECEDENCE OVER THESE DRAWINGS IN THE EVENT OF ERRORS AND/OR OMISSIONS HEREIN.

THE WORD "CERTIFY" OR "DECLARE" IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL OPINION BY THE LAND SURVEYOR AND/OR ENGINEER, WHICH IS BASED ON THEIR BEST KNOWLEDGE, INFORMATION AND BELIEF, AS SUCH IT CONSTITUTES NEITHER A GUARANTEE OR WARRANTY.

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NO.	DATE	DESCRIPTION
1	09-18-14	REVISE BEARINGS ON SOUTHEASTERLY BOUNDARY OF 10 FIRETOWN

PROPERTY LINE & EASEMENT MODIFICATION

PROPERTY SURVEY
 PROPERTY OF
JOHN P. SALVATORE & ANN MARIE GRELLA
 8 FIRETOWN ROAD
ANN MARIE GRELLA
 10 FIRETOWN ROAD
 SIMSBURY, CONNECTICUT

PROFESSIONAL LAND SURVEYORS & CIVIL ENGINEERS
 1783 FARMINGTON AVENUE, UNIONVILLE, CT 06085
 TEL: 860.673.0444 | FAX: 860.675.7429 | WWW.HODGELL.COM

DRAWN BY: KRG
 CHECKED BY: AH
 DATE: 02-14-14
 SCALE: 1"=20'
 PROJECT: 111-45A
 DRAWING:

1 of 1

LICENSE AGREEMENT

THIS LICENSE AGREEMENT (the "Agreement") made this day of October , 2014, by **the TOWN OF SIMSBURY, a Municipal Corporation having its territorial limits within the County of Hartford and State of Connecticut (hereinafter "Licensor") and JOHN P. SALVATORE and ANN MARIE GRELLA, both of the town of Simsbury ("Licensee"), for good and diverse causes, especially NO CONSIDERATION received of " Licensee" in favor of "Licensor").**

W I T N E S S E T H:

WHEREAS, the Licensor is the owner of certain property known as the "Belden Forest" a natural preserve consisting of 41 +/- acres on the north side of Firetown Road, in Simsbury, Connecticut, a portion of which is to the east of property of Licensee known as 8 Firetown Road; and

WHEREAS, the Licensee for over one hundred years has utilized a license for access to the rear of its property over a portion of the "Belden Forest" property which is shown as the travel path of a drive lying at and along and in part to the east of the easterly boundary of the property of the Licensees as shown on a map entitled: **"PROPERTY LINE & EASEMENT MODIFICATION PROPERTY SURVEY Property of JOHN P. SALVATORE & ANN MARIE GRELLA 8 Firetown Road ANN MARIE GRELLA 10 Firetown Road Simsbury, Connecticut Scale 1" = 20' DATE: 02-14-14 DRAWING: 1 of 1 HODGE, LLC Professional Land Surveyors & Civil Engineers 1783 Farmington Avenue Unionville, CT 06085 REV." 09-18-14 Revise Bearings"**; which map or plan is on file in the Office of the Town Clerk of Simsbury as Map No. 4083 .

WHEREAS, Licensor has agreed to grant such license (the "License") to Licensee on the terms and conditions contained in this Agreement.

NOW THEREFORE, in consideration of these premises and other good and valuable considerations, the receipt and sufficiency of which being hereby acknowledged, the Licensor hereby grants Licensee a license for access to the rear of the property as shown on the map referenced above, which shall be irrevocable and shall run with the land and which shall be upon the following terms and conditions:

1. Licensee's use of the Licensed Area shall be at Licensee's sole risk and expense.

2. The Licensee shall maintain the existing travel path for all purposes of its utilization of the surface area of the travel path for access to the rear of its property.

IN WITNESS WHEREOF, the Licensor has hereunto set its hand and seal the date and year first above written.

Signed this ____ day of October, 2014.

WITNESSED BY:

STATE OF CONNECTICUT }
 } Simsbury October ____, 2014
COUNTY OF HARTFORD }

Before me, the undersigned officer, personally appeared _____, personally known to me and acknowledged that they executed the same for the purposes therein contained.

Commissioner of the Superior Court

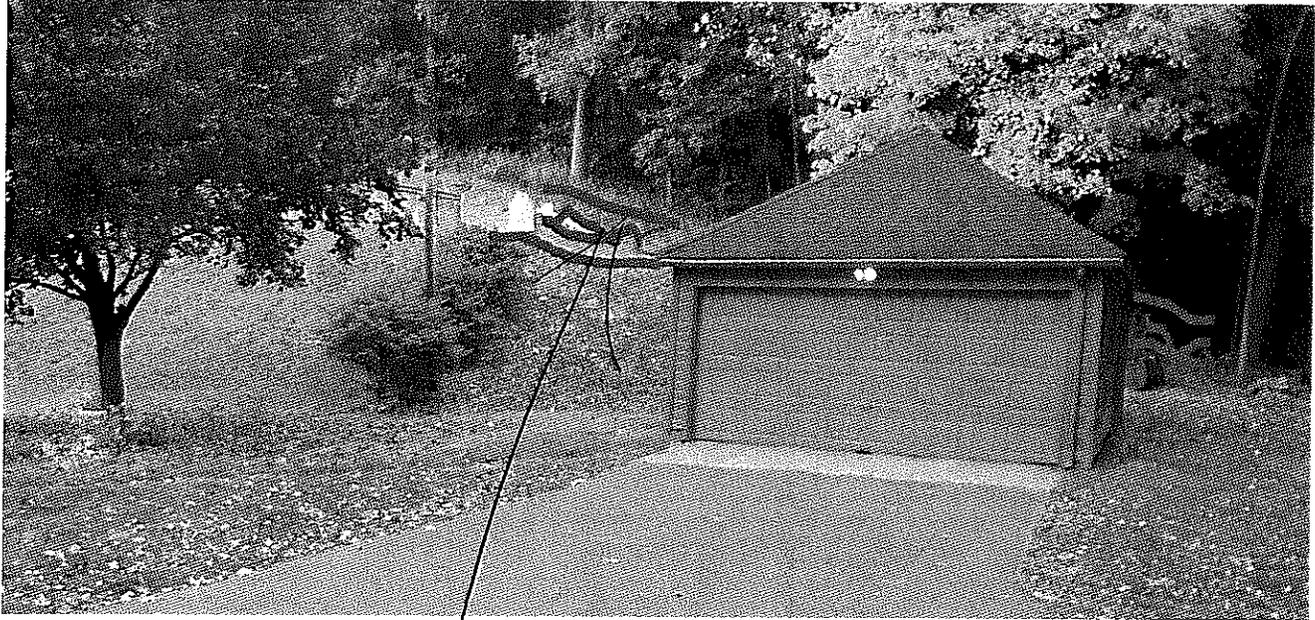
Grantees' Address:
8 Firetown Road
Simsbury, CT 06070

