

Enfield Agriculture Commission Transcript from January 11, 2022

00:00:00.000 --> 00:00:02.570

Driver, Georgienna

Transcription has started started recording.

00:00:04.110 --> 00:00:05.440

Driver, Georgienna

Alright, we are.

00:00:06.530 --> 00:00:07.120

Driver, Georgienna

Good to go.

00:00:08.090 --> 00:00:08.890

KAREN LAPLANTE (Guest)

OK, wait a minute.

00:00:10.120 --> 00:00:10.740

KAREN LAPLANTE (Guest)

Uhm?

00:00:24.180 --> 00:00:24.710

KAREN LAPLANTE (Guest)

Alright.

00:00:24.790 --> 00:00:25.240

gretchen (Guest)

Well.

00:00:25.770 --> 00:00:40.360

KAREN LAPLANTE (Guest)

OK, everybody here. Alright let's uh call the uh, let's see. Tuesday, January 11th, 2022. Meeting of the Enfield Agricultural Commission. To order it is 7:06 PM.

00:00:40.420 --> 00:00:41.760

KAREN LAPLANTE (Guest)

Come up.

00:00:42.660 --> 00:00:46.330

KAREN LAPLANTE (Guest)

And, uh, Madam Secretary, could we have roll call, please?

00:00:48.330 --> 00:00:49.110

Kathleen Vose

Yes.

00:00:50.490 --> 00:00:51.570

Kathleen Vose

Chair La plante.

00:00:52.090 --> 00:00:52.570

KAREN LAPLANTE (Guest)

Here.

00:00:54.010 --> 00:00:55.730

Kathleen Vose

Commissioner Cody

00:00:56.640 --> 00:00:57.190

Bill (Guest)

here.

00:00:59.060 --> 00:01:01.550

Kathleen Vose

Commissioner Pfeifer Hall here.

00:01:02.750 --> 00:01:04.880

Kathleen Vose

Commissioner dynia here.

00:01:06.520 --> 00:01:07.730

Kathleen Vose

Commissioner McGuire

00:01:12.890 --> 00:01:15.340

KAREN LAPLANTE (Guest)

oh Tim's not here. Maybe he doesn't.

00:01:12.950 --> 00:01:14.020

Kathleen Vose

I guess he's not here.

00:01:18.070 --> 00:01:19.670

KAREN LAPLANTE (Guest)

He might not have the correct link.

00:01:20.550 --> 00:01:22.480

Kathleen Vose

Oh, Commissioner soccer Doughty.

00:01:26.140 --> 00:01:28.890

Kathleen Vose

No, it's not available. Nope, she's here.

00:01:26.180 --> 00:01:26.660

Lynn Sacerdote (Guest)

Here.

00:01:28.070 --> 00:01:29.780

Kathleen Vose
Oh Commissioner wyzga

00:01:30.510 --> 00:01:31.020

nancy (Guest)
we're.

00:01:32.830 --> 00:01:33.470

Kathleen Vose
Uhm?

00:01:35.000 --> 00:01:38.070

Kathleen Vose
Commissioner Vose here Commissioner Kober.

00:01:35.380 --> 00:01:35.770

Bill (Guest)
Cool.

00:01:39.090 --> 00:01:39.600

Philip Kober (Guest)
Here.

00:01:41.800 --> 00:01:45.940

Kathleen Vose
OK, and also present we have Georgie driver's staff.

00:01:46.360 --> 00:01:48.770

Kathleen Vose
Karen Trip own recording secretary.

00:01:49.380 --> 00:01:51.870

Kathleen Vose
And I'm I'm not sure of who I guess.

00:01:54.360 --> 00:01:58.930

KAREN LAPLANTE (Guest)
Do we need to put the guest down for? For the record Georgie or just if they?

00:01:58.260 --> 00:02:02.970

Driver, Georgienna
No, I'll only when they go to talk they have to state their name and address for the record.

00:02:05.010 --> 00:02:06.660

cheryl (Guest)
Got it all right, sure.

00:02:08.770 --> 00:02:09.570

KAREN LAPLANTE (Guest)

OK, I'm just.

00:02:10.320 --> 00:02:16.610

KAREN LAPLANTE (Guest)

Texting link uh Tim, to make sure he can get in on the meeting. I don't know if he's having trouble 'cause he was gonna be here.

00:02:17.380 --> 00:02:17.880

KAREN LAPLANTE (Guest)

Ah.

00:02:18.890 --> 00:02:24.580

KAREN LAPLANTE (Guest)

OK, so the first the the next item on the agenda is equal or the meeting minutes for December 14th.

00:02:26.080 --> 00:02:29.590

KAREN LAPLANTE (Guest)

Can somebody mute who who's making all the noise?

00:02:30.510 --> 00:02:31.320

KAREN LAPLANTE (Guest)

In the background.

00:02:33.880 --> 00:02:34.610

KAREN LAPLANTE (Guest)

Uhm?

00:02:38.690 --> 00:02:44.280

KAREN LAPLANTE (Guest)

OK, so approval of the meeting minutes for December 14th, 2021. Do I have a motion to approve?

00:02:47.720 --> 00:02:49.550

gretchen (Guest)

So moved Gretchen Pfeifer Hall.

00:02:48.400 --> 00:02:48.690

Bill (Guest)

Yeah.

00:02:48.650 --> 00:02:48.980

nancy (Guest)

I.

00:02:51.870 --> 00:02:52.620

mike (Guest)

I'll 2nd.

00:02:52.090 --> 00:02:52.860
gretchen (Guest)
Can you hear me?

00:02:53.500 --> 00:02:53.940
KAREN LAPLANTE (Guest)
Yep.

00:02:55.380 --> 00:02:55.700
KAREN LAPLANTE (Guest)
Yeah.

00:02:57.460 --> 00:02:58.400
KAREN LAPLANTE (Guest)
Do I have a second?

00:02:59.040 --> 00:02:59.870
nancy (Guest)
I 2nd.

00:03:00.530 --> 00:03:02.050
KAREN LAPLANTE (Guest)
OK, seconded by Nancy.

00:03:03.690 --> 00:03:04.760
KAREN LAPLANTE (Guest)
Any discussion?

00:03:08.130 --> 00:03:11.280
KAREN LAPLANTE (Guest)
Any concerns a all in favor?

00:03:12.220 --> 00:03:12.700
mike (Guest)
Alright.

00:03:12.300 --> 00:03:12.710
nancy (Guest)
Hi.

00:03:12.900 --> 00:03:13.440
gretchen (Guest)
Hi.

00:03:14.060 --> 00:03:14.510
KAREN LAPLANTE (Guest)
Bye.

00:03:14.640 --> 00:03:17.130

Kathleen Vose

I hope I abstained nothing.

00:03:15.570 --> 00:03:16.000

Bill (Guest)

Hi.

00:03:17.700 --> 00:03:21.930

KAREN LAPLANTE (Guest)

OK Cathy, Boz abstains commissioner. Kober do you abstain?

00:03:22.290 --> 00:03:24.080

Philip Kober (Guest)

I will be abstaining as well, correct?

00:03:24.580 --> 00:03:25.070

KAREN LAPLANTE (Guest)

OK.

00:03:25.730 --> 00:03:25.940

Bill (Guest)

Yeah.

00:03:28.290 --> 00:03:30.200

KAREN LAPLANTE (Guest)

Sounds good, UM.

00:03:31.540 --> 00:03:44.470

KAREN LAPLANTE (Guest)

Alright, the next item on the agenda is our special guest reevaluation. UM, Tim is trying to get on so he just sent me a text reevaluation of the farm parcels.

00:03:33.890 --> 00:03:34.200

gretchen (Guest)

Yeah.

00:03:45.160 --> 00:03:47.660

KAREN LAPLANTE (Guest)

Uh, Todd? Is it helems?

00:03:48.680 --> 00:03:52.960

KAREN LAPLANTE (Guest)

Supervisor is spent revenue in revenue connection collection.

00:03:49.120 --> 00:03:49.640

Todd Helems

It is.

00:03:53.590 --> 00:03:54.360

KAREN LAPLANTE (Guest)

Uhm?

00:03:55.310 --> 00:04:07.230

KAREN LAPLANTE (Guest)

OK, I know there's been a lot of questions about the reevaluation were mostly concerned about the farmland reevaluations and the 490 accounts.

00:04:08.580 --> 00:04:09.970

KAREN LAPLANTE (Guest)

What what can you tell us?

00:04:12.260 --> 00:04:16.380

Todd Helems

Well, I can tell you that I'm not taking any active farmers off of the program.

00:04:17.330 --> 00:04:18.020

KAREN LAPLANTE (Guest)

OK.

00:04:17.570 --> 00:04:18.140

Todd Helems

Uhm?

00:04:19.060 --> 00:04:19.680

Todd Helems

The the.

00:04:20.630 --> 00:04:27.620

Todd Helems

PA 490 really should be re evaluated every five years the same year that are revaluation is that happens to be this year.

00:04:21.260 --> 00:04:21.570

Linda Ostapoff (Guest)

Pop.

00:04:28.300 --> 00:04:33.720

Todd Helems

I don't think the program or any of the accounts had probably been looked at for the last 30 or 40 years.

00:04:28.510 --> 00:04:28.830

KAREN LAPLANTE (Guest)

Yeah.

00:04:34.630 --> 00:04:41.650

Todd Helems

Uhm, I have visited every single property. I'm not doing it just from the desk. I have physically driven to each property.

00:04:37.490 --> 00:04:38.180

Linda Ostapoff (Guest)

You can say that.

00:04:42.690 --> 00:04:48.630

Todd Helems

You know, viewed what I could. I've talked to a lot of the farmers and land owners.

00:04:42.870 --> 00:04:43.380

Kathleen Vose

Wow.

00:04:49.620 --> 00:04:50.230

Todd Helems

Uhm?

00:04:51.490 --> 00:05:00.000

Todd Helems

You know, so if somebody if something hasn't been farmed for, you know. Looks like 10 years or whatever you know not actively being farmed. Just being taken off.

00:05:00.810 --> 00:05:15.540

Todd Helems

I've had some that have supposedly had Christmas tree farms that have never sold a Christmas tree, and my opinion, other ones that have supposedly started a Christmas tree farm but never have. I mean, things are things like that. Those are be taking off.

00:05:16.440 --> 00:05:29.520

Todd Helems

Uh, other things that are being taken off our hobby farms. If somebody owns a personal horse, that's not what the PA 490 program is for. It's not supposed to be for a hobby farm, or you know your own personal pets.

00:05:31.360 --> 00:05:31.990

Todd Helems

Uhm?

00:05:34.000 --> 00:05:42.250

Todd Helems

I I I don't know what else you know I'm here to answer any questions anybody has. But if anybody is actively farming, I'm not actually taking any actual farmers off the program.

00:05:44.690 --> 00:05:55.120

KAREN LAPLANTE (Guest)

OK, so we have we have the 490 public act book that the Connecticut Farm Bureau put out. I don't know if you're familiar with that.

00:05:55.580 --> 00:05:57.510

KAREN LAPLANTE (Guest)

Uhm, but we have that.

00:05:56.780 --> 00:06:19.920

Todd Helems

I am I'm actually on the state I'm. I'm actually on the state committee for the 490, so I'm I'm very familiar with it. I'm actually a landscaper by trade. You know, back in the day I've gone to U mass for the horticultural schools, so I'm I'm very well versed in this. My grand Father had 5060 acres. He was a farmer, my father had.

00:06:01.770 --> 00:06:02.280

KAREN LAPLANTE (Guest)

OK.

00:06:04.090 --> 00:06:04.560

KAREN LAPLANTE (Guest)

OK.

00:06:19.970 --> 00:06:29.240

Todd Helems

You know about four acres, so you know I come from a farming background, so you know I'm certainly not against farmers. You know I'm well versed in what is a farm and what isn't so.

00:06:24.300 --> 00:06:24.600

gretchen (Guest)

So.

00:06:28.030 --> 00:06:28.340

gretchen (Guest)

Yeah.

00:06:32.160 --> 00:06:39.570

KAREN LAPLANTE (Guest)

There's just some of the stuff that I'm reading is is you can't necessarily just kick somebody out of the farm program.

00:06:38.640 --> 00:06:38.860

gretchen (Guest)

Yeah.

00:06:41.300 --> 00:06:53.370

KAREN LAPLANTE (Guest)

Without some type of procedures, so I guess what was your procedure that you followed when you when you decided to remove these properties from the from the 490?

00:06:54.520 --> 00:06:56.090

KAREN LAPLANTE (Guest)

You know you mentioned a few things.

00:06:55.360 --> 00:07:07.600

Todd Helems

So there's different programs under the 490 part of it is farmland part part of his forest for the 490. I mean, you can't remove anybody unless there's been a change of ownership or there's been a change of use.

00:07:07.660 --> 00:07:22.720

Todd Helems

There's a lot of these that I've been looking at have been one or the other, or both. You know the change of use if our if a piece of land hasn't been farmed for the last 10 years, that's a change of use. You know it is no longer actually being farmed.

00:07:23.380 --> 00:07:53.290

KAREN LAPLANTE (Guest)

The whole purpose of the P excuse me and so. So at that point, if you determine there was a change of use, did you have a discussion with the farmer at that point or did you just go back to the office and say, well, it's alt read? These trees are pretty old, so they're not farming it anymore, so you know, did you were able to determine if these farmers had just aged out of the farming community and hadn't been able to lease the land, or there was no plan in to to lease the property in the future.

00:07:23.560 --> 00:07:24.560

KAREN LAPLANTE (Guest)

And did you have did?

00:07:53.550 --> 00:07:54.540

KAREN LAPLANTE (Guest)

Or or what?

00:07:56.360 --> 00:08:25.970

Todd Helems

So my process was because we don't have contact information for any everybody. A lot of the applications are either old or outdated or don't have email addresses, or they didn't even have email by, you know, some of these applications. We sent the letter to every property owner and that's what generated. You know, people calling my office asking you know what was what was going on and what was the process. And you know anybody that's called my office. We've had discussions about their particular property.

00:07:56.740 --> 00:07:57.130

KAREN LAPLANTE (Guest)

I mean.

00:08:27.130 --> 00:08:36.500

Todd Helems

There's been certain properties that I've revisited with the with the land owner, and I've put back on there's other ones that they've agreed. Yeah, well, we haven't done anything with this property.

00:08:37.170 --> 00:08:46.760

Todd Helems

Uhm, a lot of them that I've taken off is just a woodland lot. It's just the forest piece of property you know, just woods. There's no farm unit.

00:08:47.720 --> 00:09:18.610

Todd Helems

If you have the PA 490 book, you'll see that woodland is a designation under PA 490, but that's just A at. You have to have a farm unit to have any Woodlands. You can't have a separate piece of property with no farming on it. That's just woods that woodland actually has to be part of a farm unit. If you don't have a farm unit you don't qualify under the PA 490, so a good portion of the properties that I took off was just the.

00:08:55.020 --> 00:08:55.430

KAREN LAPLANTE (Guest)

Yep.

00:09:18.690 --> 00:09:21.600

Todd Helems

A vacant piece of Woodlands out in the middle of nowhere.

00:09:22.640 --> 00:09:33.780

Todd Helems

Nobody was ever farming. It probably should have never been on. Maybe it's grown up, you know, it used to be farmed at one point, but you know these. Some of these probably should have never should have been put on the onto the program.

00:09:35.670 --> 00:09:51.250

KAREN LAPLANTE (Guest)

Yeah, it looks like you took off almost all The Woodlands, UM, and you change the other ones from tillable, from woodland to tillable property. Whether it was actually tilled or not I don't know, but the list I was able to to put together.

00:09:53.780 --> 00:09:55.200

KAREN LAPLANTE (Guest)

My concern is that.

00:09:57.310 --> 00:10:00.750

KAREN LAPLANTE (Guest)

What we're we're trying to encourage.

