

MINUTES
ENFIELD CONSERVATION COMMISSION
Special MEETING in the Scitico Room
820 Enfield Street, Enfield, CT 06082
Tuesday, July 11, 2023-6:30 PM

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2023 JUL 19 PM 1:32
Sharon Bailey

1. Call to Order

Chair William Cote called the meeting to order at 6:19 PM.

2. Roll Call

Members Present: Chair William Cote, Kathleen Vose, Gretchen Pfeifer-Hall, and Nancy Wyzga.

Also present: Ms. Driver, Assistant Planner

3. Approval of Minutes:

a) June 13, 2023

Commissioner Pfeifer-Hall made a motion to continue the minutes from June 13, 2023, seconded by Commissioner Cote.

Motion passed unanimously by 4-0-0 vote.

4. Public Communication: None

5. Correspondence: None

6. Reports of Officers, Committees, and Staff:

Chair Cote said that the Scantic Watershed Committee did meet and they discussed some of the projects going on with Dr. Kirsten Martin. She is waiting for a grant to do more testing on the Scantic River.

7. Unfinished Business:

a.) List of Natural Resources-Chair Cote said Commissioner Wyzga put together a draft list on geography and he left that list at home. Along with his part which is geology.

b.) Open Space- Ms. Driver gave an update on the GIS system which is almost done. It will hopefully be completed by the end of August.

8. New Business:

a.) PA490 Open Space Ordinance- Commissioner Pfeifer-Hall suggested that the name of the ordinance should be Open Space Assessment Ordinance, which would make it clearer. She has seen this in other town ordinances.

Ms. Driver recommended that any changes the Commissioners wish to make that they write them down and give them to the town Manager to bring up in the next Town Council meeting.

Chair Cote said that at the last meeting they discussed setting the value of the property at the same levels as they do for farmland preservation, but he is not sure if they can relate. The Conn. General Statute 12-107e does not give you a value.

Commissioner Pfeifer-Hall read from the book that the farm bureau puts out, which shows that setting a value seems to be problematic in most towns. She looked up East Windsor ordinance and read it to the commissioners.

Chair Cote suggested using the value of 25% at the time of the assessment or reassessment for #4 on the draft about the valuation of the property.

Commissioner Pfeifer-Hall said that for #1 applications, it reads as if an application must be sent each year. She believes once you have been approved you do not have to reapply. Also she suggested adding the M-30 form into the ordinance for #1. On #5 Water Company Property, she asked for clarification.

Ms. Driver said that in the state statutes it shows that water companies cannot be considered for open space as they are already exempt.

Chair Cote outlined the suggested changes.

1. the title, from Open Space to Open Space Assessment Ordinance.

2. add the word "new" to applications in #1.

3. add the application must be completed on the M-30 form.

4. under #4 valuation, add "any land that receives Open Space classification shall have an assessed value set at 25% of the excess acreage value set at the time of re-valuation".

Commissioner Wyzga made a motion to send changes made to the draft Ordinance to the town Manager, seconded by Commissioner Pfeifer-Hall.

Motion passed unanimously by 4-0-0 vote.

9. Next Meeting Date: September 12, 2023

10. Adjournment:

Commissioner Vose made a motion to adjourn the meeting, seconded by Commissioner Wyzga

Motion passed unanimously by 4-0-0 vote.

Meeting adjourned at 6:54 PM

Prepared by: Recording Secretary, Sandie Barone