From: T.J. Donohue
Sent: Thursday, October 09, 2014 10:24 AM
To: T.J. Donohue
Subject: Sent from Snipping Tool



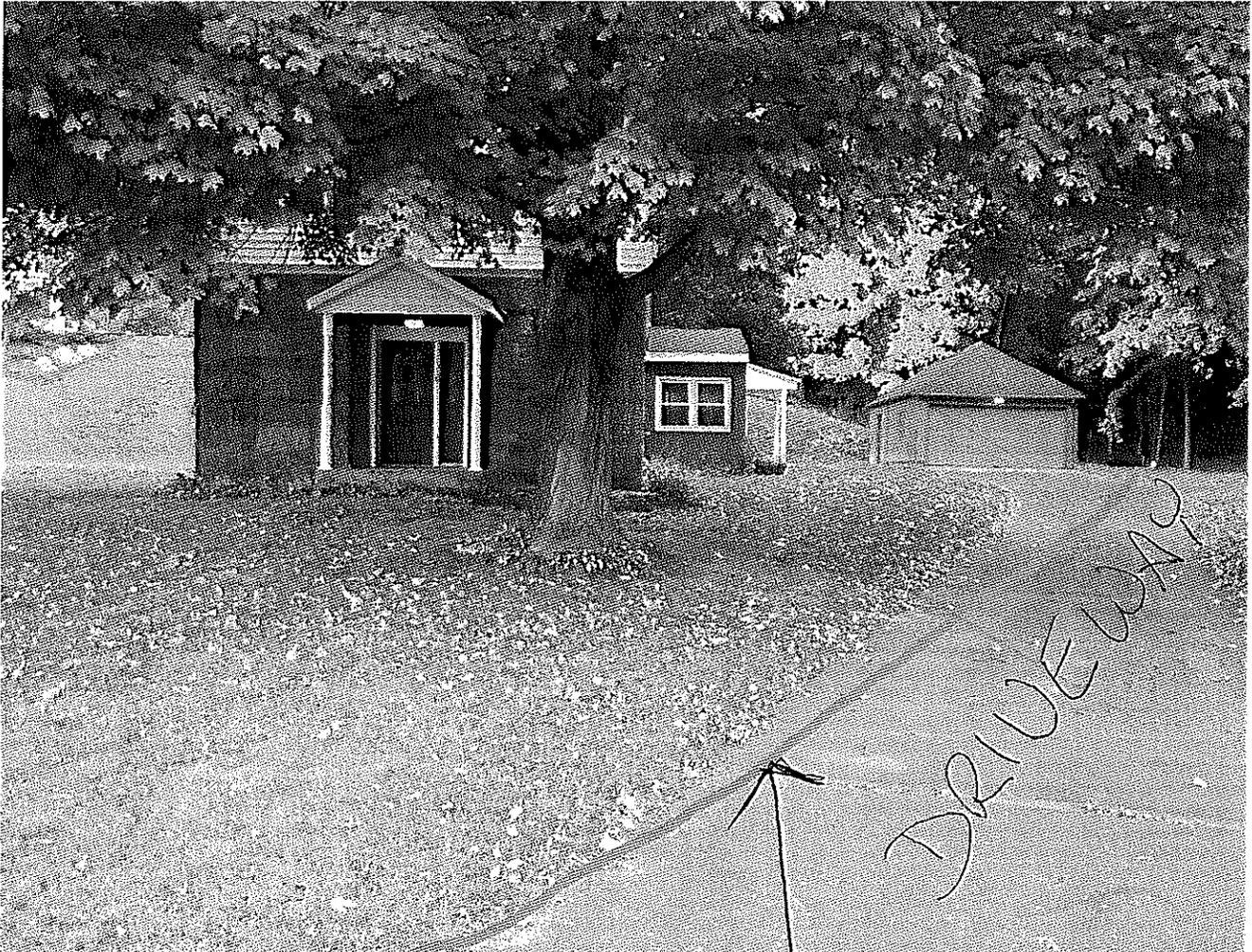
TOWN
EASEMENT

From: T.J. Donohue
Sent: Thursday, October 09, 2014 10:23 AM
To: T.J. Donohue
Subject: Sent from Snipping Tool



2. GRELLA EASEMENT

From: T.J. Donohue
Sent: Thursday, October 09, 2014 10:21 AM
To: T.J. Donohue
Subject: Sent from Snipping Tool



③
Approx location
of Salvatore/
Town BORDER



Town of Simsbury

933 HOPMEADOW STREET

P.O. BOX 495

SIMSBURY, CONNECTICUT 06070

BOARD OF SELECTMEN MEETING AGENDA SUBMISSION FORM

1. **Title of submission:** SALVATORE PROPERTY - 8 FIRETOWN ROAD
2. **Date of submission:** OCTOBER 20, 2014
3. **Date of Board Meeting:** OCTOBER 27, 2014
4. **Individual or Entity making the submission:** T. J. DONOHUE, ESQ. ON BEHALF OF ANN MARIE GRELLA AND JOHN SALVATORE
5. **Action requested of the Board of Selectmen (Acceptance of gift, creation of reserve, approval of contract, information only, etc. Be as specific as possible with respect to the desired action of the Board.):**
The Individual or Entity making the submission requests that the Board of Selectmen:
APPROVE STORM WATER MANAGEMENT EASEMENT IN FAVOR OF TOWN OF SIMSBURY; APPROVE LICENSE AGREEMENT MODIFICATION
6. **Individual(s) responsible for submission (Please include complete contact information. The identified individual(s) should be prepared to present information to the Board of Selectmen at the Board Meeting.):**
T. J. DONOHUE, ESQ.
7. **Summary of Submission (Include in your summary (i) relevant dates and timelines; (ii) parties involved; (iii) a description of financial terms and conditions specifically identifying the financial exposure/commitment of the Town of Simsbury; (iv) whether or not contracts, licenses and other legal documents have been reviewed by the Town's counsel; and (v) other information that will inform the Board of Selectmen's consideration of your submission. Include any additional information in an attached memorandum.):** THIS APPLICATION IS TO COMPLETE AND CONFIRM INFORMATION ON THE MAP DATED 2/14/14 WHICH HAS BEEN PREVIOUSLY APPROVED BY THIS BOARD