00:10:01.440 --> 00:10:18.050

KAREN LAPLANTE (Guest)

Open space, farmland preservation and all that kind of stuff. So to us a piece of open space with woodland on it isn't an issue and shouldn't be taxed at the highest rate because we're the town.

00:10:20.690 --> 00:10:41.360

KAREN LAPLANTE (Guest)

We've gotten the opinion from the town that they don't wanna manage open space, so let the people

continue to own the land and they'll manage and they can pay the taxes on it at a reduced rate, and we can. We can still have the the idea that the land is still open.

00:10:42.290 --> 00:10:48.160

KAREN LAPLANTE (Guest)

But now with what you've done here with a lot of these properties, these people are gonna.

00:10:49.470 --> 00:10:53.380

KAREN LAPLANTE (Guest)

I I just can't imagine how much of this open land is going to be developed.

00:10:55.970 --> 00:10:58.280

KAREN LAPLANTE (Guest)

I mean, you've put us back probably 50 years.

00:10:56.540 --> 00:11:07.420

Todd Helems

Well, I mean, if you're not farming the property that the the purpose of the PA 490 was for a farmer. If you're not actually farming the property, it does not qualify. I'm just following a state statute.

00:11:08.370 --> 00:11:17.780

Todd Helems

You know, if you want to provoke, you know, promote it throughout the town, then yes, the open space is the thing to do. But that has to be adopted by the town which the town hasn't done.

00:11:19.030 --> 00:11:28.770

KAREN LAPLANTE (Guest)

Right, but the the loss of productivity on a farmland uhm doesn't necessarily mean it should be kicked out of, you know, the farmland Ann.

00:11:29.020 --> 00:11:30.650

Bill (Guest)

Well well Karen Karen.

00:11:29.820 --> 00:11:38.260

KAREN LAPLANTE (Guest)

So even though with the criteria is that that you're, you're saying, OK, we're gonna we're gonna Kick It Out just because the last five years they haven't farmed it.

00:11:32.740 --> 00:11:33.190

gretchen (Guest)

Thank you.

00:11:42.570 --> 00:11:46.040

Todd Helems

Well, that that that is a change of use if it's not being farmed any longer.

00:11:42.780 --> 00:11:43.800

Bill (Guest)
Can you, can you?

00:11:47.700 --> 00:11:48.530

Bill (Guest)
It it.

00:11:47.970 --> 00:11:54.980

Todd Helems
I mean we we have, do you have property out there that literally has four sales signs in industrial areas that probably hasn't been farmed in in 1020 years?

00:11:56.650 --> 00:12:02.600

Todd Helems
So you're you're basically just letting somebody pay lower taxes on it to eventually sell it off to a developer.

00:12:05.530 --> 00:12:21.900

Bill (Guest)
Yeah, if if I'm hearing this correctly you know the the change from 490 status was you followed the the state guidelines correct? And if the town if the town itself wants to to maintain open space.

00:12:17.460 --> 00:12:17.840

Todd Helems
Correct?

00:12:22.710 --> 00:12:29.570

Bill (Guest)
Then then I think the town of Enfield's got to do something different. If we want landholders to manage that property, right?

00:12:30.350 --> 00:12:32.580

Bill (Guest)
So I don't. I don't think that's yeah.

00:12:31.140 --> 00:12:40.810

Todd Helems
Correct, and I've actually had talks with planning and zoning and how to how to go about that. And, you know they were looking into it. That's not in my bucket in my office. It's, you know, out of my control so.

00:12:36.390 --> 00:12:36.720

Bill (Guest)
Good.

00:12:40.150 --> 00:12:47.860

Bill (Guest)
Right, Yep, yeah, totally understand that. That's no. That's that's not under your, you know you don't have control over that.

00:12:51.220 --> 00:12:57.360

Bill (Guest)

Yeah, so I I I. I think the the issue. I mean if if I'm understanding it correctly.

00:12:51.530 --> 00:12:51.840

KAREN LAPLANTE (Guest)

Well.

00:12:58.430 --> 00:13:18.040

Bill (Guest)

And and if R or or, you know what we're supposed to be doing as a Commission is to promote open space in the town of Enfield and and this is the Agricultural Commission, so it's agricultural property. Then we gotta talk to planning and zoning or or the town council on how we go about getting that done right.

00:13:19.030 --> 00:13:27.450

KAREN LAPLANTE (Guest)

Well, open space and farmland preservation is is farmland. Preservation is the Agricultural Commission, but Conservation Commission is the open space.

00:13:22.340 --> 00:13:22.880

Bill (Guest)

Well farm.

00:13:25.500 --> 00:13:25.910

Bill (Guest)

Yep.

00:13:26.980 --> 00:13:29.000

Bill (Guest)

Not open space. I understand that.

00:13:29.260 --> 00:13:30.170

KAREN LAPLANTE (Guest)

Right, right?

00:13:30.800 --> 00:13:56.980

KAREN LAPLANTE (Guest)

So, but you know, one of the factors to consider. The PA 490 farmland kept classification is farmland that was once under PA 490. Farmland classification cannot be declassified by an assessor simply because the productivity has diminished the age or health of an owner may decrease farm productivity. However, this does not eliminate the farm from 490.

00:13:57.480 --> 00:13:58.200

KAREN LAPLANTE (Guest)

Uhm?

00:13:59.600 --> 00:14:00.370

KAREN LAPLANTE (Guest)

So.

00:14:01.280 --> 00:14:02.610

KAREN LAPLANTE (Guest)

I don't understand.

00:14:03.400 --> 00:14:10.640

KAREN LAPLANTE (Guest)

You know, if you didn't get to talk to these people necessarily up, you know it doesn't seem like you can just take him out of the.

00:14:11.480 --> 00:14:33.340

KAREN LAPLANTE (Guest)

Out of the loop and and I don't understand how you change the quality of the land from say it a. What was originally listed as Tillable A to C or A to B or B to a or how? How you change those classifications when the soil doesn't change?

00:14:34.910 --> 00:14:40.070

KAREN LAPLANTE (Guest)

If they originally did it, I mean to me it just looks like a way to.

00:14:41.370 --> 00:14:56.600

KAREN LAPLANTE (Guest)

Up charge some of these land owners because the tillable A is a higher rate than the tillable B and another question I have is what rates did you use? Did you use the state suggested rates or did you adopt your own rates?

00:14:58.630 --> 00:14:59.900

Todd Helems

Now we use the state rates.

00:15:01.760 --> 00:15:32.010

Todd Helems

And I'm I'm not changing the classifications. I mean I might be changing. I mean we have the GIS fly over from 2019. That's the most updated one the town has. So if somebody 20 years ago said he has a 20 acre parcel and they said they had, say 28 comma 20 acre parcel, they had 15 acres of tillable land, 5 acres of woodland. I go onto the GIS and I see that it's all been cleared and it's all tillable now it's all open field. I will change that because it's been changed.

00:15:32.060 --> 00:15:57.830

Todd Helems

I don't take it out of the 490, but because the fields have changed or or or whatever over the years, you know I will change that. The you know one of the issues is people just have a habit of copying over what they did five years ago or two years ago when they filled out an application and they just copy the same name numbers over. But things have changed over the years and some of the things you're talking about. It's it's not the same ownership.

00:15:58.310 --> 00:16:26.910

Todd Helems

Uh, you know it was the Grand Father that had it, and you know he passed away and passed it to his wife. You know the wife pay pass it on to the son-in-law and the daughter law and the brother and the sister so you know and they're no longer doing the farming and a lot of this. Actually, when it does change hands, even if it is one of the accepted use changes of hands where you don't have to, you don't lose your feet 490 status. You're still required to file.

00:16:09.310 --> 00:16:09.700

KAREN LAPLANTE (Guest)

And I'll.

00:16:11.270 --> 00:16:13.240

KAREN LAPLANTE (Guest)

And all the cousins now own it, and.

00:16:26.970 --> 00:16:27.830

Todd Helems

A new application.

00:16:28.530 --> 00:16:31.140

Todd Helems

And hardly anybody has filed in new application.

00:16:31.760 --> 00:16:36.350

Todd Helems

So it's not that I'm not talking to these people. I sent the letter to every single person.

00:16:36.990 --> 00:16:50.130

Todd Helems

Uhm, that we were thinking about making a change to that then falls on them to call my office. 'cause like I said, I don't have necessarily their information to get in tap contact with besides the address.

00:16:51.000 --> 00:17:00.490

Todd Helems

So it's it's falls on the homeowner to now call me and let me know. You know what's going on with their property, and many of them have, and many of them I've readjusted.

00:17:01.620 --> 00:17:06.860

Todd Helems

You know, and you know a lot of people haven't called, so I mean, if they haven't called, that's that's really on the homeowner.

00:17:02.030 --> 00:17:02.400

KAREN LAPLANTE (Guest)

Right?

00:17:08.820 --> 00:17:09.460

KAREN LAPLANTE (Guest)

Uhm?

00:17:09.060 --> 00:17:23.220

mike (Guest)

So it's like they appeal process is just they would call user interaction is an actual appeal process where they would come in front of you or front of another board or something. Or is it just they just call you and you guys work it out?

00:17:22.870 --> 00:17:50.990

Todd Helems

Yeah, I don't. I don't even want Susan appeal process. I mean, it's just a a conversation coming in and say hey, this you know what are you doing? You know we, you know, asking me questions and you know I'll explain what I saw and they can tell me you know well I mean I had one lady say. Well no, I do have some goats so you know I make 500 bucks a year and you know she's supposed to bring in information. You know, showing me that that hasn't happened yet, so I don't know if she is or not. But you know, those are the kinds of conversations we have. I mean, I talked to a gentleman two days ago.

00:17:51.750 --> 00:18:22.130

Todd Helems

When I went out there, you know he had it put up his Christmas trees and when I drove out there I could see the Christmas trees. They're 20 feet tall. You know they're obviously not being sold this Christmas trees, so I took that off. He called me up a couple days ago. I actually might have been yesterday and he's like, no, you know you can't see these from the road, but I've got 102, you know, 2 foot shoots out there and I'm like fine I'll come out, you know, will walk the land and I'll, you know I'll put that portion back on. I don't have a problem with that. I just wanna you know confirming that it's still actually.

00:18:22.210 --> 00:18:24.040

Todd Helems

Being used as farmland.

00:18:24.640 --> 00:18:30.840

Todd Helems

Farmland is supposed to be a use value, not a market value. If it's not being used for farm, it's not supposed to be under farmland.

00:18:31.890 --> 00:18:35.670

KAREN LAPLANTE (Guest)

Well, how can you say a 20 foot Christmas tree isn't isn't sellable?

00:18:37.780 --> 00:18:49.200

KAREN LAPLANTE (Guest)

But do you know many homeowners that are buying 20 foot Christmas tree? No, but he may be looking at a real unique market. You know, a lot of New York places might be looking for a tall trees.

00:18:38.220 --> 00:18:38.630

KAREN LAPLANTE (Guest)

Stop.

00:18:50.280 --> 00:18:57.570

Todd Helems

Well that would that would be an argument for an appeal. I guess he would have to show an income that he's actually making an income selling those 20 foot Christmas trees.

00:18:58.150 --> 00:19:05.050

gretchen (Guest)

So this is Gretchen I. I have a question about the open space so.

00:19:08.280 --> 00:19:18.050

gretchen (Guest)

Enfield does not have that as as an option for for the 490 program so.

00:19:19.270 --> 00:19:21.690

gretchen (Guest)

What what would?

00:19:22.640 --> 00:19:24.310

gretchen (Guest)

What would have to be done?

00:19:25.590 --> 00:19:27.460

gretchen (Guest)

Two UM.

00:19:28.310 --> 00:19:44.350

gretchen (Guest)

To have to have the town adopt that, do you know what the process would be? 'cause as Karen said, sort of it at the very beginning we've been, we've been sort of frustrated and it worked were here as the Agriculture Commission, but.

00:19:44.900 --> 00:19:51.540

gretchen (Guest)

Uhm, the The Conservation Commission. You know, we've we've been. We do have a fund.

00:19:52.050 --> 00:20:01.210

gretchen (Guest)

Uhm, with I don't know \$400,000 or or so and we have tried to.

00:20:01.260 --> 00:20:05.530

gretchen (Guest)

To work with some property owners who who would like to.

00:20:06.150 --> 00:20:15.630

gretchen (Guest)

Uh, we sell their property to the town for open space and we've been unsuccessful because we have.

00:20:16.330 --> 00:20:21.180

gretchen (Guest)

Then, given the impression that the town, as Karen said.

00:20:22.520 --> 00:20:33.970

gretchen (Guest)

Doesn't want to own it, and if it's if it's just sitting there. If it's if it's wooded, wetlands or or wetlands, or it's it's along the Scantic river.

00:20:34.650 --> 00:20:49.740

gretchen (Guest)

Or or whatever if it's not being developed because it it really can't be developed then then let's just leave it. Leave it alone and so we feel like we're sort of in this. In this catch 22.

00:20:50.470 --> 00:20:52.200

gretchen (Guest)

And and and now.

00:20:54.450 --> 00:20:55.720

gretchen (Guest)

Now that they're.

00:20:57.080 --> 00:21:03.200

gretchen (Guest)

Or properties that that can't be in in open space and it it just?

00:21:04.750 --> 00:21:07.120

gretchen (Guest)

Really sort of EE.

00:21:08.060 --> 00:21:08.660

gretchen (Guest)

Ah.

00:21:11.440 --> 00:21:16.910

gretchen (Guest)

Forces, I think some of these property owners to to consider.

00:21:18.220 --> 00:21:26.650

gretchen (Guest)

Selling their their property. So if we had the open space option I think.

00:21:27.610 --> 00:21:44.040

gretchen (Guest)

If if if the town is not going to utilize the the money in the Open Space Fund, then we can take some pressure and we we all know the sort of statistical information about land use and.

00:21:45.370 --> 00:22:02.810

gretchen (Guest)

Those particular land land uses that use more tax dollars services than than farming and open space does versus residential, commercial or or even industrial so.

00:22:03.860 --> 00:22:07.680

gretchen (Guest)

What what can we do to come?

00:22:08.810 --> 00:22:11.720

gretchen (Guest)

Make that open space under the 490 program.

00:22:11.910 --> 00:22:12.200

mike (Guest)

Yeah.

00:22:12.650 --> 00:22:13.280

gretchen (Guest)

Feasible.

00:22:15.140 --> 00:22:29.690

Todd Helems

But the the open space is the program that basically any land that's not that does not fall under the forest or farmland designation. You could fall under Cooke, conserve the processes that the planning and development.

00:22:31.600 --> 00:23:01.040

Todd Helems

A committee of the town, the Commission has to adopt AA program. They have to designate areas of the town or land of the town and it could be anywhere in the town. I mean, there's there's some examples of other towns in in the PA 490 book. If you look at it, you know the town conducts and Nate just certain areas of the town, or they can designate the whole town with caveats of you know a minimum of five acres or minimum of 10 acres, or you know whatever the town wants to decide on.

00:23:01.600 --> 00:23:10.350

Todd Helems

Uhm, but they the planning P&Z has to do that first, and that has to get approved by the town council. Once that's approved by the town council.

00:23:10.990 --> 00:23:39.950

Todd Helems

Uh, just like the 490, there's a application and M30. I believe it is that the homeowner has to land. Owner has to file, you know, with the assessor's office and as long as it falls in all the qualifications of the planning P&Z's designation, you know it can be classified as open space and that has a different

designation, different value. It's usually that one the assessor can actually set the value on its generally speaking, you know.

00:23:40.680 --> 00:23:54.550

Todd Helems

What what the book says is, you know the highest value of the farmland, which is, you know, tillable. A is generally which is used, but you know you can set it whatever you want. Or the town can set it. You know \$5000 an acre, three dot 3000 an acre, whatever they want, but.

00:23:55.180 --> 00:24:01.900

Todd Helems

Uhm, you know the PNC has to develop that first, which I've talked to Lori, the director of of P&Z about.

