

RECEIVED

By Darlene Brady at 10:35 am, Mar 24, 2023



Board of Selectmen
Regular Meeting

March 22, 2023
4:00 P.M.

The minutes reflect motions and a summary of the discussion. Refer to the attached link for the recording of this meeting:

<https://www.youtube.com/watch?v=omCRXRiPXu8>

Jean Speck, Rufus deRham and Glenn Sanchez.

Also present: Melissa Braislin, William Braislin, Karen Casey, Zanne Charity, Karen Chase, Melissa Cherniske, Athenaide Dallett, Jen Dubray, Ruth Epstein, Lynn Harrington, Leila Hawken, Donna Hayes, Barbara Herbst, Tai Kern, Connie Manes, Wendy Murphy, Marie O'Brien, Bruce Osborne, Katherine Osborne, Rick Osborne, Patricia Oris, Lisa Wolak and, Lynn Worthington.

Call to order:

Jean Speck called the meeting to order at 4:01 p.m.

Amend the agenda:

Jean Speck made a motion to add Green Energy update from Wendy Murphy under old business, number 8.5. Glenn Sanchez seconded the motion, and the motion carried.

Glenn Sanchez made a motion to move the Right to Farm Ordinance to new business, item 7.1. and move Conservation Commission Presentation on Land Acquisition Funds to old business, item 8.4. Jean Speck seconded the motion, and the motion carried.

Approval of minutes:

Jean Speck made a motion to table the approval of the following meeting minutes:

- February 22, 2023, Special BoS meeting
- February 22, 2023, Regular BoS meeting
- March 1, 2023, Special BoS meeting
- March 7, 2023, Special BoS meeting
- March 9, 2023, Special BoS meeting
- March 13, 2023, Special BoS meeting
- March 15, 2023, Special BoS meeting

Rufus deRham seconded the motion and the motion carried.

Correspondence:

February 27, 2023 Letter from Bruce Osborne.

- Attached to minutes.

Public Comment:

Lynn Harrington:

In the March 13, 2023- Special BoS meeting the Park and Rec Director accused me of harassing him. This is an unfair accusation, and I request an apology. Following F.O.I. and Robert's Rules is not a choice. As a tax-paying community member, I have every right to request that these rules be followed in both email and public comments. My actions do not constitute harassment in any way. Defamation of my character in a public meeting, however, by a town employee is harassment of my personal character requiring a public apology.

Jean Speck:

We will follow up with him on that.

Tax Refunds:

Jean Speck made a motion to approve the two (2) tax refunds for \$812.44. Rufus deRham seconded the motion and the motion carried.

Treasurer Report:

Barbara Herbst:

- Written report attached to minutes.
- Building Inspector report attached to minutes.
- Budget Change by Department report attached to minutes.
- Capital Project Status report for Fiscal Year 2022-2023.

Right to Farm Ordinance - written request for an opinion from William and Melissa

Braislin:

William and Melissa Braislin submitted a letter to the BoS on February 11, 2023, and a follow-up email on March 12, 2023, attached to the minutes.

Land Use Administrator Tai Kern submitted a memo with photos to the BoS on February 17, 2023, attached to the minutes.

Kent Conservation Commission Chairman Connie Manes clarified the Right to Farm Ordinance:

- The Right to Farm Ordinance does not create a right for anyone to bring a nuisance suit. It is referred to as an anti-nuisance ordinance. It protects farmers from having nuisance suits brought against them.
- The Conservation Commission discussed the different types of activities protected under the ordinance, including noise. There is no wording regarding unsightly property in the ordinance.
- The Right to Farm Ordinance is an ordinance that is meant to be used by farmers. It's not put out there for people who would bring a grievance complaint to interpret whether or not farming conforms to generally accepted farm practices.

- There is no way that a private citizen could use it to hold a farmer to generally accepted farming practices. There needs to be contemplation that it would create that kind of private right of action.
- It gives a layer of protection to farmers against an otherwise properly asserted nuisance complaint.
- The whole point of the Right to Farm Ordinance is that Brent does not have to do anything. The point of the ordinance is that certain activities are protected against nuisance claims.