8. Description of documents included with submission (All documents must be in final form and signed by the appropriate party.):

The following documents are included with this submission and attached hereto:

1. EASEMENT FOR STORM WATER FACILITY AND MAINTENANCE
2. LICENSE AGREEMENT MODIFICATION



Town of Simsbury

933 HOPMEADOW STREET

P.O. BOX 495

SIMSBURY, CONNECTICUT 06070

Thomas F. Cooke - Director of Administrative Services

BOARD OF SELECTMEN MEETING AGENDA SUBMISSION FORM

1. **Title of Submission: Public Gathering Permit – Simsbury Celebrates**
2. **Date of submission:** October 20, 2014
3. **Date of Board Meeting:** October 27, 2014
4. **Individual or Entity making the submission:**

Gerard G. Toner, Director of Culture, Parks and Recreation
5. **Action requested of the Board of Selectmen (Acceptance of gift, creation of reserve, approval of contract, information only, etc. Be as specific as possible with respect to the desired action of the Board.):**
The Individual or Entity making the submission requests that the Board of Selectmen:

Approve the Public Gathering Permit Application for the 2014 Simsbury Celebrates event to be held on November 29.

6. **Individual(s) responsible for submission (Please include complete contact information. The identified individual(s) should be prepared to present information to the Board of Selectmen at the Board Meeting.):**

Gerard G. Toner, Director of Culture, Parks and Recreation
860-408-4682
gtoner@simsbury-ct.gov

7. **Summary of Submission** (Include in your summary (i) relevant dates and timelines; (ii) parties involved; (iii) a description of financial terms and conditions specifically identifying the financial exposure/commitment of the Town of Simsbury; (iv) whether or not contracts, licenses and other legal documents have been reviewed by the Town's counsel; and (v) other information that will inform the Board of Selectmen's consideration of your submission. Include any additional information in an attached memorandum.):

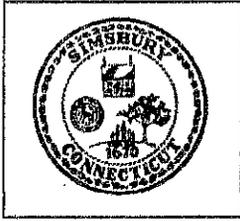
The annual Simsbury Celebrates event is scheduled for Saturday, November 29 from 4:00 to 8:30 p.m.. The Public Gathering Permit meeting was held on Thursday, October 2.

Recreation Supervisor Taryn Rea has secured all the necessary sign-offs and the application is ready for approval by the Board of Selectmen.

8. **Description of documents included with submission** (All documents must be in final form and signed by the appropriate party.):

The following documents are included with this submission and attached hereto:

Public Gathering Permit Application for 2014 Simsbury Celebrates.



SIMSBURY ZONING COMMISSION PUBLIC GATHERING PERMIT APPLICATION

Applicant's Name (PRINT): Taryn Rea -- Simsbury Celebrates
Applicant's Address: PO Box 495, 933 Hopmeadow St.
Simsbury, CT 06070

Applicant's Telephone including office, home and cell phone: 860-408-4684

Applicant's emergency Telephone number: 860-306-0643
Email address: trea@simsbury-ct.gov

Property Owner's Name (PRINT): Town of Simsbury
Property Owner's Address: 933 Hopmeadow St.
Simsbury, CT 06070

Property Owner's Telephone: _____

Property Owner's (Original) Signature giving permission to make this application:
(Use Blue Ink) _____

Exact Date(s) of proposed Public Gathering: (These dates MUST include all required "set up" and "tear down" time as well as the actual dates of the Public Gathering.)

Exact Time(s)/Date: Begin: November 29 4:00 p.m. End: November 29 8:30 p.m.

Location of proposed Public Gathering: (Complete Description and marked as shown on attached map): Hopmeadow Street from Plank Hill Road to Drake Hill Road

Is the event located on or does it utilize property owned by the Town of Simsbury? Yes

If Yes applicant MUST attach a Certificate of Insurance for \$1,000,000 in a form acceptable to the Town Attorney. (See Instruction sheet for directions).

Applicant must attach a complete narrative description of the event. This description MUST include ALL aspects and features of the event.

Anticipated Attendance at Public Gathering: 10,000 – 12,000



Town of Simsbury

933 HOPMEADOW STREET

P.O. BOX 495

SIMSBURY, CONNECTICUT 06070

Thomas F. Cooke - Director of Administrative Services

BOARD OF SELECTMEN MEETING AGENDA SUBMISSION FORM

1. **Title of Submission: Golf Course Restaurant Lease Extension**
2. **Date of submission:** October 20, 2014
3. **Date of Board Meeting:** October 27, 2014
4. **Individual or Entity making the submission:**

Gerard G. Toner, Director of Culture, Parks and Recreation
5. **Action requested of the Board of Selectmen (Acceptance of gift, creation of reserve, approval of contract, information only, etc. Be as specific as possible with respect to the desired action of the Board.):**
The Individual or Entity making the submission requests that the Board of Selectmen:

Approve the recommendation of the Culture, Parks and Recreation Commission to enter into a two year lease extension for the golf course restaurant with the current vendor, Emmanuel Giarenakis.

6. **Individual(s) responsible for submission (Please include complete contact information. The identified individual(s) should be prepared to present information to the Board of Selectmen at the Board Meeting.):**

Gerard G. Toner, Director of Culture, Parks and Recreation
860-408-4682
gtoner@simsbury-ct.gov

7. **Summary of Submission (Include in your summary (i) relevant dates and timelines; (ii) parties involved; (iii) a description of financial terms and conditions specifically identifying the financial exposure/commitment of the Town of Simsbury; (iv) whether or not contracts, licenses and other legal documents have been reviewed by the Town's counsel; and (v) other information that will inform the Board of Selectmen's consideration of your submission. Include any additional information in an attached memorandum.):**

In 2012, the Town entered into a two year lease agreement with Emmanuel Giarenakis to operate the restaurant at the Simsbury Farms Golf Course. This followed his response to a Request for Proposal that the Town put out seeking an operator for the facility. The terms of the lease required that Mr. Giarenakis pay the Town a yearly fee of \$24,000 to operate the restaurant.

The agreement expires at the conclusion of this golf season, but allows for the Town, in it's sole discretion, to renew the lease for an additional two year term. It is also agreed that this decision will be made by November 1.