00:24:00.640 --> 00:24:00.880

gretchen (Guest)

Right?

00:24:02.430 --> 00:24:06.700

Todd Helems

Uh, and then that has to go through the town council and get adopted by the town council.

00:24:07.960 --> 00:24:08.980

gretchen (Guest)

So.

00:24:08.220 --> 00:24:16.030

Todd Helems

Once that's done, they file the application and then the following grand list year. Once it's approved, it would be designated as the open space.

00:24:16.810 --> 00:24:27.800

gretchen (Guest)

So so then you said you've you've talked to to Laurie Whitten about that. So is that something that's being looked into?

00:24:29.830 --> 00:24:38.520

Todd Helems

Ah, I gave it to her. I where it's gone. From there, I I don't know like that at that point it's out of my bucket. It's it's not in my department anymore, so.

00:24:38.790 --> 00:24:48.280

gretchen (Guest)

OK, and have you have you have you personally worked on in in any communities that have have this 490 open space?

00:24:50.210 --> 00:24:50.740

Todd Helems

I have

00:24:50.720 --> 00:24:51.750

gretchen (Guest)
Classification.

00:24:54.400 --> 00:24:58.870

Todd Helems

Yes I have. I mean I used to work in a revaluation company, so I've probably worked in 60 different towns so.

00:25:00.300 --> 00:25:00.780

gretchen (Guest)
OK.

00:25:02.720 --> 00:25:07.380

KAREN LAPLANTE (Guest)

So so is it an ordinance that we need to adopt? The town needs to adopt?

00:25:06.790 --> 00:25:09.730

Todd Helems

it's yes it's right. It's a. It's a local ordinance.

00:25:10.050 --> 00:25:13.580

KAREN LAPLANTE (Guest)

OK, and and you did the research and you know we never adopted that.

00:25:15.040 --> 00:25:40.210

Todd Helems

I did. I actually went in reviewing all the PA 490. I mean this this has taken me. I've probably spent about three months on this. You know, not consistently, but over a three month period I've gone through all the records. I've organized everything, everybody. Now every property owner has their own file with all their documents in it. I've seen some handwritten notes on some of the applications going back. I believe to the 70s and 80s of the assessors.

00:25:16.200 --> 00:25:16.450

mike (Guest)
That's.

00:25:41.730 --> 00:25:50.650

Todd Helems

Telling the town we do not have open space. So what do you guys want to do about this? So this has been a known factor, at least at some point. You know for 4050 years.

00:25:52.770 --> 00:25:53.200

gretchen (Guest)
OK.

00:25:54.470 --> 00:25:56.550

mike (Guest)

Yeah yeah you have a question. This is Mike.

00:25:58.050 --> 00:26:03.560

mike (Guest)

Have you taken any actual, uh, open, designated open Space Town designated open space?

00:26:04.430 --> 00:26:11.380

mike (Guest)

After I don't think it's 490 or I I I, I thought it was originally and put it back on something else or.

00:26:10.800 --> 00:26:17.010

Todd Helems

There were about 8 properties that were designated as open space and those got removed automatically because the town doesn't have the local ordinance.

00:26:20.750 --> 00:26:21.180

gretchen (Guest)

K.

00:26:24.420 --> 00:26:25.450

mike (Guest)

Once we have the order.

00:26:24.930 --> 00:26:38.900

Todd Helems

And and I mean that was really pushing for is. What made my job a lot easier if the town just would have passed it? These I I, I told the town. I says if you get this passed before I sign the grand list, I'll just put him back on. I'm not going to worry about a date, you know it's been that way for a long time. If you guys can get this done.

00:26:32.350 --> 00:26:33.270

mike (Guest)

It's faster.

00:26:39.700 --> 00:26:56.650

Todd Helems

I have a lot of leeway before I sign the grand list. A lot of my ability to make changes changes after I sign the grand list, because now that is a number that gets filed with the state with the town clerk. So a lot of my ability to make changes after that point or limited I can make.

00:26:58.320 --> 00:27:03.920

Todd Helems

A few more changes and stuff. Anything before I sign the grand list. I mean, if this if the open space was was complete.

00:27:04.870 --> 00:27:11.080

Todd Helems

You know, before I signed it, we can put those back on and you know those were the end. You know some of those were the, you know, the the Hunters Club and.

00:27:11.630 --> 00:27:17.580

Todd Helems

Uh, you know Hazardvillewater had one on there. I think it was, and I think it was about 8 properties that were under the open space.

00:27:16.290 --> 00:27:16.890

mike (Guest)

Paper.

00:27:19.110 --> 00:27:19.940

mike (Guest)

And do you?

00:27:20.850 --> 00:27:22.940

mike (Guest)

When do you sign this grand list?

00:27:24.530 --> 00:27:28.770

Todd Helems

Well, the goal was to sign it on time, which is normally January 31st.

00:27:29.430 --> 00:27:34.950

Todd Helems

Uhm, being such short staffed and stuff and everything, I don't think we're going to get there. So I did file for an extension.

00:27:35.740 --> 00:27:48.790

Todd Helems

Uh, so the extension gives me time until February 28th to sign it, but I can sign it anywhere in between. So as soon as I get it finished sometime in early February, I hope hopefully the first week or two of February it'll get it signed.

00:27:50.500 --> 00:27:56.710

mike (Guest)

And then when you sign out, what happens next? Where does it go to the town, to the state, or both, or?

00:27:57.140 --> 00:27:58.890

Todd Helems

That gets that gets filed at the town clerk.

00:28:00.510 --> 00:28:00.740

mike (Guest)

Right?

00:28:00.600 --> 00:28:09.560

gretchen (Guest)

Well, it doesn't sound like that's enough time. Knowing how government works to have planning and help.

00:28:07.680 --> 00:28:10.850

Todd Helems

But yeah, I that's why I brought this up in October and November.

00:28:12.140 --> 00:28:12.620

gretchen (Guest)

Yeah.

00:28:13.760 --> 00:28:14.260

gretchen (Guest)

Yeah.

00:28:13.990 --> 00:28:16.480

KAREN LAPLANTE (Guest)

Yeah, we should come to the Conservation Commission.

00:28:18.790 --> 00:28:19.100

KAREN LAPLANTE (Guest)

Bye.

00:28:19.680 --> 00:28:20.250

KAREN LAPLANTE (Guest)

Anyway.

00:28:21.170 --> 00:28:23.640

gretchen (Guest)

So Georgie, what do you know about this?

00:28:27.710 --> 00:28:28.380

mike (Guest)

Still there.

00:28:28.890 --> 00:28:34.290

Driver, Georgienna

Hi yes hi I'm just had myself on mute in the background so you guys don't hear my screaming cat.

00:28:36.060 --> 00:28:45.840

Driver, Georgienna

So Lori spin out of the office for a few days so I haven't had a chance to talk to her about this and regards to adopting some kind of local ordinance.

00:28:45.900 --> 00:28:46.400

Driver, Georgienna

Uhm?

00:28:47.630 --> 00:29:01.720

Driver, Georgienna

Lori, I'm usually Lori has to discuss it with us and then I guess discussed the town manager and we work

on some kind of draft so I can talk to her about that when I see her. But as far as I know that's as far as I know.

00:29:02.930 --> 00:29:05.620

gretchen (Guest)

Well, I guess it's a little frustrating to hear that.

00:29:06.450 --> 00:29:07.090

gretchen (Guest)

Uhm?

00:29:08.170 --> 00:29:15.210

gretchen (Guest)

That are assessor talked to staff back in October and it doesn't.

00:29:16.190 --> 00:29:21.520

gretchen (Guest)

Seem like anything happened because you don't know anything about it and you are early a zone.

00:29:22.100 --> 00:29:22.860

gretchen (Guest)

Uhm?

00:29:23.520 --> 00:29:27.810

gretchen (Guest)

So I I guess I would just say that's that's a little disconcerting.

00:29:29.070 --> 00:29:30.000

KAREN LAPLANTE (Guest)

In typical.

00:29:33.090 --> 00:29:33.540

KAREN LAPLANTE (Guest)

But

00:29:35.360 --> 00:29:35.850

KAREN LAPLANTE (Guest)

you know?

00:29:35.840 --> 00:29:36.080

mike (Guest)

Yep.

00:29:37.320 --> 00:29:52.630

gretchen (Guest)

Because because I mean, that's that's our whole our whole, that that's sort of the crux of of of our mission of of both of our both of our commissions and and we would certainly have have gone to bat and.

00:29:37.740 --> 00:29:38.030

mike (Guest)

Because.

00:29:53.640 --> 00:29:54.300

gretchen (Guest)

Uhm?

00:29:55.270 --> 00:30:01.050

gretchen (Guest)

And and promoted or supported this this effort so.

00:30:02.720 --> 00:30:30.280

KAREN LAPLANTE (Guest)

Well, when we did the open space and farmland preservation booklet and the Town Council adopted that booklet was their recommendation in there to do open space. I don't have it in front of me right now, but I think that's something we need to look at because they adopted it as part of the POCD the last time. And they also adopted it as a document that was going to guide the town in in their open space and farmland preservation.

00:30:30.650 --> 00:30:37.300

KAREN LAPLANTE (Guest)

Uhm, it might not have been an ordinance, but they did adopt the the goals on the on the in the book.

00:30:32.550 --> 00:30:32.790

mike (Guest)

Right?

00:30:38.980 --> 00:30:43.710

Todd Helems

I'm not the authority on this, but talking with the with the department's I was told that it was.

00:30:44.330 --> 00:30:48.670

Todd Helems

Brought up before the Council, but at some point it was tabled and never brought back up.

00:30:51.250 --> 00:30:51.810

KAREN LAPLANTE (Guest)

Wonderful.

00:30:51.710 --> 00:31:04.630

Driver, Georgianna

I can I can look into it, I'm I'm not sure why haven't heard the OR or maybe I was told and don't remember, but let me ask around tomorrow and I'll see you I'll see what happens. See if I could find out what happened.

00:31:04.600 --> 00:31:09.600

gretchen (Guest)

Well, now now now all these property owners are are going to be.

00:31:10.490 --> 00:31:11.160

gretchen (Guest)
Stuck.

00:31:12.060 --> 00:31:13.880

gretchen (Guest)
Or for a year.

00:31:14.830 --> 00:31:21.740

gretchen (Guest)
Even if if the Council, unless the unless it got fast tracked and I just, I don't see how that's.

00:31:22.810 --> 00:31:24.190

gretchen (Guest)
I think that would be a miracle.

00:31:24.950 --> 00:31:25.250

mike (Guest)
Hey.

00:31:25.100 --> 00:31:36.590

gretchen (Guest)
With with with a brand new council with the new town manager with with everything COVID and everything else that's going on it, it just feels like we last three months.

00:31:40.170 --> 00:31:51.940

KAREN LAPLANTE (Guest)
Uhm, Todd, what happens to those farms that are those people that you're kicking out? Are they going to be responsible for past tax bills because they might not have been in the program for 10 years?

00:31:53.920 --> 00:32:16.030

Todd Helems
So there's only one that I've I've seen so far that might have fallen under that conveyance tax at that, you know, was recently bought three years ago, and when I went out, there didn't look like it was being farmed, but he actually is contacted me. He's getting me a lease. It was laying fallow for a year last year. You know it was a hay field, but it was kind of wet.

00:32:16.080 --> 00:32:27.010

Todd Helems
So they didn't do anything, so I mean that will be put back on once I get that lease. So everybody that I've taken off so far doesn't look like it it you know, nobody falls under that 10 year.

00:32:28.920 --> 00:32:32.550

KAREN LAPLANTE (Guest)
OK, so that that farmer two will not be getting a bill.

00:32:34.070 --> 00:32:34.770

KAREN LAPLANTE (Guest)
Or he will.

00:32:35.620 --> 00:32:42.670

Todd Helems

Well, he'll. He'll get a normal bell. He's not going to get a conveyance tax past due bill. He's still going to be under the 490. So I mean everybody gets a tax bill, but.

00:32:42.040 --> 00:32:42.370

KAREN LAPLANTE (Guest)

OK.

00:32:43.490 --> 00:32:43.820

KAREN LAPLANTE (Guest)

Right?

00:32:44.320 --> 00:32:55.920

KAREN LAPLANTE (Guest)

Right, But if you get kicked out of if you get kicked out of the 490 and you haven't been in it for 10 years, was my understanding you had to pay all the taxes that would have been due back from day one?

00:32:44.550 --> 00:32:45.440

Bill (Guest)

Yeah, we know that.

00:32:46.370 --> 00:32:46.630

mike (Guest)

Yeah.

00:32:56.820 --> 00:32:57.370

KAREN LAPLANTE (Guest)

So.

00:32:56.920 --> 00:33:16.250

Todd Helems

Well, there's, there's a prorated you know, and and if it if you were only in it for a year, then you'll 90%, you know and it gets prorated down to the 10 year. If you were in it for 9 years, there's a 10% what they call conveyance tax. But like I said, he as soon as he gets metalec he'll be pulled back on the 490 so he's he's not going to fall off of it anyways.

00:33:10.320 --> 00:33:10.560

KAREN LAPLANTE (Guest)

Yeah.

00:33:18.430 --> 00:33:18.940

KAREN LAPLANTE (Guest)

OK.

00:33:20.880 --> 00:33:21.590

KAREN LAPLANTE (Guest)

Uhm?

00:33:22.600 --> 00:33:32.040

KAREN LAPLANTE (Guest)

Uh, you know this. This list I did one of the one of the farms, UM, that I believe is in the state farmland preservation.

00:33:32.370 --> 00:33:33.050

KAREN LAPLANTE (Guest)

Uhm?

00:33:35.720 --> 00:33:51.170

KAREN LAPLANTE (Guest)

Restrictions up it looks like the land got changed from tillable. See the Tillable B and that's gonna cost them an additional. The assessed the assessment changed additional 100 and \$8000.

00:33:51.100 --> 00:33:51.420

mike (Guest)

No.

00:33:52.070 --> 00:33:52.820

KAREN LAPLANTE (Guest)

Uhm?

00:33:54.250 --> 00:33:57.380

KAREN LAPLANTE (Guest)

And you know, I I don't know.

00:33:59.160 --> 00:34:05.610

KAREN LAPLANTE (Guest)

It's easy to see if something was forested and now they cleared it, but how do you tell the difference if it goes from seed to be?

00:34:07.350 --> 00:34:10.550

Todd Helems

Are you? Are you saying it's gonna cost him 100 and \$8000 more in taxes?

00:34:10.810 --> 00:34:14.520

KAREN LAPLANTE (Guest)

No, I said the assessment has changed 100 and \$8000.

00:34:13.200 --> 00:34:13.510

Todd Helems

These

00:34:14.440 --> 00:34:23.570

Todd Helems

So what I did is I looked at like I said I put up before they had the records. They didn't have everything by location.

00:34:24.220 --> 00:34:54.650

Todd Helems

Uhm, so it was difficult to really follow a trail of all the paperwork and stuff and everything. Once I got everything put into a, you know a certain location you know everything on 800 Enfield St. All that paperwork was more one folder I could look at all the past applications and a lot of times the original application was tillable B and it was tillable before 234 years and then all of a sudden you know the farmer or the application we send out that the town was sending out an updated thing asking.

00:34:55.000 --> 00:35:05.330

Todd Helems

Just to confirm that it was still being farmed and stuff and everything all of a sudden they moved it to tillable see. So what I did is actually just took what they originally claimed it to be and put it back.

00:35:09.990 --> 00:35:15.770

Todd Helems

So they're the ones that went from B to C for somehow, like you said, the soil doesn't change, so I don't know why they went from B to C.

00:35:10.340 --> 00:35:10.810

KAREN LAPLANTE (Guest)

OK.

00:35:16.370 --> 00:35:21.380

Todd Helems

You know at one point or whatever, but you know I just went back to what they originally claiming. It was to be.

00:35:22.920 --> 00:35:26.310

tim (Guest)

Hi, this is a this is Tim McGuire UM?