Jean Speck:

- Met onsite with Mr. Kallstrom to discuss the complaint.
- Mr. Kallstrom acknowledged that there are containers and old vehicles along the property line, which he was very amenable to tidying up.
- Mr. Kallstrom has some fencing that he is probably going to put up.
- My office will check in with Mr. Kallstrom once a month.
- Will write a summary of this discussion and the discussion with Mr. Kallstrom and get it out to all parties.
- Write a procedure for future complaints of this nature, which includes Land Use and the Conservation Commission for transparency and visibility.
- Connie requested that the Conservation Commission be copied on the summary letter and any policy.

Rufus deRham:

- No need for a motion.
- Jean and Rufus both met with Mr. Kallstrom.
- It is u to the two (2) neighbors to try and work it out.

Appoint Park and Rec Alternate – Brian Hastings to an unexpired term ending 1/2024:

Jean Speck made a motion to accept the Park and Recreation Commission's recommendation to appoint Brian Hastings to a vacant unexpired, alternate seat on the Park and Recreation Commission for a term ending in January 2024. Rufus deRham seconded the motion.

Jean Speck amended the motion to term to expire on January 18, 2024. Rufus deRham seconded the motion and the motion carried.

Jean Speck called for a vote on the acceptance of the Park and Recreation Commission recommendation. All in favor. The motion carried.

Hiring Policy:

- Keep it on the agenda.
- Next meeting Glenn Sanchez will provide an updated draft.

Swift House Needs Assessment:

Jean Speck:

- Waiting to hear back from COG on a couple of grants.
- Will meet with Barbara to see if there is any money in this year's budget.
- Requested Barbara Herbst to research the eligibility of the Swift House Architect under the ARPA funds.

Rufus deRham:

- Use the unexpended ARPA funds.

Barbara Herbst:

- Waiting for additional documentation from one final applicant.
- Will not be \$13,000 available in ARPA funding.

"Change to Food Truck ordinance," request from Barry Labendz:

Rufus deRham made a motion to request to add a food truck ordinance made by Barry Labendz. Jean Speck seconded the motion and the motion carried.

Conservation Commission presentation on Land Acquisition Funds:

Connie Manes:

- March 21, 2023, memo to the Board of Selectmen from the Kent Conservation Commission, attached to the minutes, discussion of pages 3 and 4.
- List of thirty-seven (37) towns that have established land acquisition funds and/or methodologies allowing municipal acquisition of land for the purpose of protecting open space.
- Separate and distinct Land Acquisition Fund. Non-lapsing.
- Funding the fund.
- Oversight authority.
- Process for identifying, vetting, and approving projects.

Green Energy Update:

Wendy Murphy:

- The goal is to put municipal buildings on a greener path.
- The available method requires that any array be on municipally owned property.
- There is no municipal property that is suitable.
- The firehouse has a perfect roof and could supply electricity for a whole range of buildings, but the town does not own the firehouse.
- The old town dump on North Kent Road is another property that could work, but the land is owned by DEEP.

Jean Speck:

- Offered to continue to do some homework on the DEEP property.

Rufus deRham:

- Stated there should be a serious conversation with the fire department.

Selectmen reports:

Glenn Sanchez:

- The BoS approved the budget with the changes discussed.
- Do we need to do anything with the updated budget document?
 - Jean – no, it was approved at the last BoS meeting.

Rufus deRham:

- Nothing additional to add.

Jean Speck:

- The Resident Trooper ordered and received two (2) new speed/radar guns.
- Speed enforcement will be ramped up in town.
- At approximately 5:00 a.m., there were a couple of vehicle break-ins in North Kent.
- State police have a description.
- Reminder to lock your vehicles.

Public Comment:

Karen Casey:

- The property right next to Town Hall is available. The BoS should give it a great deal of thought.

Lynn Worthington:

- Would the BoS make a motion on the Braislin complaint to say it was mediated, for the record?
 - Jean Speck:
 - Will be drafting a letter and a motion for the next meeting.
 - Connie requested the Conservation Commission be copied on the letter.
 - Will keep it on the agenda to formally address at the next meeting.

Executive Session – Review of Cyber Assessment:

Jean Speck:

- Not enough time to discuss this before the 6:00 p.m. BoF meeting.
- Schedule a Special Meeting to discuss this.