Mr. Giarenakis expressed his desire to extend the agreement in September. The Culture, Parks and Recreation Commission addressed this at their September 25 meeting. The minutes dealing with the proposed extension are as follows:

Golf Course Restaurant Lease Agreement. The 2-year restaurant vendor lease agreement is due to expire in November. The current vendor has expressed interest in renewing. The commission discussed their opinions. While it was at times a difficult start, members agreed that the quality of the food and service has become very good. The vendor has been fulfilling most of the lease terms, except for providing a food cart on the golf course. Mr. Toner recommended that the vendor's contract be renewed, with the following stipulations: 1. The vendor must fulfill all requirements of the new lease agreement, including providing a food cart on the course, and 2. The fee will be renegotiated to allow for cost of living expenses and higher utility costs. Mr. Wetjen made a motion to negotiate an extension agreement with the current vendor of the Simsbury Farms golf course restaurant. Mr. Fallon seconded the motion. All were in favor. The motion was passed.

I have met with Mr. Giarenakis to discuss terms of the extension and he was agreeable to the recommendations of the Commission. He agreed to a 5% increase over the current rental rate for the next two years. The Commission will again discuss this at their October 23 meeting.

I recommend that pending the Commission's recommendation the Town enter into a two year lease agreement with Mr. Giarenakis.

8. **Description of documents included with submission (All documents must be in final form and signed by the appropriate party.):**

The following documents are included with this submission and attached hereto:

N.A.



Town of Simsbury

933 HOPMEADOW STREET

P.O. BOX 495

SIMSBURY, CONNECTICUT 06070

Thomas F. Cooke - Director of Administrative Services

BOARD OF SELECTMEN MEETING

AGENDA SUBMISSION FORM

1. **Title of Submission: Open Space Donation**
2. **Date of submission: October 23, 2014**
3. **Date of Board Meeting: October 27, 2014**
4. **Individual or Entity making the submission: Hiram Peck, Director of Planning and Community Development, Staff to the Business Development Committee**
5. **Action requested of the Board of Selectmen (Acceptance of gift, creation of reserve, approval of contract, information only, etc. Be as specific as possible with respect to the desired action of the Board.):**

The Simsbury Planning Commission has reviewed this proposal and recommends the Town not accept the proposed donation as stated in the attached memo.

6. **Individual(s) responsible for submission (Please include complete contact information. The identified individual(s) should be prepared to present information to the Board of Selectmen at the Board Meeting.):**

Hiram Peck, Director of Planning and Community Development (860) 658-3228

7. **Summary of Submission (Include in your summary (i) relevant dates and timelines; (ii) parties involved; (iii) a description of financial terms and conditions specifically identifying the financial exposure/commitment of the Town of Simsbury; (iv) whether or not contracts, licenses and other legal documents have been reviewed by the Town's counsel; and (v) other information that will inform the Board of Selectmen's consideration of your submission. Include any additional information in an attached memorandum.):**

The BOS is being asked to accept the proposed .39 acres of open space.

The Simsbury Planning Commission has reviewed this proposal and recommends the Town not accept the proposed donation as stated in the attached memo.

Telephone (860) 658-3230
Facsimile (860) 658-9467

tcooke@simsbury-ct.gov
www.simsbury-ct.gov

An Equal Opportunity Employer
8:30 - 7:00 Monday
8:30 - 4:30 Tuesday through Friday

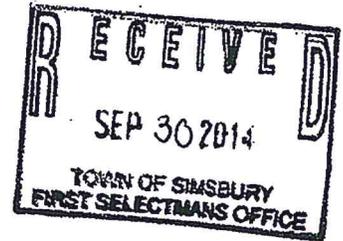
8. **Description of documents included with submission** (All documents must be in final form and signed by the appropriate party.):

The following documents are included with this submission and attached hereto:

- a. Letter from Halmar, Incorporated, dated September 29, 2014
- b. Assessors map of subject property (with arrow indicating subject parcel)
- c. Letter from Mary Glassman to Halmar, Incorporated, dated October 1, 2014
- d. Letter from Hiram Peck to Mary Glassman with regard to Planning Commissions recommendation on this matter.
- e. Letter from Hiram Peck to Mary Glassman with regard to Planning Commission's recommendation of October 14, 2014 on this matter.

Thank you for your consideration of this matter.

Halmar, Incorporated
522 Salmon Brook Street
Granby, CT 06035
(860) 653-7283



September 29, 2014

Mary A. Glassman
First Selectman
933 Hopmeadow Street
Simsbury, CT 06070

Re: Hopmeadow St. Parcel 30840850/H02 403 001A

Mary,

Thank you for taking time to meet with me last Friday. As I stated, we are the owners of 1 Salmon Brook Street in Granby, CT. Part of this land (approximately 0.39 acres) extends across the town line into Simsbury. It is bordered on the south and west by Brettonwood Condominiums. This Simsbury parcel of land has never been used by us nor do we see that it ever will.

Years ago, the Town of Granby approached us to purchase land owned by Brettonwood Condominiums that crossed the town line over into Granby. We purchased it from the Town of Granby for the back taxes owed. At that point we were led to believe the Town of Simsbury was going to do the same with our portion on land in Simsbury. This was never done.

We are formally asking again that you take ownership of this property. We will have our attorney draw up the deed and deliver it to you.

Thank you,

A handwritten signature in cursive script, appearing to read "Harold Pierce".

Harold Pierce
President
Halmar, Inc.



Town of Simsbury

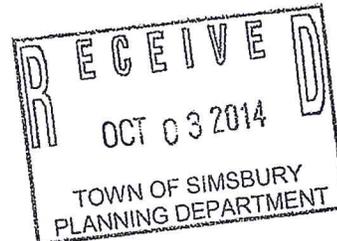
933 HOPMEADOW STREET

P.O. BOX 495

SIMSBURY, CONNECTICUT 06070

Mary A. Glassman - First Selectman

October 1, 2014



Halmar Incorporated
Harold Pierce, President
522 Salmon Brook Street
Granby, CT 06035

Re; Hopmeadow St. Parcel 308400850/H02 403 001A

Dear Mr. Pierce,

I am in receipt of your letter dated September 29, 2014 in which you offered to donate approximately 0.39 acres of land.

I will ask Simsbury Planning and Development Director Hiram Peck to review the request and research the parcel. You will be contacted once we have completed an assessment of the property. For your planning purposes, any gift of land to the Town of Simsbury must be reviewed and formally accepted by the Simsbury Board of Selectmen.

I will get back to you once we have completed our review.