00:35:28.840 --> 00:35:35.200

tim (Guest)

The the the crop actually grown on those properties comes into play here too, doesn't it?

00:35:37.600 --> 00:35:43.460

tim (Guest)

Where did Connecticut land classification? It gives examples of what types of crops are grown on that property.

00:35:45.050 --> 00:35:53.210

tim (Guest)

So if they were growing tobacco lawn at 10 years ago and now it's been seated down to pasture.

00:35:54.630 --> 00:35:58.020

tim (Guest)

Oh, would that be a reason for a?

00:35:58.950 --> 00:36:01.840

tim (Guest)

Uh, a change in the land classification.

00:36:02.980 --> 00:36:26.860

Todd Helems

Sure, from from pasture to tillable. Sure, I mean, if it goes just from growing crops, corn, pumpkins, tobacco, you know what have you being tilled over every year? That's one thing going to pasture that that's a totally different if you're grazing or or grazing animals. Or actually hang it. That that's one thing, but the soil doesn't change if you're growing tobacco and next year you're growing corn, the next year growing.

00:36:26.910 --> 00:36:33.580

Todd Helems

Pumpkins, the soil hasn't changed. If you look at the tillable a through D classifications, it does say which.

00:36:35.460 --> 00:36:51.570

Todd Helems

Gives you an indication of what's the best thing to be grown in those, but it also gives you the soil conditions. Once the light sandy soil. No rocks, you know, once a light sandy soil, little rocks, and you know maybe a little bit hilly so it has to do with the soil. And at the biography more than what's actually being grown on the property.

00:36:53.040 --> 00:37:01.430

Todd Helems

You know tillable D is. You know a heavy wet soil. You know you know topography, not that great. You know there's gonna be some stones and rocks in it and stuff and everything so.

00:37:02.310 --> 00:37:08.150

Todd Helems

You know, obviously, the crops that you can grow under there aren't going to be the same as you can grow in a nice you know river silt.

00:37:08.840 --> 00:37:09.820

Todd Helems

Flat farmland.

00:37:18.050 --> 00:37:20.330

KAREN LAPLANTE (Guest)

Alright, does anybody else have anything else?

00:37:25.000 --> 00:37:31.510

tim (Guest)

What I'm what I'm what I'm getting at is just looking at records to make determination like that.

00:37:25.040 --> 00:37:25.430

Bill (Guest)

No.

00:37:32.470 --> 00:37:38.110

tim (Guest)

You know it, it's pretty hard hard to tell about topography, you know.

00:37:33.340 --> 00:37:33.750

+18*****90

Yeah.

00:37:38.500 --> 00:37:39.130

tim (Guest)

Uhm?

00:37:40.960 --> 00:37:44.190

tim (Guest)

And without actually looking at the properties.

00:37:43.290 --> 00:37:43.780

+18*****90

Thank you.

00:37:45.620 --> 00:37:46.900

tim (Guest)

To to make it accurate.

00:37:47.280 --> 00:37:48.860

tim (Guest)

Determination anyhow.

00:37:49.900 --> 00:38:08.590

Todd Helems

Well, like I said, I did drive to every single property, so I know that the PA Graffi. Anyways. I mean I didn't go out there with a shovel and do soil samples, but for the most part I relied on what they, you know what the actual application was. It's just I adjusted some things when their applications started to differ from what they applied to before.

00:37:50.580 --> 00:37:51.370

+18*****90

Linda.

00:38:09.650 --> 00:38:10.220

tim (Guest)

Cool.

00:38:11.040 --> 00:38:13.910

tim (Guest)

Just by driving Maya property, you could do that.

00:38:16.580 --> 00:38:18.710

Todd Helems

No, by looking at their past applications.

00:38:19.320 --> 00:38:19.860

tim (Guest)

OK.

00:38:22.940 --> 00:38:40.460

KAREN LAPLANTE (Guest)

So the the properties I don't remember if I asked this or not, but the properties you took out of 490 forest was that because of any specific reason that you can think of, because all of them were over the 25 acres that you took out. From what I can determine, or at least most of them.

00:38:42.280 --> 00:39:01.810

Todd Helems

Yeah, some of them were Underwood somewhere. Some of them were under 25 and you can actually be under 25 under certain circumstances. But I mean if if they fell out of the acreage then they were removed. If they were, if they changed hands, they were removed. If I didn't have a foresters application, a certified.

00:39:02.090 --> 00:39:08.920

Todd Helems

A report from from the state qualified Forester. They got removed some of them.

00:39:09.600 --> 00:39:16.290

Todd Helems

I just dealt with one today. It's a you know I'm. I'll use fictitious fictitious numbers, but say it was a 30 acre parcel.

00:39:17.290 --> 00:39:21.370

Todd Helems

Foresters report said that 28 acres of it was forest.

00:39:22.010 --> 00:39:23.150

Todd Helems

And two acres wasn't.

00:39:23.840 --> 00:39:29.190

Todd Helems

But for some reason the town had classified the whole 30 acres as forest.

00:39:29.810 --> 00:39:44.410

Todd Helems

So what I did is I put in the 28 acres, which was what was classified as forest and put the two acres as as

regular property like you would value anything else. So some of it was just a mistake on how much was actually classified on the report.

00:39:45.490 --> 00:39:52.060

Todd Helems

Some of our some of it was we didn't have a report. I had one today that I called that I don't have a report or an application.

00:39:57.770 --> 00:39:58.640

KAREN LAPLANTE (Guest)

So so.

00:39:57.770 --> 00:40:14.460

Todd Helems

And this has changed hands, you know it was this. This was one of the ones where the father died, gave it to the mother. The mother passed away and gave it to a son, a daughter in law and her husband. So you know, and and two of them have passed away. So now there's only one left, so.

00:40:15.240 --> 00:40:16.860

Todd Helems

You know, a lot of this. It's just.

00:40:17.920 --> 00:40:23.370

Todd Helems

Done so many years ago and nobody is kept up to date on on the what you know what actually needs to be done?

00:40:24.030 --> 00:40:35.810

Todd Helems

When something's else, even if it's in the family, they have to refile and application. And if you don't have a state foresters report within the last 10 years by state statute, you have to get an updated foresters report.

00:40:38.190 --> 00:40:42.660

KAREN LAPLANTE (Guest)

OK, so most of these probably didn't have the foresters. The updated Foresters report either.

00:40:44.220 --> 00:40:46.710

Todd Helems

Some of them didn't wanna say most, but some of them.

00:40:46.900 --> 00:40:47.270

KAREN LAPLANTE (Guest)

Right?

00:40:49.730 --> 00:41:10.670

Todd Helems

You know in a couple of them have gone out and I've informed them. I sent the letter they called me back. They've actually gone out. Had heard state Forester come back out and one of them have already

given me that and they've put back on one of them, said the Forester came out. It's gonna take him a week or two to finish his paper work. But you know, it's all been reclassified. So once I get that paperwork in a week or two that will be put back on so.

00:41:11.270 --> 00:41:18.520

Todd Helems

You know, if people you know follow the statutes and and get the right paperwork and they're not losing what you know what they've had.

00:41:22.310 --> 00:41:22.900

KAREN LAPLANTE (Guest)

Alright.

00:41:24.230 --> 00:41:28.180

KAREN LAPLANTE (Guest)

Well, I'm glad at least you're working with these people, because, UM.

00:41:29.930 --> 00:41:34.770

KAREN LAPLANTE (Guest)

I think you know we're we're going to lose a lot of land here to development, unfortunately.

00:41:36.590 --> 00:41:40.260

Todd Helems

Well, like I said. I mean I'm my my family farmers and unfortunately.

00:41:41.020 --> 00:41:56.310

Todd Helems

Just the nature of things. It's the grandfathers that have owned the property and you know throughout time and and generations the you know the younger generations don't anything to do with it so there's nothing anybody of us can do anything about that. If somebody doesn't want to farm the land.

00:41:56.930 --> 00:42:10.660

Todd Helems

I did want to make one comment I did read last months minutes and there was a couple of things in there. You know you know it says not all four 90s were taken off, but if they're not producing a profit of \$2100, they were taken off.

00:42:11.650 --> 00:42:12.880

Todd Helems

That's not accurate.

00:42:13.690 --> 00:42:26.040

Todd Helems

Uh, and uh, the next sentence. The only way they could have stayed on as if they are currently being farmed, or if the OR if the lot is not buildable, that has nothing to do with 490, so I'm not quite sure where that information came from.

00:42:27.030 --> 00:42:30.300

KAREN LAPLANTE (Guest)

Yeah, I think that came from one of the complaints we received.

00:42:31.040 --> 00:42:32.330

KAREN LAPLANTE (Guest)

That they were being.

00:42:31.830 --> 00:42:32.430

Todd Helems

Right?

00:42:33.380 --> 00:42:33.890

+18*****90

Premium.

00:42:33.650 --> 00:42:38.100

KAREN LAPLANTE (Guest)

They were. They were telling us these things so we were passing it on in the Minutes.

00:42:37.540 --> 00:43:09.130

Todd Helems

Yeah, I mean there there is no income limit. I mean, last week I went out. You know one of these ones that the land owner called me up. We went out and walked his lands. I couldn't see the back 40 so we actually walked back out there. He was, hanging it up. You know we talked about that. He's not collecting any money, but you know, the farmer is maintaining the property so he is getting a value. He's getting a service, he's not charging him anymore. There's not a monetary value, but he is getting a service. So you know, that's enough to qualify under the 490. So I put that portion of the.

00:43:09.180 --> 00:43:10.630

Todd Helems

Property back under the 490.

00:43:12.880 --> 00:43:14.160

gretchen (Guest)

So what would?

00:43:14.820 --> 00:43:16.340

gretchen (Guest)

Would it be helpful?

00:43:17.360 --> 00:43:30.770

gretchen (Guest)

I mean a few years back we, we and I don't think. Unfortunately, we can do it right now with COVID, UM, to have a sort of 490 seminar.

00:43:31.710 --> 00:43:33.140

gretchen (Guest)

For people or or.

00:43:34.890 --> 00:43:36.940

gretchen (Guest)

I mean, there are people, just not.

00:43:37.640 --> 00:43:45.750

gretchen (Guest)

Aware of of how the program works and in some sort of little seminar on it would.

00:43:46.540 --> 00:43:53.960

gretchen (Guest)

Would would that be helpful to basically our cause and and and for for you as well?

00:43:49.150 --> 00:43:49.660

+18*****90

Correct?

00:43:56.360 --> 00:44:11.650

Todd Helems

It might be. I mean, I'd be willing to, you know, attend something like that. I believe some people certainly don't know. I mean, there's a property on South Road that I took off. They're actually have already appealed to the BAA. The Board of Assessment appeals.

00:44:04.440 --> 00:44:04.750

+18*****90

Email

00:44:13.280 --> 00:44:34.070

Todd Helems

But I I talked to them. I mean, it's the sisters horse, that's their. This is right on South Road. It's not a huge parcel. It's never going to be developed. There's already house on it. You know, you guys know the property, the land better. And I do, you know, this is already a well developed residential area, but he's you know she has a couple horses on there, but it's their own personal horses.

00:44:34.840 --> 00:44:48.000

Todd Helems

So if you, if you've looked at the booklet, it states right in there, it is not for a hobby farmer. It is not for you know, personal horses, you know for whatever reason, how they got onto 4 nights. They never should have should have been.

00:44:45.200 --> 00:44:45.750

+18*****90

so for one.

00:44:48.950 --> 00:45:01.540

Todd Helems

But you know, those are some of the ones that come down. Obviously removing and I would assume. And maybe I shouldn't, but that those are probably most of your complaints or the people that are being removed that aren't actually using the property.

00:45:02.180 --> 00:45:05.480

Todd Helems

Under the four, you know under what you need to do be classified under the 490.

00:45:07.300 --> 00:45:09.570

KAREN LAPLANTE (Guest)

What's the definition of a hobby farm?

00:45:08.050 --> 00:45:09.140

+18*****90

What's the definition?

00:45:12.490 --> 00:45:37.840

Todd Helems

Well hobby fire. I mean I had one gentleman that you know he he'd like going out there. He had a decent size piece of land and stuff and running, but he basically grew all the vegetables and he gave everything away. I mean he just like going out there. He's an older gentleman. He just like putting around in the garden, growing vegetables and you know he wasn't selling anything. He just would go out there and and and give the you know food to friends and family and you know whoever he knew I guess.

00:45:38.440 --> 00:45:46.860

Todd Helems

So I mean that would be a hobby. There's another one near the mass border that you know he's got a couple of apple trees out there and fruit trees and.

00:45:47.210 --> 00:45:54.840

Todd Helems

Uhm, you know he's got a a beehive and suffering, so I mean he does it as a pastime and the extra stuff he has. He just gives away.

00:45:56.320 --> 00:45:58.470

Todd Helems

So I mean, that's more of a hobby farm than.

00:45:56.970 --> 00:45:57.380

+18*****90

Com.

00:46:00.350 --> 00:46:07.080

gretchen (Guest)

So if he sold it, if these people sold their their vegetables and there honey then they would come.

00:46:09.120 --> 00:46:10.130

gretchen (Guest)

They would qualify.

00:46:11.960 --> 00:46:20.440

Todd Helems

Well, yeah, I mean you'd have to show some type of actual income on it. You know, for selling

something like that, you know, if they're maintaining it, so they're not getting a service from anybody else.

00:46:17.910 --> 00:46:18.340

gretchen (Guest)

Yeah.

00:46:21.140 --> 00:46:21.680

Todd Helems

Uhm?

00:46:22.700 --> 00:46:28.230

Todd Helems

One of the things that's frustrating about state statues. That's there are lot of Gray areas and there's no.

00:46:29.010 --> 00:46:29.820

Todd Helems

Income.

00:46:30.870 --> 00:46:49.150

Todd Helems

Definition in there of what's required. There's a couple things that are income related, like \$15,000 for for you know machinery and equipment. \$1500 for another item you know for other things and stuff. And darling, you know a lot assessors will use that. \$1500 you gotta make at least \$1500 a year.

00:46:33.580 --> 00:46:34.150

gretchen (Guest)

Uh-huh

00:46:49.730 --> 00:46:53.780

Todd Helems

Uh, you know, if you're selling things, but I mean it's not for the you know.

00:46:54.360 --> 00:47:03.130

Todd Helems

The gentleman and it actually says this in in the PA 490 guideline book. It's not for somebody that has a full time job, comes home putters around in his garden.

00:47:03.510 --> 00:47:07.720

Todd Helems

Puts up a roadside stand and, you know, sells a a few fruits and vegetables.

00:47:08.400 --> 00:47:18.440

Todd Helems

You know, that's not what this was developed for. This was developed to preserve open space land, not somebody that just has a couple acres, you know, just to have a tax break on it.

00:47:18.940 --> 00:47:26.110

gretchen (Guest)

so then if if Enfield had the open space designation under 490.

00:47:27.030 --> 00:47:35.110

gretchen (Guest)

That classification, then these these property owners could potentially qualify for that.

00:47:36.990 --> 00:47:49.440

Todd Helems

It depends what the qualifications were. I mean, if you look at the the booklet, a lot of them are, you know you have to have a minimum of five or 10 acres so you know a lot of these properties that we're talking about. They literally have two or three acres of property.

00:47:40.080 --> 00:47:40.560

gretchen (Guest)

Right?

00:47:45.650 --> 00:47:46.150

gretchen (Guest)

Wow.

00:47:49.930 --> 00:47:57.730

Todd Helems

You know, it's basically their home dwelling. They have a little bit extra land and stuff and everything, so these are properties that would never change, would never be developed into something else.

00:47:49.940 --> 00:47:50.480

gretchen (Guest)

Uh-huh

00:47:59.090 --> 00:48:04.290

Todd Helems

You know it's, but that's really depends on what the qualifications the town comes up with. The qualify under the open space.