Adjourn:

Glenn Sanchez made a motion to adjourn the meeting at 5:39 p.m. Jean Speck seconded the motion and the motion carried.

Joyce Kearns

Joyce Kearns
Administrative Assistant

These are draft minutes, and the Board of Selectmen at the subsequent meeting may make corrections. Please refer to subsequent meeting minutes for possible corrections and approval.



BOARD OF SELECTMEN
Regular Meeting Agenda
March 22, 2023 @ 4:00 P.M.

Join Zoom Meeting: <https://us02web.zoom.us/j/86910437963>

Meeting ID: 869 1043 7963

One tap mobile: +13052241968,,86910437963# US

Supporting documentation for this meeting:

<https://drive.google.com/drive/folders/1wQvzMTOh78j39uzLzY8n3CAtQTEi1PMp>

1. Call to order.
2. Approval of minutes
 - 2.1. February 22, 2023 Special BoS meeting
 - 2.2. February 22, 2023 Regular BoS meeting
 - 2.3. March 1, 2023 Special BoS meeting
 - 2.4. March 7, 2023 Special BoS meeting
 - 2.5. March 9, 2023 Special BoS meeting
 - 2.6. March 13, 2023 Special BoS meeting
 - 2.7. March 15, 2023 Special BoS meeting
3. Correspondence:
 - 3.1. February 27, 2023 Letter from Bruce Osborne
4. Public Comment
5. Tax Refunds
6. Treasurer Report
7. New Business
 - 7.1. Conservation Commission presentation on Land Acquisition Funds
 - 7.2. Appoint Park and Rec Alternate – Brian Hastings to unexpired term ending 1/2024.
8. Old Business:
 - 8.1. Hiring Policy
 - 8.2. Swift House Needs Assessment
 - 8.3. "Change to Food Truck ordinance", request from Barry Labendz
 - 8.4. Right to Farm Ordinance - written request for opinion from William and Melissa Braislin
9. Selectmen reports
10. Public Comment
11. Executive Session – Review of Cyber Assessment
12. Adjourn

2/27/2023

To Kent Board of Selectman,

In my haste to prepare and deliver a letter to you for your last meeting I made a mistake. When Kent Falls Brewing applied to the state to serve alcohol a petition was sent to the state. The petition had over 150 signatures opposing the permit. It was not considered because of a heading technicality.

The petition was not presented to the P&Z. My apologies to the commission.

Sincerely,

Bruce Osborne

REQUEST FOR ABATEMENT OR REFUND OF PROPERTY TAXES

Sec. 12-81(20), Sec. 12-124, 12-125, 12-126, 12-127, 12-127a, 12-128, 12-129 Rev. as Amended
This is to certify that HUDSON VALLEY PRESERVATION CORP

has presented satisfactory proof that he/she is entitled to an exemption on the assessment list of 10/01/2021

- ☐ Sec. 12-81 (20) Servicemen Having Disability Rating.
☐ Sec. 12-124 Abatement to poor.
☐ Sec. 12-125 Abatement of Taxes of Corporations.
☐ Sec. 12-126 Tangible Personal Property Assessed in more than one Municipality.
☐ Sec. 12-127 Abatement or Refund to Blind Persons.
☐ Sec. 12-127A Abatement of Taxes on Structures of Historical or Architectural Merit.
☐ Sec. 12-128 Refund of Taxes Erroneously Collected from Veterans and Relatives.
☒ Sec. 12-129 Refund of Excess Payments.

HUDSON VALLEY PRESERVATION CORP
PO BOX 846
KENT, CT 06757-0846

2021-03-0051293
51293
/AE96736/5TFDZ5BN4GX012828



2021030051293

To **DEBORAH DEVAUX** Collector of **KENT** State of Connecticut.

I hereby apply for refund* of such part of my tax as shall represent:

The service exemption or Sec. 12-129 Refund of Excess Payments.
(State reason -- Cross out service exemption if it does not apply)

Total Due 07/01/2022 Tax 0.00 Interest 0.00 Lien 0.00 Fee 0.00 Total 0.00 Overpaid Tax
Total Paid 07/08/2022 412.44 0.00 0.00 0.00 412.44 -412.44 ***
Adjusted Refund -412.44 0.00 0.00 0.00 412.44

PLEASE READ, SIGN, AND DATE BELOW:

I am entitled to this refund because I made the payments from funds under my control, and no other party will be requesting this refund. I understand that false or deliberately misleading statements subject me to penalties for perjury and/or for obtaining money under false pretenses.