Sincerely,

Mary A. Glassman

cc: Hiram Peck, Planning and Development Director
Tom Cooke, Director of Administrative Services

Telephone (860) 658-3230
Facsimile (860) 658-9467

MGlassman@simsbury-ct.gov
www.simsbury-ct.gov

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8:30 - 4:30 Tuesday through Thursday
8:30 - 1:00 Friday



Town of Simsbury

933 HOPMEADOW STREET

P.O. BOX 495

SIMSBURY, CONNECTICUT 06070

Planning and Land Use Department

October 13, 2014

To: Mary A. Glassman, First Selectman

From: Hiram Peck, Director of Planning and Community Development

Re: Proposed donation of .39 acres of land; Map H02 403 001A

I have researched the subject property as requested by the First Selectman. The property in question is shown on the attached map.

I find the following:

1. According to the Assessor, the subject property has not had its taxes paid since at least 2003.
2. The taxes are currently set at \$350 per year for the subject property.
3. The property borders Brettonwood Condominiums and has a narrow frontage on Hopmeadow Street.

The Planning Commission will consider this matter at its October 14, 2014 meeting and send a recommendation to you regarding this matter.

Staff Recommendation: Staff sees no benefit to recommending that the Town of Simsbury accept this property, especially in light of the current back taxes owed. The BOS may wish to explore the options for collecting the back taxes on this property with the Town Attorney.

If you have any questions, please let me know.

cc: Planning Commission



Town of Simsbury

933 HOPMEADOW STREET

P.O. BOX 495

SIMSBURY, CONNECTICUT 06070

Planning and Land Use Department

October 23, 2014

To: Mary A. Glassman, First Selectman

From: Hiram Peck, Director of Planning and Community Development *HP*

Re: Proposed donation of .39 acres of land; Map H02 403 001A

I have researched the subject property as requested by the First Selectman. The property in question is shown on the attached map.

I find the following:

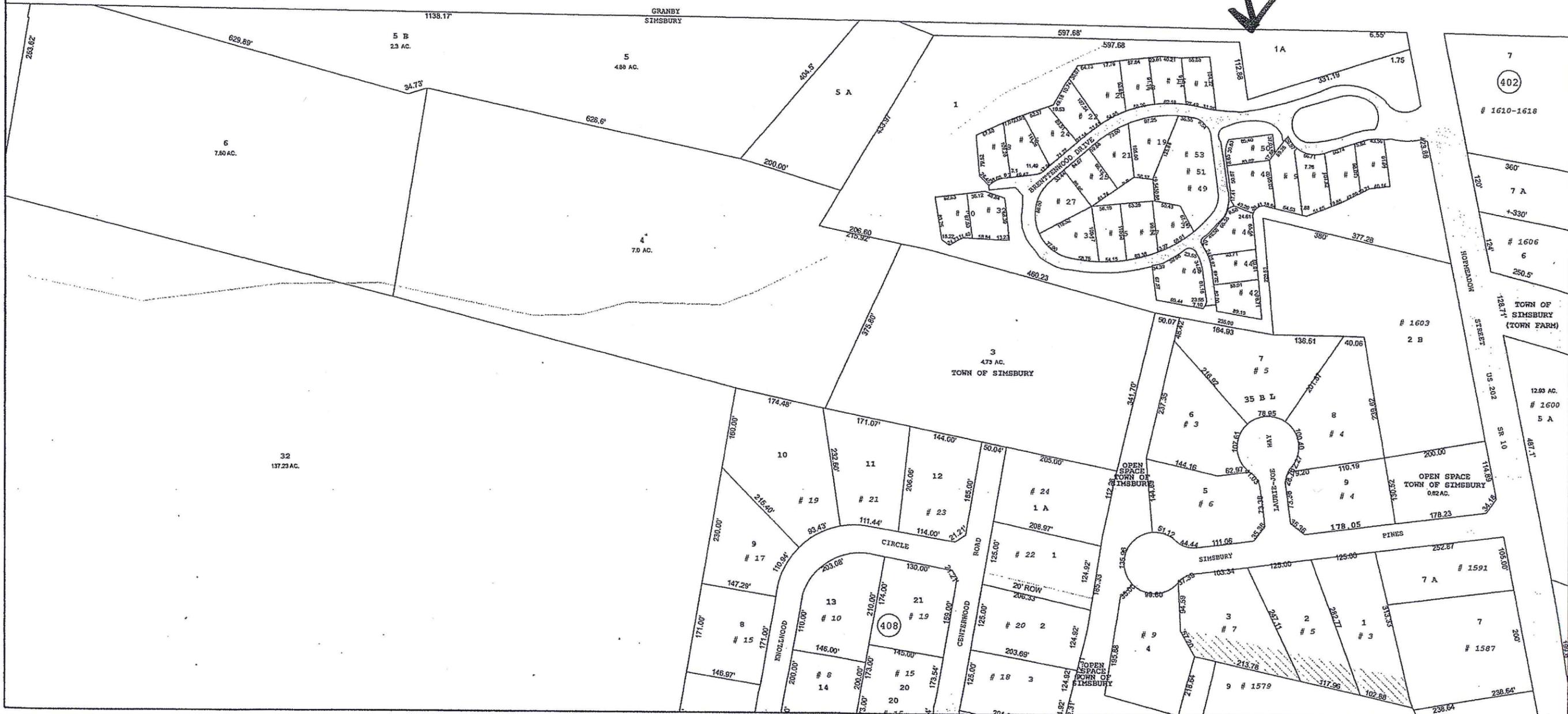
1. According to the Assessor, the subject property has not had its taxes paid since at least 2003.
2. The taxes are currently set at \$350 per year for the subject property.
3. The property borders Brettonwood Condominiums and has a narrow frontage on Hopmeadow Street.

The Planning Commission considered this matter at its October 14, 2014 meeting and recommends the Town should not accept the proposed donation for the above three (3) reasons..

Planning Commission recommendation: The Commission sees no benefit to recommending that the Town of Simsbury accept this property, especially in light of the current back taxes owed. The BOS may wish to explore the options for collecting the back taxes on this property with the Town Attorney.

If you have any questions, please let me know.

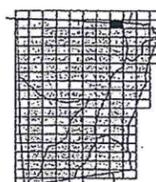
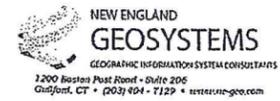
cc: Planning Commission



THESE ASSESSOR MAPS ARE NOT LAND RECORD MAPS AND SHOULD NOT BE USED FOR DEED DESCRIPTION OR REFERENCE. ALL AVENUES, STREETS, ROADS, LINES ARE SHOWN WHETHER ACCEPTED, PROPOSED OR DEDICATED BY DEED.