00:48:04.890 --> 00:48:22.760

KAREN LAPLANTE (Guest)

Well, I don't think we can say that anymore because they're adding two and three buildings on every piece of property now, and putting able the even though zoning is saying you can put multiple buildings on one property and who knows what else they're going to do, so I don't think.

00:48:05.170 --> 00:48:05.520

gretchen (Guest)

OK.

00:48:21.900 --> 00:48:23.910

Todd Helems

That's another department that's planning and zoning, so.

00:48:22.030 --> 00:48:22.460

+18*****90

Sorry.

00:48:23.800 --> 00:48:37.290

KAREN LAPLANTE (Guest)

I understand that, but we've all got to work together. We got to work towards a common goal and unfortunately we're all doing our separate little thing and nobody is talking to anybody and and this is the problem. Maybe it's a government problem, I don't know anyway.

00:48:36.800 --> 00:48:44.980

gretchen (Guest)

Well, the the other thing is is there are microfarms now or isn't that what they call microfarms? So now having.

00:48:41.000 --> 00:48:41.430

KAREN LAPLANTE (Guest)

Right?

00:48:46.720 --> 00:48:48.430

KAREN LAPLANTE (Guest)

A couple acres isn't a big deal.

00:48:47.310 --> 00:48:55.990

gretchen (Guest)

5 acres by thinkers may not be really necessary with with how some of these new.

00:48:55.090 --> 00:49:01.240

Todd Helems

No, no, that's that's definitely changed. I mean, if you can have, you know a beekeepers is a good example. You don't need a lot of land for beekeepers.

00:49:01.760 --> 00:49:02.230

gretchen (Guest)

Right?

00:49:01.910 --> 00:49:10.470

Todd Helems

Uhm, aquaculture, you know. I mean beekeepers, you can't have one or two hives and you know collect a few quarts of honey a year and be qualified as a farm.

00:49:06.070 --> 00:49:06.700

+18*****90

Cool.

00:49:11.810 --> 00:49:20.260

Todd Helems

And even if you were, it be a small area. But you know there's agriculture and stuff. Knowing where you don't need a lot of property and stuff and everything there's I think there's a big one in Suffield.

00:49:14.500 --> 00:49:15.070

gretchen (Guest)

Uh-huh

00:49:20.320 --> 00:49:21.040

Todd Helems

Uhm?

00:49:21.430 --> 00:49:40.180

Todd Helems

I know a couple years ago they were a business, was trying to do a tomato farm out there. You know, big huge warehouse type thing where they were going to be growing tomatoes indoors on agriculture and stuff and everything you know that would fall under the 490. So it's it's certainly evolved over the years. It's not necessarily 100 acres of of you know open field anymore.

00:49:40.730 --> 00:49:41.110

gretchen (Guest)

right?

00:49:42.990 --> 00:49:43.480

gretchen (Guest)

OK.

00:49:44.390 --> 00:49:52.460

KAREN LAPLANTE (Guest)

Alright, well we were way past our time limit here, so I think, UM, unless anybody else has any questions, we gotta. We gotta move on.

00:49:47.180 --> 00:49:47.600

+18*****90

OK.

00:49:48.750 --> 00:49:49.120

gretchen (Guest)

Yeah.

00:49:52.870 --> 00:49:54.500

gretchen (Guest)

No, well thank you for coming.

00:49:53.800 --> 00:49:54.140

Bill (Guest)

No.

00:49:55.050 --> 00:49:56.820

KAREN LAPLANTE (Guest)

Yep, thank you Todd. I think.

00:49:55.760 --> 00:49:56.930

Todd Helems

Yeah, no problem anytime.

00:49:57.640 --> 00:50:02.740

KAREN LAPLANTE (Guest)

I think he straightened out a few things, but we're personally I'm terribly disappointed.

00:50:04.190 --> 00:50:10.260

KAREN LAPLANTE (Guest)

I and and I'm not saying all these. All these properties that got kicked off.

00:50:08.970 --> 00:50:31.120

KAREN LAPLANTE (Guest)

How many didn't deserve it, but some of them probably don't deserve it, and some of them may be never, never did the paperwork or whatever, but I think as a town we need to reach out to these people and say, you know, look if you come in will work with you and and I mean planning and zoning seems to want to work with everybody else. So if that department can work with everything, I think you know.

00:50:17.640 --> 00:50:17.930

Bill (Guest)

Right?

00:50:32.870 --> 00:50:42.570

KAREN LAPLANTE (Guest)

Doing what we can would, uh, to get them to fill out the paperwork and do what they need to do is be certainly helpful, so it's just a thought.

00:50:42.620 --> 00:50:47.300

Todd Helems

And give my main goal is to treat everybody the same and you know to do what I can under the state statutes.

00:50:48.750 --> 00:50:49.380

KAREN LAPLANTE (Guest)

K.

00:50:50.070 --> 00:50:51.160

KAREN LAPLANTE (Guest)

Thank you for coming.

00:50:52.340 --> 00:50:52.810

Todd Helems

Thank you.

00:50:53.490 --> 00:50:54.240

Bill (Guest)

Thank you Tom.

00:50:53.650 --> 00:50:54.050

KAREN LAPLANTE (Guest)

Alright.

00:50:59.160 --> 00:51:07.750

KAREN LAPLANTE (Guest)

Alright, next item on the agenda is public participation. Do we have some public members out there? I believe that would like to speak if you want to raise your hand.

00:51:08.770 --> 00:51:13.660

+18*****90

Yes, uh this is attorney Nathan. Share off for 40 Oliver Rd.

00:51:10.150 --> 00:51:10.350

KAREN LAPLANTE (Guest)

Yeah.

00:51:14.460 --> 00:51:15.090

KAREN LAPLANTE (Guest)

OK.

00:51:16.020 --> 00:51:28.650

+18*****90

Uh, may I speak there? The zoom option it says there's a link, but the PDF that has the zoom option to see your face is actually a scanned PDF, so the link is not active.

00:51:29.270 --> 00:51:31.620

+18*****90

And so I'm I'm sorry that you can't see my face.

00:51:29.820 --> 00:51:30.090

Driver, Georgienna

The.

00:51:31.360 --> 00:51:34.150

Driver, Georgienna

I'm sorry the link should be on the web page now.

00:51:35.720 --> 00:51:36.950

+18*****90

OK UM.

00:51:37.810 --> 00:52:07.960

+18*****90

Alright, I I will try to, uh, get in and and 'cause I tried to click multiple times but it's, uh, a dead link, UM, in any event I I was actually at the Enfield Town Chambers because it wasn't posted on the uh. Originally said in the town chambers, but there was a board of Ed meeting going on in any event. So I I apologize. You cannot see my face, I just it it. I might have a couple minutes just to clarify from what the assessor's saying, because there is.

00:52:08.010 --> 00:52:37.840

+18*****90

Actually, a fundamental difference and complete fundamental definitional misunderstanding of two classifications here. OK, the classification of woodland and what was the intent of woodland being considered farmland under 12107 B of the statute and forestland under? What was the purpose of forestland under 12107 V 2 and there seems to be some intermingling of these two words.

00:52:38.440 --> 00:53:09.120

+18*****90

These are these two words are two different definitions that have two completely separate concepts, and I hear this being turned around while they're woodland, and then they're they're forced land and they don't need a requirement so they're they're kicked out because they're not really forcing. They have to have a wood forest or come out. That's actually completely 100% inaccurate under the statutes. So when the definitions and these are the opening, these are the most basic opening definitions.

00:53:09.170 --> 00:53:39.280

+18*****90

To the Connecticut General statutes, if you turn with me to 12107, B one and 12107 B2, you'll see that 12107 D 2 and 12 one. Oh, 71, say look, they're two separate classifications of land here under the PA 490 number one. There's farmland and under farmland. There are certain subsets and and the statute says, look farmland is December 12. One, oh 71, it says farmland is any track of land.

00:53:39.340 --> 00:53:48.750

+18*****90

Any tracts of land or tracks of land, and I'm quoting from the statute. 12 One oh 71. That includes one would land in a wasteland.

00:53:51.230 --> 00:54:14.150

+18*****90

Constituting a formula or tillable farmland. So woodland is actually considered farm land. Now what is the purpose of woodland? And if you look at actually the nice book that the Connecticut Bureau Association they actually quote probably be Seminole case on this which says what woodland is.

00:54:12.290 --> 00:54:12.740

gretchen (Guest)

Yes.

00:54:15.000 --> 00:54:38.390

+18*****90

And woodland under the Supreme Court Johnson V Board of Tax Review says look the purpose of the PA 490 is not just about taxes quote. It's as much conservation statutes as the art tax relief measures. So what's the difference between farmland, woodland and forest left?

00:54:30.780 --> 00:54:31.620

gretchen (Guest)

Yes.

00:54:39.040 --> 00:55:09.710

+18*****90

Four slant is more of a commercial nature. There are certain requirements you have that, like the assessor said, you have to have the state forester come out the state forester has to give you a certificate. It has to be 25 acres. And what is the purpose of it? Though it is a commercial purpose in a in the stack, it says in one or 72 it's an area bearing tree growth that one conforms to the forest stocking, distribution and conditions standards.

00:55:09.880 --> 00:55:12.090

+18*****90

You can get your running forestry operation.

00:55:12.790 --> 00:55:23.940

+18*****90

And you were saying, you know I'm gonna forestry operation? I'm involved in distributing would. I'm involved in stocking. I'm in involved in the condition standards established by the state forester.

00:55:24.670 --> 00:55:38.940

+18*****90

So when I hear us mixing the term saying wait, here's woodland farmland and what is the purpose of woodland farmland? The Supreme Court, which, by the way, this is over 1/2 of a century old case law that has stood the test of time.

00:55:39.630 --> 00:55:49.450

+18*****90

In Johnson says, well, the purpose of this statue is about conservation now. I'll tell you my client. 40 Oliver, which by the way I'm part owner of.

00:55:50.050 --> 00:55:54.640

+18*****90

We hate twice a year, right in the spring season summer season it is you Susser. Drove by.

00:55:54.700 --> 00:55:56.980

+18*****90

Why he they would see that?

00:55:58.010 --> 00:56:08.980

+18*****90

And then there's also woodland that constitutes the farming that we use that would for we chopped those trees down for personal use. Some of them, not all of them, and the rest of them stay there.

00:56:10.470 --> 00:56:12.310

+18*****90

And they do nothing, why?

00:56:12.930 --> 00:56:21.240

+18*****90

Why does that matter? Well, the assessor would say, well, that's forced later not do anything. You're not using it for commercial purpose. I don't have to.

00:56:22.180 --> 00:56:29.930

+18*****90

Because it's woodland and the purpose of woodland is to stay there as woodland and not change.

00:56:30.910 --> 00:56:45.060

+18*****90

That is the entire purpose of the statute would land is not supposed to change commercially. Forestland is supposed to change commercially, and if you want to be classified as forced, landing must have 25 acres.

00:56:46.140 --> 00:57:17.190

+18*****90

And you must be in the business of stocking and distribution in the standards set by the state forester. So that's why the other Member, when these statutes were created 50 years ago, six years ago, now, it's all these farmers trading statutes were the sons and grandsons, or they own their farm or their one generation removed from farmers. And they all know it's right. Any farmer you go to any farmer, you gotta Smith Trinity Farming Enfield, where we're on the same road or the Richard Burnham farm across the street from us who uses our hey? Because it actually saves them for their feed costs.

00:57:17.500 --> 00:57:48.140

+18*****90

Or if even looking called screaming every one of these farms has not forced land on it because we're not commercial foresters, it has woodland and every farmer since the beginning of, you know the universe until now has recognized it, and every farm there will be woodland that will stay there forever. But the Supreme Court, when this question was raised said yeah, but that's fine because this is about this isn't just about tax breaks for farmers. It's not just about producing, there is no requirement.

00:57:48.210 --> 00:57:53.190

+18*****90

In woodland to produce, the only requirement to have a woodland classification.

00:57:54.600 --> 00:57:57.510

+18*****90

Is to use it as woodland. Well, how do you use woodland as woodland?

00:57:58.350 --> 00:58:00.550

+18*****90

It's CONSERVATION, it's just sits there.

00:58:02.070 --> 00:58:11.370

+18*****90

So this whole delineation between woodland enforcement, it it's a complete misunderstanding of a very clear statute that is.

00:58:12.110 --> 00:58:18.580

+18*****90

Over 60 years old and has been upheld by the Supreme Court of the State of Connecticut. So you know my farm.

00:58:19.370 --> 00:58:40.900

+18*****90

One we're actively farming. We're sharing our hey with farmers who needed visit saves on the feed costs and anyone who has farming those that were expanding our operations because it was owned by a separate family for all of around 100 years. And they sold it to us three years ago and we're in the process of expanding the operations over the next three years. We're set back by COVID.

00:58:41.790 --> 00:59:11.760

+18*****90

And usser, yes he did do a house visit and two farmers were there actually from separate farms at the same time and he took a couple of pictures in front of the house and didn't look at the back 40 at all. So this whole I went to the house. I look well if you went back to the back line you see it was woodland and you would see that it still meets the use and that's the other thing. The only requirement is are the farms meeting. This is the statutory requirement. Are the farms meeting they use statute?

00:59:11.810 --> 00:59:14.640

+18*****90

For which they were approved, right?

00:59:15.590 --> 00:59:19.800

+18*****90

Were you approved for woodland? Yes. Is this still woodland? Yes.

00:59:20.400 --> 00:59:21.320

+18*****90

End of story.

00:59:21.900 --> 00:59:26.270

+18*****90

That's it, and that's actually under the root that's actually under the rule of valuation, called 63.

00:59:27.040 --> 00:59:28.780

+18*****90

Uh, and the depreciation schedules.

00:59:31.020 --> 00:59:36.600

+18*****90

And so I'm kind of confused why anything, even with open space needs to be done.

00:59:37.250 --> 01:00:07.960

+18*****90

Because none of these farms that are below 25 that are active farms and have woods on them, they're not forests there. Woods, there's two different definitions. One is a commercial nature for harvesting

wood, so there there's two separate definitions, and woodland is not woodland. Woodland is farmland. That's why it falls under 12107 B one and not closed one. Oh, 72. So I think there needs to be a clarification around this. You know, I'm I'm going to answer any questions.

01:00:08.010 --> 01:00:24.940

+18*****90

But I I you know we're not stalking. If you're woodland, you don't have a requirement to stock or distribute. You don't have a requirement for 25 acres. There is no minimum acreage requirement under the statutes for woodland. So all of this conversation around this saying there is.

01:00:25.590 --> 01:00:43.930

+18*****90

Is complete nonsense? Uh, and sorry to be so pressed, but there is no acreage or distribution requirement for woodland. It is farmland that automatically gets the classification because in practical application in real life there are always of course going to be fields with woods on them.

01:00:45.430 --> 01:00:51.960

+18*****90

It doesn't eat it for a of course classification it's. That's why when farmers wrote it, they wrote it for farmers. 'cause it's common sense.

01:00:45.800 --> 01:00:46.120

KAREN LAPLANTE (Guest)

Right?

01:00:53.500 --> 01:01:06.720

tim (Guest)

Yeah it in addition, in addition to that, Randy, you know I wouldn't even say that that would land is just sitting there doing nothing. If it it it, it's a buffer between other the neighboring property.

01:01:07.460 --> 01:01:09.420

tim (Guest)

The buffer or can you know?

01:01:09.530 --> 01:01:14.380

tim (Guest)

Uh, take care of dust noise spraying.

01:01:14.490 --> 01:01:16.780

tim (Guest)

All kinds of operations that.

01:01:17.400 --> 01:01:25.070

tim (Guest)

Are going on in the farm operation. That is, a is a buffer between the the next property.

01:01:26.670 --> 01:01:29.860

+18*****90

Well and also I will tell you as a practical.

01:01:26.970 --> 01:01:31.680

Bill (Guest)

So so I I got. I got a question. I have a question here.