Mason F Lord
Print Name

[Signature] 3/16/23
Signature of Taxpayer Date

COLLECTOR'S RECOMMENDATION TO THE GOVERNING BODY

To the First Selectman, or
It is recommended that refund* of property taxes and interest in the amount of 412.44
be made to the above-named taxpayer in accordance with the provisions of Section (s):

Sec. 12-129 Refund of Excess Payments.

DATED AT KENT, CONNECTICUT THIS 15 DAY OF March 2023

[Signature]
DEBORAH DEVAUX

ACTION TAKEN BY GOVERNING BODY

The First Selectman, as authorized by the Board of Selectman, or
approved on the _____ day of _____ 2023. It was voted to refund
Property Taxes and Interest amounting to \$ _____ to _____

First Selectman

Other Governing Body

Clerk

Mail To : DEBORAH DEVAUX
KENT
PO BOX 311
KENT, CT 06757



2021030051293

AS OF 03/15/2023

GENERAL DATA MOTOR VEHICLE KENT

BILL NO: 2021-03-0051293
UNIQUE ID: 51293
LINK # 2021-MV-0000770
FILE#
BANK:
DMV CIVLS: 3137744-4198046-N
DISTRICT:
PROP ASSESSED: 22,210
EXEMPTIONS:
COC CHANGE: -22,210
COC #: 06129M
EXEMPT Change:
NET VALUE: 3137744-4198046-N
DMV CIVLS: 3137744-4198046-N
MILL RATE: 18.5700

NAME: HUDSON VALLEY PRESERVATION CORP
C/O:
ADDRESS: PO BOX 846
ADDRESS2:
CITY ST ZIP: KENT CT 06757-0846
COUNTRY:
YR/MAKE/MDL 2016 / TOYOT / TACOMA D
REG/CL/ID AE96736/1 / 5TFDZ5BN4GX012828
ASSMNT CHANGE: -22,210
TOWN BENEFIT 0.00
REG# EXPR:

*** BILLED ***
INST1 412.44 TOWN
INST2 0.00
INST3 0.00
INST4 0.00
ADJS -412.44
TOT TAX 0.00
TOTAL PAID: 0.00
TOTALS 412.44
0.00
0.00
0.00
-412.44
0.00
0.00

*** PAYMENTS ***

TYPE	CYCLE	DATE	ADJ	TERM/BATCH/SEQ	INST	AMOUNT	INTEREST	LIENS	FEES	TOTALS
Ref	9	03/15/2023		80/3084/1	T	-412.44	0.00	0.00	0.00	-412.44
Adj	9	03/15/2023	06129M	80/3083/2	T	-412.44	0.00	0.00	0.00	0.00
Pmt	1	07/08/2022		89/2006/23	T	412.44	0.00	0.00	0.00	412.44
TOTAL PAYMENTS							0.00	0.00	0.00	0.00

TOTAL BALANCE DUE AS OF 03/15/2023

INT DUE
LIEN DUE
FEES DUE
TAX DUE NOW
TOT DUE NOW
BALANCE AMT
*** FLAGS ***
Circuit Breaker Amt 0
Invalid Address Flag No
Last Adjustment Reason BELONGS IN NEW MILFORD
Benefit Year 0

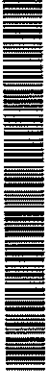
Sec. 12-81(20), Sec. 12-124, 12-125, 12-126, 12-127, 12-127a, 12-128, 12-129 Rev. as Amended
This is to certify that HUDSON VALLEY PRESERVATION CORP

- ☐ Sec. 12-81 (20) Servicemen Having Disability Rating.
- ☐ Sec. 12-124 Abatement to poor.
- ☐ Sec. 12-125 Abatement of Taxes of Corporations.
- ☐ Sec. 12-126 Tangible Personal Property Assessed in more than one Municipality.
- ☐ Sec. 12-127 Abatement or Refund to Blind Persons.
- ☐ Sec. 12-127A Abatement of Taxes on Structures of Historical or Architectural Merit.
- ☐ Sec. 12-128 Refund of Taxes Erroneously Collected from Veterans and Relatives.
- ☒ Sec. 12-129 Refund of Excess Payments.