MAP: H-02



G-01	H-01	I-01
G-02	H-02	I-02
G-03	H-03	I-03



TOWN OF SIMSBURY, CONNECTICUT

ASSESSOR MAP 2012

- 13 Parcel Lot # 17 Address
- 2.4 Ac Acres (152) Block
- Historic Parcel
- Parcels
- Easements
- Easement Areas
- Stream
- Water Features

MAP: H-02



Town of Simsbury

933 HOPMEADOW STREET

P.O. BOX 495

SIMSBURY, CONNECTICUT 06070

Joseph P. Mancini - Director of Finance/Treasurer

MEMORANDUM

To: Board of Selectman
From: Joe Mancini - Director of Finance/Treasurer
Re: Special Revenue Funds Update
Date: October 23, 2014
CC: Thomas Cooke

I'm in receipt the Board of Selectman request to identify all the special revenue funds. I also discussed this request with the Board of Finance at their meeting on October 21st. I've been asked for the following additional information on special revenue funds. I will provide the Board of Selectman and Board of Finance with a listing of each fund, the purpose of the funds, any limitations, documents, available budgets as of 07/01/2014, and the last time the fund was used.

Thanks,

Joseph Mancini

Telephone (860) 658-3282
Facsimile (860) 658-9467

jmancini@simsbury-ct.gov
www.simsbury-ct.gov

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8:30 - 4:30 Tuesday through Thursday
8:30 - 1:00 Friday

CALL TO ORDER

The Regular Meeting of the Board of Selectmen was called to order at 7:02 p.m. in the Main Meeting Room of the Simsbury Town Offices. Present were: First Selectman Mary Glassman; Board members Michael Paine, Lisa Heavner, Nancy Haase, Cheryl Cook and Sean Askham. Others in attendance included Tom Cooke, Director of Administrative Services; Tom Roy, Director of Public Works, Gerry Toner, Director of Culture, Parks and Recreation, and other interested parties.

PLEDGE OF ALLEGIANCE

Everyone stood for the Pledge of Allegiance.

PUBLIC AUDIENCE

Joan Coe, 26 Whitcomb Drive, said she has the right to come before the Board of Selectmen to express her views and she expects to be treated with respect. She said someone walked in front of her at the last Board meeting, to hand out papers, and he was out of order. He never even apologized to her.

Ms. Coe said there were two agenda items at the last meeting that were about tax abatements. The first one was about an abatement for C-Tech, which would have reduced the grand list. After discussion, the abatement was denied. The second one, for Attorney Ritson's development, was also denied. This item should not have been on the agenda to begin with.

Ms. Coe said she takes responsibility for her comments and will continue to do so.

Ms. Coe said there have been some increased arrests in Town now that the Methadone Facility has been opened. This will continue to happen as the Board allowed this facility to open.

Ms. Coe showed some pictures of Town Forest Park, which showed abandoned Town owned properties with graffiti on them. She wants to know if there is a master plan for Town owned parks.

Ms. Coe said the First Selectman's office has expanded staff and expenditures on a continual basis. She said the expenditures were not approved by the taxpayers, but will be taken out of the general fund. She said this is not right. She said there is a vote coming up and residents should think a lot about what is going with the budget.

Amy Salls, the Town Chair of the Democratic Town Committee in Simsbury. She thanked Ms. Coe for her comments.

Ms. Salls said a lot of her colleagues here from United Illuminating Holdings and they will be talking about gas coming to Town. She hopes everyone listens as it is very important information.

Ms. Salls said she received two items in the mail about the upcoming elections - one was positive and one was negative. She asked that the Town look at what is being sent out and that it be positive and accurate before sending it out. We should hold a positive election in Simsbury.

Robert Kalechman, 971 Hopmeadow Street, said Mr. Hampton should remove his commercial stating he is helping Veterans. He would like the Chairwoman from the Democratic Party contact the VFW and American Legion. Mr. Hampton has been told to remove his ads, but he hasn't. Mr. Hampton also seems to be skirting some issues with the elections and residents should really check on issues they are voting on.

Mr. Kalechman said the Police Department is running without a contract and this really needs to be settled as they risk their lives everyday for the residents of Simsbury.

Tom Greenlaw, 221 Bushy Hill Road, Chief Operating Officer of Ethel Walker School, said he became a resident of Simsbury last year when he joined the School. He said Ethel Walker School and the Town have worked very closely, for about eight years, for the preservation of the Ethel Walker Woods. They are all grateful for the Town and groups who have made it possible for the purchase of this great land. He invited everyone to a ribbon cutting ceremony for the Walker Woods, this Sunday, from 1-3 p.m. The trails will be open for walkers, bikers, horse riders, etc. The Middle School students will be painting faces and there will be apple cider and Wildcat granola will also be available. He hopes everyone comes to enjoy the Woods.

Sue Benarcyk, 119 E. Weatogue, said that the Senior Center is contemplating a piece of land in the center of Town that is State owned. She said the Town owns a piece of land on the Medaonic Trail in Tariffville and maybe this could be donated back to the State as a land swap for the Senior Center land. This should really be checked out.

Ms. Bednarcyk spoke about Zoning again. She went to the last Zoning meeting where the Greenberg property was being discussed. She said they picked through the plan of development to the developers liking. She feels the open space in the front should have two soccer fields or some type of recreation fields. Then they could develop without encumbering the scenic vista. More information is needed on this development and all aspects should be investigated to make sure it is best for the Town and the developers.

Ms. Benarcyk said her neighbor is also a Town Planner and she thinks the Town should tap her for her ideas for our Town. She would be very helpful.

Diane Nash, 5 Merrywood, congratulated everyone in Town as everyone works together to make the Town better. She encourages everyone to come to the Ethel Walker ribbon cutting, especially those who were against purchasing the property. This way they could see the actual value of the land.

PRESENTATION

- Connecticut Natural Gas in Simsbury

Ms. Glassman said that CNG/UL were going to make a presentation about the connecting to alternative energy. She introduced Terry Eller, who met with Town officials to explore how we can expand natural gas into Simsbury. Ms. Glassman said the Clean Energy Task Force was present also.

Ms. Eller said this is a beautiful Town. She said there was a meeting at the Apple Barn to discuss information on the expansion. She introduced Chris Eller.