01:01:28.240 --> 01:01:28.840

tim (Guest)

Uh.

01:01:29.080 --> 01:01:31.050

tim (Guest)

You know Paul and talk.

01:01:32.590 --> 01:01:36.440

Bill (Guest)

So you gave us a definition or woodland and forest land, right?

01:01:37.310 --> 01:01:39.820

Bill (Guest)

What what's what's the point? You're trying to make?

01:01:37.350 --> 01:01:37.760

+18*****90

Right?

01:01:41.880 --> 01:01:45.480

+18*****90

Well, because when I called the assessor in Enfield.

01:01:46.370 --> 01:01:51.200

+18*****90

He told me and he just said on the line. You can listen to the correct the recording.

01:01:51.960 --> 01:02:00.810

+18*****90

That this is Forrest lamp. And since you don't have 25 acres of forest land and you don't have a forestry certificate.

01:02:02.370 --> 01:02:10.460

+18*****90

We're going through reject your PA 490 because it's clearly forced lands in my rebuttal is no it's farmland, so that's.

01:02:09.840 --> 01:02:26.310

+18*****90

And under farmland there's a category called Woodland, so that 20 that's what he told you on your piece of property. Is that what you're saying? Yes, because I got a letter that just said your property is no longer being used. You know, for it is under its proper use.

01:02:13.890 --> 01:02:14.870

+18*****90

And that's what it is.

01:02:27.040 --> 01:02:31.750

+18*****90

And so I said, OK, I don't even know what that means. 'cause I'm looking and they're still woodland there.

01:02:32.970 --> 01:03:03.470

+18*****90

And so I then went and called him, and he said, well, because you've changed it to forestland so well, what do you mean, forestland? He's those well, you've changed the forest land, and it's no longer woodland. It's forest land and you don't have a state forestry certificate and you don't meet the two minimum 25 acre requirement said. I'm not a commercial producer of wood. I did not have 8 wood chopping operations. Should I go out there and take my access? Start chopping down trees and apply are more property you know it's kind of being facetious.

01:03:04.440 --> 01:03:05.740

+18*****90

To meet that requirement.

01:03:06.540 --> 01:03:20.020

+18*****90

So it there's no, there's no ability, cannot just arbitrarily change a classification and denies someone and change the application fee from from farmland woodland to forestlands just by win.

01:03:20.800 --> 01:03:21.280

+18*****90

Actually.

01:03:22.790 --> 01:03:27.040

+18*****90

Action statutory action has to happen under 12107 B 2.

01:03:23.110 --> 01:03:23.470

Bill (Guest)

Well.

01:03:28.080 --> 01:03:28.630

Bill (Guest)

So.

01:03:29.310 --> 01:03:35.000

Bill (Guest)

He's telling you that you changed your your designation from woodland to forestland.

01:03:35.670 --> 01:03:36.490

Bill (Guest)

That what you're saying.

01:03:35.670 --> 01:03:49.320

+18*****90

Because he said this woodland, yeah, you weren't doing anything on this woodland so it changed the forestland so well. Last time I checked it's woodland and swamped back there and there's still a giant swamp and still woodland.

01:03:50.410 --> 01:03:55.020

+18*****90

And so he said, no, but it's it's four slanders. At minimum 25 acre requirement.

01:03:56.200 --> 01:04:08.090

+18*****90

So that is, but that's also what was said. If you listen to the call what was just said, he said, well, there's a lot of people out there that you know they had was, but it's it's forced landing. They don't meet the 25 acre requirements. I was just, you know, 15 minutes of the discussion.

01:04:09.140 --> 01:04:20.750

+18*****90

And it's a fundamental misunderstanding of the purpose of the farmland statue under 12107 B One no, you are woodland is considered farmland.

01:04:17.820 --> 01:04:18.070

nancy (Guest)

No.

01:04:21.460 --> 01:04:51.450

+18*****90

Under a different classification then forced land, because there is no acreage requirement for farmland, there is no distribution requirement for farmland. There is no state forestry certificate required for farmland and Johnson under John CB Board of Tax Review of Fairfield in 1970. The Supreme Court clearly said the reason for this is because the purpose of the tax relief is not just to give.

01:04:51.510 --> 01:04:53.260

+18*****90

Also, tax break is farmers.

01:04:53.870 --> 01:05:24.500

+18*****90

The purpose of the tax relief is to aid quote in the conservation effort and not even merely to provide aid food, provide aid food production itself. So they're saying it's not just about tax rates. It's not just about food production. The one of the most important purposes. It's conservation. I'll tell you from personal experience in the last six months, and you can talk to my family about this, and we will all verify, and all you give the names of companies I've been approached by two major.

01:05:24.750 --> 01:05:38.730

+18*****90

Commercial solar companies who've both walked the land and are ready to to develop it. I then was also. My mother was approached by a large commercial warehouse company who wants to buy all the acres and do what they said they said.

01:05:39.430 --> 01:05:59.120

+18*****90

Give us some number on a check and that's what we will pay you. Now. My family's been on this property for 40 years and my family hopes to be on this property for 400 more years and we said no way and they looked at us like all three operations looked at us like, you know, we're kind of crazy. It's because we haven't attachment to the land and we want to farm the land.

01:05:59.730 --> 01:06:06.950

+18*****90

But if the town is going to work against us and even work against the statue, you get approached by, a company says just will give you a check and put any number.

01:06:07.940 --> 01:06:38.490

+18*****90

Well, this is what Johnson was trying to stop, Johnson said. Well, we want to stop that. It's as quote as much conservation statutes as they are tax relief measures because Johnson knew what was coming down the pipe. The court, the Supreme Court, in all its wisdom, stayed connected, said, we know what's going to happen if these farmers don't get this classification on the woods, the farmland woodland, not farmland forestland on the farmland woodland. If they don't get this and then there's also not a forestry operation, they're just going to sell out to commercial.

01:06:38.540 --> 01:06:53.810

+18*****90

Industrial businesses and you're gonna have Walmart pop up in your backyard or Kmart and so just from a personal experience, it's very hard to begin a farming operation even in COVID and then have the town work against you and work against the statutes.

01:06:54.580 --> 01:07:02.630

+18*****90

And especially when someone walks up to with a check three times, it says will cut you any amount you want it. It's so when practicality.

01:07:03.700 --> 01:07:13.360

+18*****90

Meets this it's, you know, but I I think the solution is not creating open space. The solution is saying no. The statutory clear what forestland farmland is.

01:07:14.120 --> 01:07:22.870

+18*****90

And all these little tracks, the land our forests are are are not forced land farmland. They are woodland, farmland that are woods on farmland.

01:07:23.540 --> 01:07:26.370

+18*****90

That's why they created the statue. They're not for supper.

01:07:24.360 --> 01:07:26.410

Todd Helems

So it could. It could I make a couple points.

01:07:27.070 --> 01:07:27.740

+18*****90

Please go.

01:07:29.450 --> 01:07:29.890

Todd Helems

So.

01:07:30.550 --> 01:07:43.620

Todd Helems

Wow, this is Todd homes you assessor again so a lot of what you said is right. Woodland and Forest is to two totally separate things and I I don't think I confuse those things. You're calling on 40 Oliver Rd. You said right?

01:07:44.760 --> 01:07:47.440

+18*****90

The 3840 Oliver Rd yes.

01:07:48.200 --> 01:08:10.190

Todd Helems

Right so 40 Oliver Rd is a is fields which which I did not change anything on that there is a portion in the back that is woods that is classified under woodland which I did not remove. So 40 Oliver Rd hasn't changed its designation and I don't have the file in front of me. I'm doing this by memory so if I get something wrong I apologize but.

01:08:10.970 --> 01:08:16.940

Todd Helems

I didn't change anything on 490. There is an 40 Oliver Rd. There is a section of Woodlands on there.

01:08:17.880 --> 01:08:19.240

Todd Helems

That I did not change.

01:08:20.640 --> 01:08:50.000

Todd Helems

When he when I when I was approached by the gentleman about 38 Oliver Rd. This is a separate parcel that is landlocked. It is behind #40. There's no access to it. Besides, you know abutting properties which you know. This is one of the owners and this is strictly all woods. There is no farming going on on this property. It is strictly a would would property. It's a it's a forested would property so woodland.

01:08:50.160 --> 01:08:50.470

Todd Helems

Is.

01:08:51.810 --> 01:09:09.240

Todd Helems

Has to be part of a farm unit. You cannot have a woodland designation unless you have a farm unit. This parcel that he's talking about 38 Oliver Rd has no farm unit on it. The one next door does, but this property has no farm unit, so that's why it was removed.

01:09:09.610 --> 01:09:10.590

KAREN LAPLANTE (Guest)

But is it the same?

01:09:09.830 --> 01:09:30.520

gretchen (Guest)

But if there are owned by the same people, does it matter whether I mean a a farm could own multiple properties that abut each other and and they all have separate deeds but they're but they're essentially working as as one unit? So are you saying, because?

01:09:19.530 --> 01:09:19.850

+18*****90

Yes.

01:09:20.400 --> 01:09:20.630

+18*****90

You

01:09:28.760 --> 01:09:32.640

+18*****90

yes exactly. You're right. 156 C. Oh sorry, I thought you sucked.

01:09:31.190 --> 01:09:37.310

Todd Helems

Well, no, they're not operating as a separate unit, and if you look at the guidelines on page 12 it says and and.

01:09:35.890 --> 01:09:53.610

gretchen (Guest)

No, I said they're they're operating as as a single as as one unit. I mean there it's all managed, even though there are separate deeds for two or three parcels at as an example, but but they're owned by by the same.

01:09:55.880 --> 01:10:09.770

gretchen (Guest)

Family or or business owners. Maybe they're not family and and they they complement each other then then isn't that part of of the farm unit? Even if they're on separate deeds?

01:10:08.900 --> 01:10:09.140

Todd Helems
Well.

01:10:10.620 --> 01:10:29.170

Todd Helems
Complementing another property isn't part of 490, so it does say in in the book. You know the farmer can prove that these parcels are incidental to the farming operation, says that right in the guidelines. This State Statute is a little bit different, as there is actually a declaration of policy that is given great weight.

01:10:25.970 --> 01:10:26.520

+18*****90
Exactly.

01:10:29.980 --> 01:10:37.870

Todd Helems
Besides just the written word in the statute, because it is the intent of the PA 490 what it's actually used for so.

01:10:39.180 --> 01:10:39.680

+18*****90
Let me know.

01:10:52.300 --> 01:10:54.360

gretchen (Guest)
Well, not if they all look at each other.

01:10:54.400 --> 01:10:54.990

Todd Helems
Or use.

01:10:55.930 --> 01:10:57.760

tim (Guest)
But it's if they're continuous.

01:10:56.380 --> 01:10:56.940

gretchen (Guest)
But but

01:10:56.910 --> 01:11:00.440

Todd Helems
But it doesn't matter if they're abutting each other well, it's it's. It's not part of the farm.

01:10:57.130 --> 01:10:57.460

gretchen (Guest)
But

01:10:58.070 --> 01:11:10.800

gretchen (Guest)

but if they're, if they're continuous, I mean, you're you're you may be preserving a wooded wetland, and that wetland, if if those trees were were you know, all cut down or or we're.

01:11:08.610 --> 01:11:09.000

KAREN LAPLANTE (Guest)

Sleep.

01:11:11.060 --> 01:11:19.370

gretchen (Guest)

Uh, you know 75% cut down that that may then change. That may change the the whole.

01:11:20.790 --> 01:11:34.470

gretchen (Guest)

A flow of water and and absorption of water and and and it to me what what what that gentleman was saying is is exactly what Karen and I work. We're sort of trying to to point out that.

01:11:25.590 --> 01:11:26.120

KAREN LAPLANTE (Guest)

Climate.

01:11:36.760 --> 01:11:39.080

gretchen (Guest)

This is a man.

01:11:40.280 --> 01:11:58.430

gretchen (Guest)

Protecting the open space and and that those those sort of preserved Woodlands are are actually preserving the the tillable area that that maybe they they abut or or surround.

01:11:40.590 --> 01:11:41.400

KAREN LAPLANTE (Guest)

A valuable.

01:12:00.000 --> 01:12:10.030

Todd Helems

Yeah, well, I mean you mentioned the perfect word open space. That's what open space is exactly. 4 is for parcels that that do not fall under either forest or farmland.

01:12:01.320 --> 01:12:01.880

+18*****90

Walking.

01:12:10.380 --> 01:12:22.730

gretchen (Guest)

But it, but it does seem looking at at the list that peering did that. All the all the everything that was woodland is, it was appears to have been removed.

01:12:10.790 --> 01:12:13.650

Todd Helems

So yes, they would qualify under open space, but.

01:12:23.980 --> 01:12:28.320

Todd Helems

Well, they have to be part of a farm unit. Yeah, it just this is an interest.

01:12:27.400 --> 01:12:50.060

+18*****90

I mean, I'd literally have a parcel in the middle of nowhere near the owner doesn't own anything else around that that one piece, but it you know he it. It's classified as as far as farmland, but the Connecticut general statutes clearly say right, and when you look at the CGS 156 C 107 cited 440 quote farmland is any track of any.

01:12:27.560 --> 01:12:31.870

Bill (Guest)

Well and and this is an interesting question, right?

01:12:31.730 --> 01:12:32.100

KAREN LAPLANTE (Guest)

yeah.

01:12:50.770 --> 01:13:18.960

+18*****90

Not partial, not not next to maybe not three parcels away, although there was a case in Connecticut where the tract of land was three parcels away in the court still side inside and said it's part of the farm unit farmland. Is any tract of land including woodland and wasteland constituting the farm unit. So even though 38 and by the way 38 and 40 connect to each other and we do use 38 because we use some of that would for our personal farm purposes, so it actually is.

01:13:19.620 --> 01:13:30.830

+18*****90

Yeah, in use, but the again the court says the purpose of woodland is CONSERVATION, not there. You don't need economic activity that's forced land, but it says the farmland is any.

01:13:29.700 --> 01:13:43.170

Todd Helems

Well, no, I mean, well just interject on that one point though, for forestland has nothing to do with commercial, has no commercial entity to it. You don't have to be a logging or commercial entity to be under force, just just to make that point clear.

01:13:31.860 --> 01:13:32.540

+18*****90

Any track?

01:13:41.090 --> 01:14:03.130

+18*****90

But you can't, but but a lot of times before, but you know I'm I'm not gonna disagree to there, but a lot of times the forest land that is used for commercial purposes I. Let's just look at the practicalities of the situation when people gotta for slaying classification that there's absolutely companies running off of a commercial basis from that. But I I'm not going to argue the point.

01:14:01.710 --> 01:14:24.790

+18*****90

Well, I will say every every four hours land I've seen in Enfield has no commercial enterprise on it. Maybe not in Enfield, but I'm looking at the statute as a whole and I'm not gonna argue that point since it's relevant here. It's this is a quote from the Cancun General Statutes, one fifty 6107 cited for 40 farmland. Is any tract of land including woodland.

01:14:06.240 --> 01:14:06.540

+18*****90

Ah.

01:14:23.620 --> 01:14:25.130

Todd Helems

And and I I don't disagree.

01:14:26.010 --> 01:14:28.750

+18*****90

And wastelands constituting a farm.

01:14:26.670 --> 01:14:29.300

Todd Helems

I don't discrete, but if you look at the definition of Woodlands.

01:14:29.910 --> 01:14:35.420

KAREN LAPLANTE (Guest)

Alright, uhm, I don't wanna stop the conversation, but I don't think we're gonna be able to, yeah.

01:14:32.530 --> 01:14:33.440

+18*****90

Excellent.

01:14:35.190 --> 01:15:01.540

KAREN LAPLANTE (Guest)

Solve this issue tonight and I don't know if it's gonna end up in a major lawsuit with a bunch of people suing the town. And if that's you know what happens, it's going to be what happens. I don't know. We it it. It's beyond what we can do. I think at this point we've gotten an explanation. I think maybe the Agricultural Commission has to decide what we wanna do for these people that have gotten.