2020-03-0051290
51290
/AE96736/5TFDZ5BN4GX012828



Mail To : DEBORAH DEVAUX
KENT
PO BOX 311
KENT, CT 06757



2020030051290

AS OF 03/15/2023

GENERAL DATA MOTOR VEHICLE KENT

BILL NO: 2020-03-0051290 NAME: HUDSON VALLEY PRESERVATION CORP
UNIQUE ID: 51290 C/O:
LINK # 2020-MV-0000765 ADDRESS: PO BOX 846
FILE# ADDRESS2: KENT CT 06757-0846
BANK: CITY ST ZIP:
ESCROW: COUNTRY:
DMV CIVLS: 3137744-4198046-N
DISTRICT: YR/MAKE/MDL
PROP ASSESSED: 2016 / TOYOT / TACOMA D
EXEMPTIONS: REG/CL/ID
COC CHANGE: AE96736/1 / 5TFDZ5BN4GX012828
COC #: -21,540
EXEMPT Change: ASSMNT CHANGE: -21,540
NET VALUE: TOWN BENEFIT 0.00
DMV CIVLS: 3137744-4198046-N REG# EXPR:

MILL RATE: 18.5700

*** BILLED ***

	TOWN	TOTALS
INST1	400.00	400.00
INST2	0.00	0.00
INST3	0.00	0.00
INST4	0.00	0.00
ADJS	-400.00	-400.00
TOT TAX	0.00	0.00
TOTAL PAID:	0.00	0.00

*** PAYMENTS ***

TYPE	CYCLE	DATE	ADJ	TERM/BATCH/SEQ	INST	AMOUNT	INTEREST	LIENS	FEES	TOTALS
Ref	9	03/15/2023		80/3085/1	T	-400.00	0.00	0.00	0.00	-400.00
Adj	9	03/15/2023	06128M	80/3083/1	T	-400.00	0.00	0.00	0.00	0.00
Pmt	1	07/16/2021		89/1012/49	T	400.00	0.00	0.00	0.00	400.00
TOTAL PAYMENTS						0.00	0.00	0.00	0.00	0.00

TOTAL BALANCE DUE AS OF 03/15/2023

	TOWN	Benefit Year
INT DUE	0.00	0
LIEN DUE	0.00	
FEES DUE	0.00	
TAX DUE NOW	0.00	
TOT DUE NOW	0.00	
BALANCE AMT	0.00	
*** FLAGS ***		
Circuit Breaker Amt	0	Benefit Year
Invalid Address Flag	No	
Last Adjustment Reason	BELLONGED TO NEW MILFORD	

Treasurer's Report

3/22/2023

	January		February	
A/P Checks Issued	112	236,058	73	108,562
Payroll	114	108,326	122	104,627
BoE Transactions	57	588,872	91	638,371
Deposits	13	1,364,342	7	1,730,003
Net Income to Expense	296	431,086	293	878,443

FY 2022 -2023

	Actual	Budget	% of Budget	Variance to budget
Income	\$ 13,029,914	\$ 13,776,199	94.58%	\$ 746,285
				\$ -
A · General Government	\$ 1,277,983	\$ 1,604,966	79.63%	\$ 326,983
B · Public Safety	\$ 201,331	\$ 514,236	39.15%	\$ 312,905
C · Public Works	\$ 858,266	\$ 1,856,172	46.24%	\$ 997,906
D · Health and Welfare	\$ 130,182	\$ 178,842	72.79%	\$ 48,660
E · Recreation	\$ 175,449	\$ 271,528	64.62%	\$ 96,079
F · Sanitation	\$ 93,077	\$ 147,931	62.92%	\$ 54,854
G · Board of Education	\$ 5,476,595	\$ 7,241,710	75.63%	\$ 1,765,115
H · Debt Service	\$ 38,906	\$ 38,906	100.0%	\$ -
I · Transfer to Capital	\$ 1,078,408	\$ 1,078,408	100.0%	\$ -
J · Transfer to Dog Fund	\$ 7,500	\$ 7,500	100.0%	\$ -
L · Transfer to Schaghticoke	\$ 30,000	\$ 30,000	100.0%	\$ -
K · Current Year Capital Projects	\$ 806,000	\$ 806,000	100.0%	\$ -
Total Expense	\$ 10,173,698	\$ 13,776,199	73.85%	\$ 2,856,216

