



Town of Simsbury

933 HOPMEADOW STREET

SIMSBURY, CONNECTICUT 06070

BOARD OF SELECTMEN MEETING AGENDA SUBMISSION FORM

1. **Title of Submission:** Referral to the Planning Commission Pursuant to CGS 8-24 for the Release of Existing Conservation Easements Associated with the Approval for the Meadowood Development

2. **Date of Board Meeting:** June 28, 2021

3. **Individual or Entity Making the Submission:**
Maria E. Capriola, Town Manager; Mike Glidden, Director of Planning and Community Development *Maria E. Capriola*

4. **Action Requested of the Board of Selectmen:**
Procedurally, the Board of Selectmen needs to refer this item to the Planning Commission in order for the Meadowood acquisition to continue. Therefore, the following motion is in order:

Move, effective June 28, 2021, pursuant to CGS 8-24 to refer to the Planning Commission the release of existing Conservation Easements associated with the Meadowood subdivision approval.

5. **Summary of Submission:**
The approval of the Meadowood subdivision called for portions of the property to be set aside as open space. A copy of the approved subdivision layout with the areas of open space is attached to this correspondence.

Pursuant to Connecticut General Statute 8-24, the legislative body must forward to the Planning Commission a copy of any plans for the sale, lease, or purchase of property by the town. The Planning Commission is required to report to the legislative body with an advisory opinion on whether the proposed actions are considered consistent with the goals and objectives from the Plan of Conservation and Development.

In order to proceed with the release of the existing conservation easements associated with the Meadowood subdivision approval, this referral to the Planning Commission is required. It is the intent of the Town to replace the existing subdivision conservation easements with new conservation easements consistent with the Town's acquisition of the property largely for cultural/historical, open space, and agricultural purposes. Additionally, receipt of state and federal dollars towards the acquisition will result in the need for new conservation easements to be placed on the property.

6. **Financial Impact:**
None

7. Description of Documents Included with Submission:

- a) Open Space Plan for Meadowood Approval



- LEGEND**
- Existing Town Open Space
 - Proposed Permanent Open Space To Be Conveyed to Town
 - Proposed Permanent Open Space To Be Purchased By Town
 - Proposed Permanent Private Open Space

Silver Reed Associates, Inc. • Owner
 Griffin Land • Project Manager
 Hillier/Corgan Inc. • Master Plan/Landscape Architect
 P.A. Harkness & Associates, Inc. • Registered Professional
 Robert V. Palk & Associates • Landscape Designer

Master Site Plan and Subdivision Approval
Meadowood
 Settlement Plan Submission
 Simsbury, Connecticut

Professional Seal

Certificate of Approval
 Requested for the _____ Contribution
 to _____
 We hereby certify that on _____
 the _____ Committee of Simsbury
 Connecticut approved this plan for the
 _____ Contribution.
 Chairman: _____
 Secretary: _____
 Requested for filing on: _____
 by: _____ (Town Clerk)
 In accordance with the Connecticut
 General Statutes, _____
 all work in connection with this
 approval must be compatible
 with _____

Scale: 1" = 300'-0"
 Date: 06-02-00
 Revs: 05-30-07

Sheet Title
**Open Space
 Context**

Sheet No. **1.5**



Town of Simsbury

933 HOPMEADOW STREET

SIMSBURY, CONNECTICUT 06070

BOARD OF SELECTMEN MEETING AGENDA SUBMISSION FORM

1. **Title of Submission:** Schedule a Public Hearing for Release of Existing Conservation Easements and Acceptance of New Conservation Easements for Meadowood

2. **Date of Board Meeting:** June 28, 2021

3. **Individual or Entity Making the Submission:**
Maria E. Capriola, Town Manager; Mike Glidden, Director of Planning and Community Development *Maria E. Capriola*

4. **Action Requested of the Board of Selectmen:**
Procedurally, the Board of Selectmen needs to hold a public hearing on the release of the existing Meadowood conservation easements in order for the Meadowood acquisition to continue. Therefore, the following motion is in order:

Move, effective June 28, 2021, to set a public hearing to receive public comment on the release of existing conservation easements and acceptance of new conservation easements for the Meadowood property for 5:30pm on Thursday, July 15, 2021.

5. **Summary of Submission:**
In order for the Meadowood acquisition to be completed, there are existing conservation easements which were conditions of approval from the Meadowood application which need to be released by the Town.

As per the Meadowood subdivision approval, there are areas which were deeded to the town for conservation purposes. These easements were filed/executed by the current land owner as per conditions of the stipulated judgement. In order for the acquisition to be completed, the areas which are currently protected by conservation easements (from the subdivision approval) in favor of the Town of Simsbury must be released.

In order for lands subject to conservation easements/open space to be sold or released, state statute requires the legislative body of a community to hold a public hearing. Although the action will not result in additional building lots, the release of these easements triggers a public hearing. It is recommended that the Board of Selectmen hold the public hearing after the Planning Commission has completed its 8-24 referral on the topic, which is anticipated for July 13th. A special meeting of the Board of Selectmen will be held on July 15th at 5:30pm to accommodate the public hearing and any additional or related Meadowood items.

6. Financial Impact:

None

7. Description of Documents Included with Submission:

a) Meadowood Open Space Plan