



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 Hearing on Revised Proposed Sale of Pharos Farm
2. **Date of submission:** January 24, 2013
3. **Date of Board Meeting:** January 28, 2013
4. **Individual or Entity making the submission:**

Thomas F. Cooke – Director of Administrative Services
Robert M. DeCrescenzo, Esq. – Town Counsel

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:

1. Set a public hearing date of February 11, 2013 to consider the revised proposed sale of Pharos Farm to George Hall.

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: 860-658-3264
Robert M. DeCrescenzo, Esq. – Town Counsel: 860-548-2625

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.):**

On December 10, 2012 a public hearing was held on the proposed sale of Pharos Farm to George Hall. As presented by the Simsbury Land Trust ("SLT"), the SLT is seeking a conservation easement on two parcels of Simsbury farmland – the George Hall Farm and Pharos Farm – totaling 50.3 acres. At the hearing it was determined that the proposal included a request to designated area on Pharos Farm for possible future construction of a residence.

The Town of Simsbury subsequently received a letter from the SLT dated December 31, 2012 modifying the proposal to restrict construction on Pharos Farm to exclude a residence but to include possible construction of a barn. Based on the recommendation of Town Counsel the Board of Selectmen, at its Regular Meeting on January 14, 2013, referred the revised proposal to the Planning Commission and to the Open Space Committee.

Both the Open Space Committee and the Planning Commission support the proposed sale. The Planning Commission has recommended the following additional terms:

- That the Town work with SLT and Hall to determine whether an existing easement, which allows an abutting neighbor to use water from a well on the property, be removed;
- That Pharos Lane, an unimproved local road lying to the north of the subject property, remain an open public way; and
- That barn construction be subject to certain conditions and limitations.

In order to ensure full consideration of the revised proposed sale, a second public hearing on the matter is recommended.

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:

- Letter from the Simsbury Land Trust dated December 31, 2012
- Letter from Town Counsel Robert DeCrescenzo dated January 9, 2013
- Memorandum from Hiram Peck, Director of Planning, dated January 23, 2013 with attachments