01:14:37.440 --> 01:14:37.800

+18*****90

Cool.

01:15:02.140 --> 01:15:11.450

KAREN LAPLANTE (Guest)

You know re reassessed, there are evaluated, UM, maybe there's something we can do for them. Maybe there isn't. So uhm, why don't?

01:15:10.770 --> 01:15:19.820

gretchen (Guest)

Can I can I just get clarification on one thing 'cause I'm sort of confused on this woodland thing. So the woodland still has to be.

01:15:20.720 --> 01:15:33.150

gretchen (Guest)

Part of of of farmland mean you can't just have woodland and say it's firmly and it has to be part of the firm unit. So does that mean there has to be some?

01:15:31.210 --> 01:15:31.500

Todd Helems

So.

01:15:35.020 --> 01:15:36.170

gretchen (Guest)

Production.

01:15:35.790 --> 01:15:36.430

+18*****90

Production.

01:15:36.780 --> 01:15:38.450

gretchen (Guest)

Some farming production.

01:15:39.010 --> 01:15:44.510

gretchen (Guest)

Uhm, somewhere it plus you have the woodland and what is wasteland?

01:15:45.420 --> 01:15:56.010

Todd Helems

That that is my understanding is that would Linda definition of woodland is woodland is part of a farm unit, so you have to have the farm unit to even be considered.

01:15:45.530 --> 01:15:47.530

+18*****90

No, in the discipline core answered.

01:15:56.580 --> 01:16:00.870

Todd Helems

Uhm, woodland designation. If there is no farm unit, there is no woodland.

01:16:02.720 --> 01:16:03.100

KAREN LAPLANTE (Guest)

OK.

01:16:03.370 --> 01:16:14.610

+18*****90

So my question for the assessor and and I, I really mean this genuinely and and not in in it. Maybe it just gets passionate because it always comes down to you know everyone is running an operation.

01:16:15.280 --> 01:16:15.750

+18*****90

But

01:16:16.010 --> 01:16:16.820

+18*****90

In our case.

01:16:17.660 --> 01:16:31.030

+18*****90

We are running a farming operation and we are actually expanding the operation over the next three years and we and that would land is touching our land and it is part of the farm unit and it is still woodland. It's not forced lamp.

01:16:31.620 --> 01:16:34.610

+18*****90

So how could there be a denial in that specific case?

01:16:35.740 --> 01:16:45.090

+18*****90

If we're running a farm and you can see we are, you can see this mounds of pay, the trucks, the operations and the units touching it. And we're actually also using some of that would.

01:16:45.830 --> 01:17:01.570

+18*****90

But we're not destroying the woodland because we want to preserve it. But we're we could. But we decided against it, and it's still part of the farm unit. I just don't understand how that could be a denial when it's still part of the farm unit and the land is very at work, very actively engaged.

01:17:02.160 --> 01:17:02.930

+18*****90

In that property.

01:17:02.260 --> 01:17:02.570

KAREN LAPLANTE (Guest)

Well.

01:17:07.440 --> 01:17:10.630

KAREN LAPLANTE (Guest)

let me just say that, uh, Todd.

01:17:11.530 --> 01:17:22.140

KAREN LAPLANTE (Guest)

There's a procedure to follow for these people anyway. If they don't agree with what you've done, they can go to the. Is it the board of assessment appeals?

01:17:23.720 --> 01:17:28.060

KAREN LAPLANTE (Guest)

Correct and when do they have to do that by? Is there a deadline?

01:17:29.670 --> 01:17:38.760

Todd Helems

Well, there there is a deadline and that's only a little influx because normally if the grand list is signed by January 31st, the application has to be in by February 18th.

01:17:40.220 --> 01:17:52.060

Todd Helems

If there's an extension file, then the grand list isn't signed on January 31st, which is a distinct possibility. This year. They the application has to be filed by March 18th.

01:17:52.970 --> 01:17:53.500

KAREN LAPLANTE (Guest)

OK.

01:17:53.550 --> 01:17:54.760

Todd Helems

The 30 day difference.

01:17:56.150 --> 01:18:01.100

KAREN LAPLANTE (Guest)

OK, March 18th and you've already applied for that extension. You said, right?

01:17:57.110 --> 01:17:57.560

gretchen (Guest)

OK.

01:18:02.200 --> 01:18:12.470

Todd Helems

I have applied for. It doesn't mean that I'll I'll, you know. I mean, I have the option to go beyond. I'm still trying to sign by January 31st, but I you know have the the grace period if I need it.

01:18:13.630 --> 01:18:14.110

KAREN LAPLANTE (Guest)

OK.

01:18:14.360 --> 01:18:14.770

+18*****90

OK.

01:18:16.300 --> 01:18:19.800

gretchen (Guest)

Well, I still think that we should be pursuing the open space.

01:18:19.850 --> 01:18:23.020

gretchen (Guest)

This classification option so.

01:18:20.990 --> 01:18:21.280

KAREN LAPLANTE (Guest)

Oh

01:18:22.990 --> 01:18:24.470

KAREN LAPLANTE (Guest)

yeah, absolutely.

01:18:24.570 --> 01:18:25.460

gretchen (Guest)

Regardless.

01:18:27.490 --> 01:18:38.080

KAREN LAPLANTE (Guest)

OK, uhm I hate to cut somebody off. That's got some valid points, but we need to move on. Is there anybody else in the audience that wishes to speak?

01:18:41.310 --> 01:18:45.560

KAREN LAPLANTE (Guest)

Did I see Randy Daigle with his hand up earlier or?

01:18:47.940 --> 01:18:48.760

KAREN LAPLANTE (Guest)

Did we lose them?

01:18:51.940 --> 01:18:54.920

+18*****32

We might have lost him. He did wanna stick.

01:18:57.080 --> 01:19:00.920

KAREN LAPLANTE (Guest)

OK, is there anybody else that wants to speak?

01:19:01.900 --> 01:19:02.370

+18*****32

Yeah.

01:19:03.400 --> 01:19:06.470

KAREN LAPLANTE (Guest)

OK, a state your name and address for the record please.

01:19:07.820 --> 01:19:10.580

+18*****32

Lori Parker 105 Cottage Rd.

01:19:11.100 --> 01:19:12.310

KAREN LAPLANTE (Guest)

OK, go ahead.

01:19:13.930 --> 01:19:29.240

+18*****32

Uh, I just want to say I appreciate the offer to this committee and I'm looking for your guidance and expertise in regards to a proposal by developer. When Stanley, who is currently building a warehouse on North Maple Street farmland.

01:19:29.980 --> 01:19:35.280

+18*****32

And would now like to build a warehouse on farmland between Shaker Pines and Crescent Lake.

01:19:36.340 --> 01:19:41.370

+18*****32

This property has been active farmland since 1955 that I'm aware of.

01:19:42.140 --> 01:19:46.930

+18*****32

It is zoned light industrial but has always been farmland.

01:19:47.650 --> 01:19:52.640

+18*****32

We have concerned about wetlands, waterfalls, soil contamination.

01:19:53.330 --> 01:20:05.400

+18*****32

Wildlife protected species and specifically a quarter acre farm pond which has ecological value which will be filled in and a building put over it.

01:20:06.310 --> 01:20:08.420

+18*****32

We don't know the source of the water.

01:20:09.550 --> 01:20:12.890

+18*****32

It has always had water, even during droughts.

01:20:13.780 --> 01:20:25.250

+18*****32

And we're looking for who regionally or statewide, uh, may regulate farm ponds and a written explanation as to the source of the water.

01:20:25.990 --> 01:20:31.680

+18*****32

Uh, and also perhaps a soil conservation service to investigate this area.

01:20:32.470 --> 01:20:34.120
+18*****32

Find the source of the water.

01:20:34.770 --> 01:20:36.860
+18*****32

Uh, we know it's it's.

01:20:37.510 --> 01:20:44.360
+18*****32

Underground, the Army Corps has said there's no Overground flow, but we don't know who could this be an aqueduct?

01:20:44.950 --> 01:21:06.130
+18*****32

Uh, is it is it's spring fed up. We just want somebody to go out there and look look at the water, look at what's in the soil. We don't see this information in the document submitted by the developer. No hydro analysis or soil composition reports.

01:21:07.000 --> 01:21:15.640
+18*****32

And this development does not appear to fit the plan of conservation and development. Promoting Agri business and light industrial zones.

01:21:16.580 --> 01:21:21.740
+18*****32

Uh, it was interesting to hear Todd presentation about a change of use.

01:21:19.320 --> 01:21:19.660
KAREN LAPLANTE (Guest)

What?

01:21:22.600 --> 01:21:27.780
+18*****32

And it makes me wonder if this is a change of use in the reverse direction.

01:21:28.800 --> 01:21:31.590
+18*****32

And that's all for now. Thank you.

01:21:33.150 --> 01:21:33.920
KAREN LAPLANTE (Guest)

Alright, thank you.

01:21:35.210 --> 01:21:46.860
KAREN LAPLANTE (Guest)

Uhm I I would suggest that you really seriously consider going to the wetlands public hearing on this with your concerns and those sound like all valid comments.

01:21:47.020 --> 01:21:54.410

KAREN LAPLANTE (Guest)

Uh, I don't know if it's this coming meeting or the one in February. It have to watch the agendas.

01:21:55.390 --> 01:21:56.740

+18*****32

Yep, Yep, we plan it.

01:21:55.780 --> 01:21:57.020

KAREN LAPLANTE (Guest)

In sequence.

01:21:58.440 --> 01:22:00.420

KAREN LAPLANTE (Guest)

OK, well thank you for coming.

01:22:01.040 --> 01:22:12.970

Driver, Georgienna

Excuse me for a second, I would just like you to know that the next wetlands public hearing for that development will be January 18th in the Enfield room.

01:22:03.180 --> 01:22:03.560

KAREN LAPLANTE (Guest)

OK.

01:22:14.660 --> 01:22:17.790

KAREN LAPLANTE (Guest)

Oh, it's not going to be. It won't be televised.

01:22:14.810 --> 01:22:15.800

Driver, Georgienna

At 7:00 o'clock.

01:22:18.440 --> 01:22:42.270

Driver, Georgienna

As of right now, we have not decided to change the meeting date or the meeting destination, but the Council chambers is taken for the town Council meeting and watch the Winstanley abatement is not on the agenda for that meeting, so they will not be discussing when Stanley during that meeting on Monday, but the wetlands public hearing for that will be downstairs in the basement.

01:22:44.740 --> 01:22:45.350

KAREN LAPLANTE (Guest)

OK.

01:22:47.710 --> 01:22:48.790

KAREN LAPLANTE (Guest)

Rally the troops.

01:22:47.850 --> 01:22:48.690

gretchen (Guest)

So.

01:22:50.200 --> 01:23:03.410

gretchen (Guest)

There there there might be a few things and and the Lake Association has done this in the past with with other applications on on properties on others. On the other side of the lake.

01:23:04.160 --> 01:23:11.730

gretchen (Guest)

Where I don't know that you can get this done anymore. They they used to do it, but there's not much of a budget where.

01:23:12.430 --> 01:23:19.880

gretchen (Guest)

There isn't an environmental review team that that will assess assess that property.

01:23:20.540 --> 01:23:28.290

gretchen (Guest)

I don't know whether the lake on on it that was done on a property on on the other side.

01:23:28.920 --> 01:23:45.900

gretchen (Guest)

That abutted the lake. I don't know if this exactly abuts your lakes, so whether intervenor status is is something that you can pursue and but all those things cost money so, but.

01:23:35.290 --> 01:23:35.840

cheryl (Guest)

Sure.

01:23:46.290 --> 01:23:50.920

gretchen (Guest)

Uhm, I mean it. It is zoned industrial and the.

01:23:52.020 --> 01:23:53.730

gretchen (Guest)

Owner of the property.

01:23:54.790 --> 01:23:59.320

gretchen (Guest)

Is legally entitled to to develop the property?

01:24:00.030 --> 01:24:02.820

gretchen (Guest)

Uhm, as as it.

01:24:05.280 --> 01:24:08.050

gretchen (Guest)

Pets zoning regulations so.

01:24:06.580 --> 01:24:06.860

cheryl (Guest)

Sure.

01:24:12.080 --> 01:24:12.610

gretchen (Guest)

That's it.

01:24:12.900 --> 01:24:13.150

cheryl (Guest)

Yeah.

01:24:18.940 --> 01:24:20.400

KAREN LAPLANTE (Guest)

K Lori thank you for coming.

01:24:22.020 --> 01:24:23.510

+18*****32

Thanks for having me.

01:24:24.730 --> 01:24:31.610

KAREN LAPLANTE (Guest)

Sorry, I don't you know. Well, the Conservation Commission will probably be commenting on on some of this stuff, but.

01:24:25.540 --> 01:24:25.970

cheryl (Guest)

Sure.

01:24:32.200 --> 01:24:37.670

KAREN LAPLANTE (Guest)

Uhm, it really takes public participation to to make make a difference.

01:24:38.670 --> 01:24:50.960

+18*****32

Yeah, and I believe that Randy wanted to speak about, you know, the possibility that that could be an awkward docs and how catastrophic it could be for the two lakes.

01:24:41.800 --> 01:24:42.190

cheryl (Guest)

Sure.

01:24:51.560 --> 01:24:58.420

+18*****32

Uh, we were not aware that there was any site visit out there or any any hydro analysis.

01:24:55.370 --> 01:24:55.770

cheryl (Guest)

Yeah.

01:24:59.930 --> 01:25:02.170

+18*****32

Course, this neighborhood is very considered.

01:25:05.440 --> 01:25:13.830

KAREN LAPLANTE (Guest)

Yep, Yep, I understand it. I understand it. So, uhm, we hate to see any farmland disappear.

01:25:15.230 --> 01:25:25.160

+18*****32

I know there's a lot of acres out there and it's been active farmland. It's been pumpkins, corn, tobacco, I mean.

01:25:24.180 --> 01:25:24.570

cheryl (Guest)

Yeah.

01:25:26.580 --> 01:25:34.130

+18*****32

Longer, harder than I've been alive, so now I'm really interested in this change of use. You know, it seems to be.

01:25:28.580 --> 01:25:28.950

cheryl (Guest)

Sure.

01:25:35.000 --> 01:25:42.130

+18*****32

You know a big discussion on on the change of use going from you know the opposite direction.

01:25:42.930 --> 01:25:51.730

+18*****32

I'm I'm wondering now if there's anything, because this is Ben Farmland all these years almost 70 years, UM.

01:25:53.120 --> 01:25:57.670

+18*****32

There's some kind of change of use going the other way along with all our other concern.

01:25:58.940 --> 01:26:06.250

KAREN LAPLANTE (Guest)

Yeah, I, I'm sure it's probably been assessed as industrial land, but you know, that's something the assessor would know.

01:26:07.550 --> 01:26:22.600

KAREN LAPLANTE (Guest)

And and once you start paying taxes based on full value, it probably was never in 490. 'cause hallmark owned it. And and you know they wouldn't have separated that off. They wouldn't have limited themselves 'cause once you sign into 490 you have to.

01:26:23.220 --> 01:26:33.330

KAREN LAPLANTE (Guest)

Basically, guarantee you're going to do it for for 10 years minimum, UM, otherwise you end up paying back back conveyance fees and so forth so.

01:26:34.100 --> 01:26:34.430

cheryl (Guest)

Do.

01:26:35.040 --> 01:26:44.370

cheryl (Guest)

This this is Cheryl Cody, 92 Cottage Rd. Is there any way to check to see if that was ever filed his 490?

01:26:45.890 --> 01:26:47.580

KAREN LAPLANTE (Guest)

Uhm?

01:26:46.760 --> 01:26:51.580

cheryl (Guest)

Because it was farmed, I'm wondering if it was ever filed in that way.

