

ENFIELD CONSERVATION COMMISSION
Special MEETING in the Scitico Room
820 Enfield Street, Enfield, CT 06082
Tuesday, October 10, 2023-7:00 PM

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2023 OCT 19 AM 9:22

Sheila M Bailey

1. Call to Order

Chair William Cote called the meeting to order at 7:00 PM.

2. Roll Call:

Members Present: Chair William Cote, Karen LaPlante, Kathleen Vose, and Gretchen Pfeifer-Hall
Members Absent: Commissioner Wyzga

Also in attendance: Town Manager, Ellen Zoppo-Sassu, Supervisor of Assessment and Revenue Collection, Todd Helems, Assistant Assessor Vicky Rose, Assistant Assessor, Tyler Devine and Recording Secretary, Sandie Barone

3. Approval of Meeting Minutes:

- a. September 12, 2023

Commissioner Pfeifer-Hall made a motion to approve the minutes from September 12, 2023, seconded by Commissioner Vose.

Motion passed by 4-0-1

Commissioner Dynia abstained from the vote.

4. Public Communications:

Chair Cote explained that the meeting was set up as a workshop to go over the Open Space Ordinance with the Public. He introduced the staff from the Town Assessor's office, Supervisor of Assessment and Revenue Collection, Todd Helems, Assistant Assessor Vicky Rose, Assistant Assessor, Tyler Devine as well as the Town Manager, Ellen Zoppo-Sassu.

- a. Overview by Assessor's office on the new Open Space Ordinance

Mr. Helems explained to the public the requirements of the Open Space Ordinance, the application must be submitted by October 31st, applications are available online or at the meeting and staff are available for assistance. Applications will be accepted by email, fax, mail or dropped off in person. He had copies of the Ordinance and applications for the public to hand out.

Mr. Helems said, as the Ordinance states, certain criteria need to be met. He went over the criteria as outlined in Ordinance 23-7:

- i. A single parcel must have a minimum of three acres of unimproved land; or
- ii. Multiple parcels must be owned by the same owner and must consist of contiguous parcels, totaling at least three acres of unimproved and vacant land; or
- iii. A single parcel that is less than three acres may be eligible provided that it abuts Town- owned or State-owned open space, parks, or riverfront property.

- iv. When determining total acreage of undeveloped land, the Assessor will not include the minimal special requirements, or lot size required by the respective zone in the calculation. For individual property owners seeking PA 490 Open Space classification, open space shall be any site or area of undeveloped land equal to 3 acres or more. Undeveloped land means land without buildings, roads, driveways, or other permanent structures or activities.

Mr. Helems also informed the public that they can set up an appointment with him so that he can walk the property with the property owners or look at the GIS to ensure the application and acreage is filled out correctly.

Commissioner LaPlante asked if the walk through had to be done before the application, in which case Mr. Helems said he would not be able to but would try to get out before the first snow fall. He said if the application is in, they can walk the property in January.

Chair Cote reiterated that this is a workshop and since this is a new ordinance, anyone who is putting in an application can understand what is required. The staff from the Assessors office are here to help ensure that the applications are filled out correctly.

Mr. Helems asked if anyone wanted to come up and look at their property, he had the GIS system up on the screen. He also explained how applying will benefit property owners and the penalties for selling in a certain time.

A question on Grassmere Country Club came up from the owners, no longer being part of the Open Space 490. Chair Cote said that 490 is different than Open Space.

Town Manager Ellen Zoppo-Sassu said to clear up on the Grassmere question, the Open Space status was given erroneously in the past because there was no ordinance in place. However, now they are looking at Grassmere to see if any portion may fall under the legal ordinance of Open Space.

- b. Workshop (Public Participation)- creating and completing the required forms and where to find the information.

Mr. Helems pulled up Grassmere on the GIS system to look at it on the screen to review the property. Mr. Helems explained the difference between Open Space and PA 490. The land of Grassmere will be eligible for Open Space, however you would add the value of the buildings, greens, and fairways.

Commissioner Wyzga arrived at 7:19 PM

Mr. Helems worked directly with a few people from the public by pulling up their property on the GIS system to review the eligibility for the Open Space application.

5. Next Meeting Date: November 14, 2023

6. Adjournment:

Commissioner Pfiefer-Hall made a motion to adjourn the meeting, seconded by Commissioner Wyzga

Motion passed unanimously; meeting adjourned at 7:39 PM

Prepared by: Recording Secretary, Sandie Barone