Mr. Eller went through the potential natural gas expansion process and what their company is about. The UIL Holdings Corporation is an electric and gas corporation. He said they have about 280,000 customers throughout the State, with only about 190,000 for just for CNG and SCG. This is a 10 year plan.

Mr. Eller said there are 75% who are on main currently, who have access to natural gas, but not utilizing it.

Mr. Eller said the benefits of natural gas include affordability, convenience, and versatility. He said natural gas is highly regulated, lighter than air and has a strong distinct smell. He also showed some pictures of gas main construction.

Mr. Eller said there are currently 57.3 miles of main in Simsbury, 2,800 locations on the main, with 1,900 CNG customers and 900 prospects to be on main. They are trying to add over 1 mile of main, with an expansion of 33 homes now.

Mr. Eller said they determine feasibility by conducting a survey, looking at how many residents are interested along the route, how much in gas revenues will each house use, and what the cost is to extend the gas main. If there is enough interest, a gas company representative will schedule a site visit with a technical planner to determine the service line routing, etc.

Mr. Eller said there is 0% on bill financing. They also coordinate installations with the Town paving schedules. If anyone is interested or needs more information they can go on the website www.cngcorp.com. He also showed a “gas locator” that people could use to see if they can be connected to the natural gas main.

Ms. Glassman said the charts they showed are very helpful. She noted that the calculations are for heat and hot water only. She also noted that certain streets will never be able to get natural gas.

- Solarize Simsbury – Solar Program Summary

Mr. Roy said the Solarize Simsbury Program ran for the full 20 weeks, and it is now over. However, more people have signed up since the program ended. There were 80 residents who signed contracts for solar installation, representing a total solar production capability of 644 kW. This will be removing 14,050 tons of carbon from the environment, which is equivalent to planting 327,334 trees, driving 28,101,818 less miles and a savings of over 1,433,193 gallons of gasoline based on the current gas prices. He thanked the Clean Energy Task Force for all their hard work.

Ms. Glassman thanked Mr. Roy and the Clean Energy Task Force for their hard work on this project. We are always looking for new and exciting ways to help the environment.

FIRST SELECTMAN’S REPORT

Ms. Glassman said the Town is in the final stages of completing the purchase of over 426 acres of beautiful wooded open space from the Ethel Walker School. She encouraged everyone to attend the celebration on Sunday at 230 Bushy Hill Road. She said there will be free parking and trail maps for exploring the trails. She thanked them for hosting this event to celebrate the project and for their efforts throughout the years to make sure that the purchase process moved forward smoothly.

Ms. Glassman reminded everyone that the Town, in conjunction with Avon, Canton, and Granby, will be conducting hazardous waste collection on Saturday, November 1st from 8:00 a.m. to noon at the Simsbury Public Works Facility on 66 Town Forest Road. To see a list of acceptable and non-acceptable items, just visit the Town website at www.simsbury-ct.gov and look under “Town News”. You can also call the Public Works office at 860-658-3222 or the Landfill at 860-658-9481.

Ms. Glassman said that on October 1st the Town e-mailed the first edition of “The Simsbury Scoop” which is designed to keep residents informed about Town services and events. The publication is only two pages, but it contains timely information and should help residents to learn about all of the valuable services provided in Town. If you want to sign up to receive the “Scoop”, you can go on-line at www.simsbury-ct.gov and look under Town News and click on “The Simsbury Scoop is Here!”. She thanked Stephanie Riefe for her good work on this project.

Ms. Glassman said the Town of Simsbury’s Culture, Parks and Recreation Department along with the Simsbury Public Library will host a Halloween Party at the Library on October 30th from 6:00 p.m. to 7:00 p.m. with a wide range of activities and treats. She said more details will follow, so mark it on your calendars.

SELECTMEN ACTION

a) Approve Tax Refunds

Mr. Askham made a motion to approve tax refunds in the amount of \$4,426.63 as reviewed and recommended by the Tax Collector. Mr. Paine seconded the motion. All were in favor and the motion passed.

b) Approval of Waste Water Treatment Budget authorization

Ms. Glassman noted that the Finance Director, in preparation for the audit has recommended the approval of an increase in the fiscal year 2014 expense budget for the WPCA to accommodate the Clean Water Fund Debt service payments and an increase the revenue budget for the reimbursement of these funds. Therefore, the net impact to the final budget would be zero.

Mr. Paine made a motion to approve an increase in the fiscal year 2014 expense budget for the WPCA to accommodate the Clean Water Fund Debt service payments made relating to Granby and Avon, and increasing the fiscal year 2014 revenue budget to plan for the reimbursement of these funds. Mr. Askham seconded the motion. All were in favor and the motion passed.

c) Adopt Resolution for 2014-2019 Capitol Region Natural Hazards Mitigation Plan Update

Ms. Glassman said the Planning Commission did adopt this resolution last night after a lengthy process. She said the plan identifies risks associated with potential challenges from flooding, loss of property from winter storms, or from wind. This was an extensive process, which utilized public meetings, community TV, and news media in order to obtain public comment and input.

Ms. Glassman said the plan allows the Town to prioritize infrastructure and services that need improvement to better withstand disasters. It includes maps and goals for the Town to achieve.

Mr. Askham made a motion to approve the adoption of resolution for recommendation to Adopt Simsbury Section of CROG Hazard Mitigation Plan for 2014-2019. Ms. Haase seconded the motion. All were in favor and the motion passed.

d) Adopt Resolution authorizing a Memorandum of Agreement (MOA) regarding use of Fiscal Year 2014 State Homeland Security Grant Funding

Ms. Glassman said the Town already applied for the funding for emergency preparedness. The only change is that the Town of Simsbury is spelled correctly.

Mr. Paine made the following motion: RESOLVED, that the Board of Selectmen may enter into, with and deliver to the State of Connecticut Division of Emergency Management and Homeland Security, Department of Emergency Services and Public Protection any and all documents which it deems to be necessary or appropriate; and

FURTHER RESOLVED, that Mary A. Glassman, as First Selectman of the Board of Selectmen, is authorized and directed to execute and deliver any and all documents on behalf of the Board of Selectmen and to do and perform all acts and things which she deems to be necessary or appropriate to carry out the terms of such documents, including, but not limited to, executing and delivering all agreements and documents contemplated by such documents.