01:26:53.390 --> 01:27:03.700

KAREN LAPLANTE (Guest)

I would say probably not, but uhm, I don't know how far back the assessor's records ago. You'd have to look at old assessment cards from from way back when.

01:26:54.480 --> 01:26:54.890

cheryl (Guest)

Thanks.

01:27:04.860 --> 01:27:11.690

KAREN LAPLANTE (Guest)

And even if it was, it's not in there now. It's not in there now, so it doesn't mean anything really.

01:27:07.000 --> 01:27:07.850

gretchen (Guest)

Doesn't matter.

01:27:12.720 --> 01:27:17.000

KAREN LAPLANTE (Guest)

You know, because Hallmark allowed it to be farmed, you know that that was.

01:27:16.950 --> 01:27:17.410

cheryl (Guest)

Right?

01:27:18.090 --> 01:27:19.100

KAREN LAPLANTE (Guest)

Being a good neighbor.

01:27:20.470 --> 01:27:21.560

KAREN LAPLANTE (Guest)

You know so.

01:27:21.030 --> 01:27:34.040

cheryl (Guest)

Yeah yeah, we're gonna have this 800,000 square foot building where all the deer were where it was farmed, where every part of nature.

01:27:35.480 --> 01:27:49.110

cheryl (Guest)

And now we're going to have a big cement building up. How? How good is that for the town of Enfield, right to have their wonderful farmland turned into a big segment building?

01:27:40.590 --> 01:27:41.350

KAREN LAPLANTE (Guest)

I know I.

01:27:44.160 --> 01:27:46.530

KAREN LAPLANTE (Guest)

I look at those numbers. Maple Street all the time.

01:27:50.760 --> 01:27:51.990

KAREN LAPLANTE (Guest)

Yep, I want.

01:27:50.850 --> 01:27:52.130

cheryl (Guest)

Kudos Enfield.

01:27:51.200 --> 01:27:51.460

gretchen (Guest)

Yeah.

01:27:52.550 --> 01:27:58.130

KAREN LAPLANTE (Guest)

Yeah, I look at the one on North Maple Street all the time in in cringe every time so you know.

01:27:57.820 --> 01:28:01.550

cheryl (Guest)

And it's going to be bigger than that. I know, I know.

01:28:02.430 --> 01:28:16.070

gretchen (Guest)

Well, I I would just request that that that our guests that are you know supporting the continuation of farmland that if and when this open space.

01:28:02.620 --> 01:28:03.040

Bill (Guest)

Well.

01:28:03.420 --> 01:28:03.960

cheryl (Guest)

Exactly.

01:28:16.890 --> 01:28:18.410

gretchen (Guest)

Uh, for for the.

01:28:19.680 --> 01:28:33.210

gretchen (Guest)

490 program comes before the Council and before the the planning and Zoning Commission that that you speak in in favor that you support this because.

01:28:34.200 --> 01:28:40.710

gretchen (Guest)

We need this and we can't just be concerned with only what's in our backyard.

01:28:39.860 --> 01:28:40.220

cheryl (Guest)

Sure.

01:28:41.560 --> 01:28:42.070

gretchen (Guest)

Oh

01:28:42.810 --> 01:28:55.820

gretchen (Guest)

I know that when something is in your backyard, that's what that's what brings us all out but but we do have to look at our town as a whole and and look at it more holistically and not just.

01:28:57.200 --> 01:29:01.040

gretchen (Guest)

What's what's directly affecting your backyard?

01:29:02.750 --> 01:29:03.960

cheryl (Guest)

Completely understood.

01:29:02.910 --> 01:29:03.400

gretchen (Guest)
Town.

01:29:04.650 --> 01:29:05.220

gretchen (Guest)
Thank you.

01:29:06.020 --> 01:29:09.310

cheryl (Guest)
Yeah, and we do thank you for all you do. We know it's not easy.

01:29:10.520 --> 01:29:11.740

KAREN LAPLANTE (Guest)
It's it's really not.

01:29:12.530 --> 01:29:18.960

KAREN LAPLANTE (Guest)
No, I don't envy you Georgie's. I think our first staff person in a long time.

01:29:20.340 --> 01:29:35.730

Bill (Guest)
So so as as far as this building and over by the lakes, right? I mean for any citizen day, everybody has the opportunity to go in front of the wetlands, or at least tend to meeting. And as a citizen of Enfield, you know we encourage you to do that.

01:29:22.620 --> 01:29:22.860

KAREN LAPLANTE (Guest)
K.

01:29:31.490 --> 01:29:31.880

Driver, Georgienna
Yes.

01:29:36.220 --> 01:29:36.840

gretchen (Guest)
Yes.

01:29:36.510 --> 01:29:40.230

Bill (Guest)
If, if you're concerned 'cause that's where your voice is going to be heard, so.

01:29:40.420 --> 01:29:42.740

cheryl (Guest)
We are already planning that, yes.

01:29:40.790 --> 01:29:41.180

Driver, Georgienna
Any?

01:29:40.870 --> 01:29:41.460

gretchen (Guest)

End.

01:29:42.810 --> 01:29:43.340

Bill (Guest)

OK.

01:29:43.120 --> 01:29:49.090

gretchen (Guest)

And you you don't, unfortunately, or fortunately would however you wanna look at it.

01:29:50.630 --> 01:29:57.260

gretchen (Guest)

You don't always get the exact outcome that that you want, but but your voice.

01:29:57.980 --> 01:30:02.660

gretchen (Guest)

Uhm, can can make a difference. It can change.

01:30:03.790 --> 01:30:13.140

gretchen (Guest)

The course it it may not change it as much as you want, but if if you do nothing then then you get nothing.

01:30:13.920 --> 01:30:17.160

gretchen (Guest)

So so it it can be very discouraging.

01:30:17.990 --> 01:30:27.040

gretchen (Guest)

But but it is very necessary that that you go and that you speak, and then you speak to to the issues.

01:30:28.130 --> 01:30:29.380

cheryl (Guest)

Absolutely thank you.

01:30:31.900 --> 01:30:36.160

KAREN LAPLANTE (Guest)

Alright, is there anybody else out there in the public that would like to participate?

01:30:37.540 --> 01:30:38.370

KAREN LAPLANTE (Guest)

Raise your hand.

01:30:41.290 --> 01:30:42.160

KAREN LAPLANTE (Guest)

Or speak up.

01:30:45.280 --> 01:30:45.880

Linda Ostapoff (Guest)

Hi.

01:30:45.410 --> 01:30:45.920

KAREN LAPLANTE (Guest)

Linda.

01:30:46.570 --> 01:30:56.090

Linda Ostapoff (Guest)

Yeah hi, this is Linda Astropath 109 Cottage Rd. I don't know that I have anything new to say that my cat has plenty to say. Apparently she just started screaming at me.

01:30:57.780 --> 01:31:10.690

Linda Ostapoff (Guest)

She's tired of the meeting. I'm sorry she wants me to pet her and I don't really have a lot to add to what Lori and Cheryl have said that I just wanted to also voice my support for you after listening to your entire meeting, it was very.

01:31:11.310 --> 01:31:21.170

Linda Ostapoff (Guest)

Uhm, illuminating for me to understand. Kind of as a bigger picture, what's happening in Enfield and I also appreciate what you guys are doing.

01:31:22.160 --> 01:31:22.580

KAREN LAPLANTE (Guest)

Great.

01:31:23.170 --> 01:31:25.420

KAREN LAPLANTE (Guest)

Thank you very much, you're welcome.

01:31:27.420 --> 01:31:30.450

KAREN LAPLANTE (Guest)

There may be a time we need to go to town council and say that too.

01:31:31.270 --> 01:31:34.860

Linda Ostapoff (Guest)

Uhm, I believe will be in town council very soon.

01:31:35.940 --> 01:31:36.850

+18*****32

Okie doke

01:31:39.690 --> 01:31:41.230

KAREN LAPLANTE (Guest)

Alright, anybody else out there?

01:31:41.880 --> 01:31:44.050

KAREN LAPLANTE (Guest)

Are we all set with public participation?

01:31:46.360 --> 01:31:47.500

Driver, Georgienna

Double check your mikes.

01:31:46.740 --> 01:31:47.240

KAREN LAPLANTE (Guest)

Alright.

01:31:48.290 --> 01:31:51.060

Driver, Georgienna

Just to make sure you're not muted in case somebody is speaking.

01:31:52.110 --> 01:31:52.530

KAREN LAPLANTE (Guest)

Oh

01:31:55.170 --> 01:31:56.420

KAREN LAPLANTE (Guest)

Somebody is trying to speak.

01:31:57.650 --> 01:31:58.700

Driver, Georgienna

I don't, I don't think so.

01:31:59.470 --> 01:32:07.360

KAREN LAPLANTE (Guest)

OK, alright so we'll move on to correspondence if we can kind of zip through this stuff 'cause we're running relate.

01:32:08.350 --> 01:32:10.920

KAREN LAPLANTE (Guest)

Uh, does anybody have anything at this point?

01:32:13.420 --> 01:32:22.440

KAREN LAPLANTE (Guest)

Alright, I don't see any hands going up. I don't see anybody saying anything up review of the bylaws. Can we table this till the next meeting?

01:32:14.400 --> 01:32:14.700

Bill (Guest)

no.

01:32:23.350 --> 01:32:23.760

Driver, Georgienna

Yes.

01:32:23.760 --> 01:32:27.410

Bill (Guest)

I make a motion. We table the review the bylaws to the next meeting.

01:32:28.420 --> 01:32:29.830

Philip Kober (Guest)

I'll second that motion to table.

01:32:28.470 --> 01:32:32.750

KAREN LAPLANTE (Guest)

OK, maybe I feel pretty seconded by Gretchen. All in favor.

01:32:28.830 --> 01:32:29.840

gretchen (Guest)

I'll second that.

01:32:31.890 --> 01:32:32.260

gretchen (Guest)

Yes.

01:32:33.440 --> 01:32:33.870

Philip Kober (Guest)

I.

01:32:33.450 --> 01:32:33.960

nancy (Guest)

hi.

01:32:33.530 --> 01:32:33.980

Bill (Guest)

Alright.

01:32:33.590 --> 01:32:34.060

gretchen (Guest)

I.

01:32:36.560 --> 01:32:37.670

KAREN LAPLANTE (Guest)

Fancied animus?

01:32:39.320 --> 01:32:39.940

KAREN LAPLANTE (Guest)

Uh.

01:32:41.590 --> 01:32:46.550

KAREN LAPLANTE (Guest)

Alright, approval of invoices or other financial matters. I don't think we have anything. Do we Georgie?

01:32:47.310 --> 01:32:49.010

Driver, Georgienna
I'm not that I saw no.

01:32:49.180 --> 01:32:54.660

KAREN LAPLANTE (Guest)
OK, Homme reports of officers, committees and staff UM.

01:32:55.500 --> 01:32:56.700

KAREN LAPLANTE (Guest)
I think we'll.

01:32:57.750 --> 01:32:59.920

KAREN LAPLANTE (Guest)
Just I don't really have anything.

01:33:00.750 --> 01:33:01.050

Bill (Guest)
Well.

01:33:01.250 --> 01:33:02.220

KAREN LAPLANTE (Guest)
Anything more to add?

01:33:03.970 --> 01:33:05.150

KAREN LAPLANTE (Guest)
Does anybody else have anything?

01:33:06.760 --> 01:33:07.210

gretchen (Guest)
No.

01:33:07.000 --> 01:33:11.560

KAREN LAPLANTE (Guest)
OK, a unfinished business POCD if we could table this also.

01:33:07.420 --> 01:33:07.690

Bill (Guest)
No.

01:33:13.780 --> 01:33:15.150

KAREN LAPLANTE (Guest)
Could I bet it motion?

01:33:15.820 --> 01:33:17.130

Bill (Guest)
OK, I'll make a motion.

01:33:16.130 --> 01:33:16.770

Philip Kober (Guest)

This is Bella.

01:33:17.900 --> 01:33:19.840

Philip Kober (Guest)

I'll make a motion to table. Let's overnight screening.

01:33:18.100 --> 01:33:20.670

Bill (Guest)

We talked able to feel CD till the next meeting.

01:33:21.350 --> 01:33:24.120

KAREN LAPLANTE (Guest)

OK motion made by Bill Cody, seconded by.

01:33:25.200 --> 01:33:25.830

gretchen (Guest)

Gretchen.

01:33:26.270 --> 01:33:28.740

KAREN LAPLANTE (Guest)

Gretchen alright, all in favor.

01:33:29.600 --> 01:33:29.860

nancy (Guest)

Hi.

01:33:29.760 --> 01:33:30.220

gretchen (Guest)

Hi.

01:33:29.920 --> 01:33:31.180

nancy (Guest)

I I.

01:33:30.080 --> 01:33:30.530

Philip Kober (Guest)

Why?

01:33:30.290 --> 01:33:30.620

KAREN LAPLANTE (Guest)

I.

01:33:31.890 --> 01:33:32.420

KAREN LAPLANTE (Guest)

Alright.

01:33:33.050 --> 01:33:36.460

KAREN LAPLANTE (Guest)

New business application updates UM.

01:33:37.530 --> 01:33:39.230

KAREN LAPLANTE (Guest)

Except for the Winstanley one.

01:33:40.260 --> 01:33:42.390

KAREN LAPLANTE (Guest)

Is there anything else that affects farmers?

01:33:43.800 --> 01:33:45.500

Driver, Georgienna

The Winstanley one was the only one.

01:33:46.340 --> 01:33:46.810

KAREN LAPLANTE (Guest)

OK.

01:33:50.770 --> 01:33:59.340

KAREN LAPLANTE (Guest)

Alright, let's talk about that more on conservation side at some point next meeting is February 8th, 2022. Do I have a motion to adjourn?

01:34:00.560 --> 01:34:03.430

Bill (Guest)

I make a motion. We adjourn the Agricultural Commission.

01:34:00.720 --> 01:34:01.720

nancy (Guest)

I made motion.

01:34:04.600 --> 01:34:05.720

KAREN LAPLANTE (Guest)

OK oh.

01:34:04.800 --> 01:34:05.630

nancy (Guest)

I slept well.

01:34:05.130 --> 01:34:06.000

mike (Guest)

I'll send it.

01:34:06.490 --> 01:34:07.360

KAREN LAPLANTE (Guest)

All in favor.

01:34:08.400 --> 01:34:09.460

Philip Kober (Guest)

Hi hi.

01:34:08.700 --> 01:34:09.790

tim (Guest)

Hi Richard.

01:34:08.800 --> 01:34:09.140

mike (Guest)

Yeah.

01:34:08.960 --> 01:34:09.450

gretchen (Guest)

Like

01:34:10.640 --> 01:34:13.650

KAREN LAPLANTE (Guest)

I Gretchen, you might wanna text Nelson.

01:34:11.850 --> 01:34:12.230

Kathleen Vose

I.

01:34:14.300 --> 01:34:14.870

gretchen (Guest)

OK.

01:34:15.700 --> 01:34:16.080

Driver, Georgienna

Uhm?

01:34:16.060 --> 01:34:16.390

KAREN LAPLANTE (Guest)

Yeah.

01:34:18.420 --> 01:34:19.040

Tereso, Nelson

I'm on.

01:34:18.920 --> 01:34:19.340

KAREN LAPLANTE (Guest)

I got.

01:34:19.740 --> 01:34:21.530

Bill (Guest)

We get we get a couple minute break here.

01:34:20.130 --> 01:34:20.510

KAREN LAPLANTE (Guest)

Ah.

01:34:20.880 --> 01:34:21.640

gretchen (Guest)

Oh, he's on.

01:34:22.090 --> 01:34:23.500

KAREN LAPLANTE (Guest)

The minute the.

01:34:22.860 --> 01:34:24.780

mike (Guest)

5 minute break. 200 frank.

01:34:24.130 --> 01:34:29.180

KAREN LAPLANTE (Guest)

Let me just, uh, say the meeting is adjourned at 8:40 PM.