Mr. Askham seconded the motion. All were in favor and the motion passed.

e) Acceptance of Archdiocese of Hartford donations in the amount of \$1,133 for the Keep Simsbury Warm Fund and \$2,133 for the Simsbury Food Closet

Ms. Heavner made a motion to accept donations from the Archdiocese of Hartford in the amount of \$1,133.00 for the Keep Simsbury Warm Fund and \$2,133.00 for the Simsbury Food Closet. Ms. Haase seconded the motion. All were in favor and the motion passed.

Ms. Glassman said she would send the Archdiocese a letter of thanks.

f) Acceptance of a donation in the amount of \$10,000 from the Simsbury Soccer Club for use towards the paving of the roadway into Curtiss Park

Ms. Glassman said there have been ongoing discussions with the Soccer Club and Mr. Toner on paving the road at Curtiss Park.

Mr. Toner said the total cost would be about \$26,000, with \$10,000 coming from the Soccer Club and the balance coming from the special revenue fund. He said the costs for maintenance of the road go up every season.

Mr. Askham asked if we have funds in the account. Mr. Toner said yes, and this would then leave the fund with about \$14,000 after the paving project. Mr. Askham doesn't think that is the way the fund was set up.

Mr. Toner said he wants to pave the road now, before the winter season. This is the best time to do it, so time is of the essence. There has never been an issue with the way the revenue funds have been used.

After further discussion, Ms. Heavner made a motion to accept the donation of \$10,000 from the Simsbury Soccer Club to contribute toward the paving of the roadway into Curtiss Park. Ms. Glassman seconded the motion. Ms. Cook, Ms. Haase, Ms. Glassman, Ms. Heavner and Mr. Paine were in favor with Mr. Askham opposing; therefore, the motion passed.

Ms. Glassman said she would send a letter of thanks to the Soccer Club for their donation.

Mr. Askham would like a review of how the revenue fund is set up and how all special revenue funds are to be used.

g) Approve Contract: Location Agreement / Permit to Film in the Town of Simsbury

Ms. Glassman said Jacob Maxwell Bitten, a Simsbury resident, wants to film parts of Simsbury. Mr. Cooke said he is delightful to work with and he is working with staff to do a great job.

Mr. Askham made a motion to approve Contract: Location Agreement / Permit to film in the Town of Simsbury. Mr. Paine seconded the motion. All were in favor and the motion passed.

APPOINTMENTS AND RESIGNATIONS

There were no appointments or resignations at this time.

OTHER BUSINESS

a) Update on Blight Properties

Ms. Glassman said the new Zoning Officer has been doing an excellent job. We continue to have difficulty with the properties and it is a painfully slow process. We need to follow the law and can't go onto a property without permission. There is only so much a Town can do with these properties. However, we have had some success with putting a lien on properties.

Ms. Cook asked if information could be put on the Town website. Ms. Glassman said we can't really verify the information as we don't control it. If a neighbor is launching a dispute against their neighbor, they don't really want everyone to know who is launching the dispute.

Ms. Haase said it might be helpful to put the top ten most asked questions on the website. Ms. Glassman said it may be helpful to put the process for a zoning complaint on-line also and she will have these ideas checked out. This whole process is a very difficult especially as all laws need to be followed.

b) Update on purchase of 1 Old Bridge Road

Ms. Glassman said that she has already been authorized to sign the contract, but we are now waiting for contract changes. She said the owner has changed counsel and there are some new changes they want made.

Ms. Glassman said the Planning Commission tabled this discussion until October 28th. There will also be a public hearing to discuss this issue. The residents need to get out of the flood plain for their safety. If the Planning Commission doesn't approve this then four of the Board of Selectmen need to approve it for this to be executed.

ACCEPTANCE OF MINUTES

a) Regular Meeting of September 22, 2014

Ms. Haase made a motion to approve the Regular Meeting minutes of September 22, 2014 with changes. Ms. Cook seconded the motion. Ms. Haase, Ms. Cook, Ms. Glassman, Ms. Heavner and Mr. Paine were in favor with Mr. Askham abstaining. Therefore, the motion passed.

SELECTMEN LIAISON AND SUB-COMMITTEE REPORTS

1. Personnel - Action on recommendation for Appointment of Employment Law Counsel

Ms. Heavner thanked Mr. Cooke for all of the material he supplied on this issue. She said the Personnel Committee is recommending the hiring of Martha Cullina, LLP as the Town's Labor and Employment Counsel due to her depth of experience. This Employment Law Counsel can also be used for future laws, as they seem to be getting more complicated.

Ms. Heavner said Mr. Cooke check the references and they all came back very favorable. Also, the costs were reasonable.

Mr. Cooke said the Town has reserved the right to work with them on larger cases also.

Ms. Glassman made a motion to appoint Murtha Cullina LLP as the Town's Labor and Employment Counsel for the remainder of the Board of Selectmen's term. Ms. Heavner seconded the motion. All were in favor and the motion passed.

2. Finance – no report at this time.

3. Welfare - no report at this time.

4. Public Safety- Ms. Heavner said the Public Safety Committee is got an update on the Ebola situation. They are reaching out to schools, churches, etc. by making sure they have all the CDC information they need.

Ms. Glassman said there is a meeting this Friday to make sure our emergency responders all have the correct CDC information also.

5. Board of Education – Ms. Heavner said the Board of Education met last night and there are no changes in enrollment status and there are no plans to close any schools at this time.

Ms. Haase said the Economic Development Commission Task Force will be meeting on October 21st at 5 p.m. for an update on the tax incentive documents. Ms. Glassman said the documents are not ready as they are still being reviewed by the Town Attorney. She will send the draft document to the Economic Development Task Force and Board of Selectmen for review. The draft will also be on the Town website.

ADJOURN TO EXECUTIVE SESSION

a) Review of correspondence from Town Counsel on status of Getty Station environmental clean-up

Ms. Glassman said there would be no action in Executive Session. It was just informational.

Mr. Askham made a motion to adjourn to Executive Session to review correspondence from Town Counsel on status of Getty Station environmental clean-up at 9:00 p.m. Mr. Paine seconded the motion. All were in favor and the motion passed.

In addition to the Board of Selectmen, Director of Administrative Services Thomas Cooke was present.

ADJOURN FROM EXECUTIVE SESSION

Mr. Askham made a motion to adjourn from Executive Session. Ms. Heavner seconded the motion and the motion passed. The Board adjourned from Executive Session at 9: 24 pm.

ADJOURN

Mr. Askham made a motion to adjourn the meeting. Ms. Heavner seconded the motion and the motion passed. The meeting was adjourned at 9: 24 pm.

Respectfully submitted,

Kathi Radocchio
Clerk