Notes

\$52,532 490 tax penalties received - non budgeted
 \$10,628 MV Supplement Collections have exceeded the budgeted amount
 \$65,958 Interest income has exceeded the budgeted amount
 \$10,420 Building Permit revenue has exceeded the budgeted amount

For the most part, expenditures are aligned with budgeted amounts YTD.

96.3% of RoV and Deputy wages budgeted have been expended, it is most likely that line will exceed the budgeted amount, possibly to be offset by other dept lines
 53% of DPW Salt / Sand Budget has been expended

Tn Hall Repairs **\$22,869 over budget** (10K budgeted) , spent \$32,753 to date / \$29,648 was on Elevator

Swift House **\$1,377 over budget** on *Repairs and Maint*
 \$7,500 to replace sills and trim & drip edge & clean and stain benches
 \$1,034 for service call for Mul T Lock Cylinder change

A lot of time has been spent on the budget process this cycle, seven iterations of the proposed budget have been issued from January 1st through today.

Building Inspector																			
GL# 04-120-400																			
2022-2023																			
85% 15%																			
Receipts	Waived Fees	Payment	Town Share	Check Date	Check #	Check Amount	Construction Value	# of Permits											
July	23,590.00	20,051.50	3,538.50	8/11/2022	ACH	\$ 20,051.50	\$3,871,474	46											
August	14,686.00	12,483.10	2,202.90	9/12/2022	ACH	\$ 12,483.10	\$2,286,246	57											
September	22,750.00	19,337.50	3,412.50	10/5/2022	ACH	\$ 19,337.50	\$3,679,333	45											
October	39,841.99	33,865.69	5,976.30	11/2/2022	ACH	\$ 33,865.69	\$6,497,815	54											
November	65,276.00	55,484.60	9,791.40	12/5/2022	ACH	\$ 55,484.60	\$10,744,939	58											
December	4,354.00	3,700.90	653.10	1/3/2023	ACH	\$ 3,700.90	\$646,198	32											
January	21,590.00	18,351.50	3,238.50	1.31.23	ACH	\$ 18,351.50	\$3,526,434	73											
February	24,033.61	20,428.57	3,605.04	3.16.23	ACH	\$ 20,428.57	\$3,952,466	36											
March	-	-	-	-	ACH														
April	-	-	-	-	ACH														
May	-	-	-	-	ACH														
June	-	-	-	-	ACH														
Total	\$ 216,121.60	\$ 183,703.36	\$ 32,418.24			\$ 183,703.36	\$35,204,905	401											
Amt Budgeted			22,000.00			LFY TD	19,880,984	356											
% of Budgeted Amount Received to date			147.36%			Variance	15,323,921	45											
						Change	77.08%	12.64%											
Note:	Construction activity curtailed during the winter months																		
	The first \$1,000 is a \$20 fee																		
	Building Permit Fees are calculated at \$6 per 1,000 of the value of the project over 1,000																		
						test													
						\$0.00													

3/22/2023

TOWN OF KENT
Budget Change by Department
Fiscal Year 2023 - 2024

*BoF to set Mil Rate
In late May*

DEPT	TTL DEPT Increase
Ln #	
Board of Selectmen	40 \$ (1,298)
Probate	57 \$ (36)
Registrar of Voters	58 \$ 12,313
Board of Finance	72 \$ (162)
Treasurer	79 \$ 2,940
Tax Assessor	87 \$ 9,382
Tax Collector	105 \$ 1,398
Bd of Assessment Appeals	122 \$ (1)
Conservation	131 \$ -
Town Clerk	137 \$ 3,301
Planning and Zoning	153 \$ 18,905
ZBA	173 \$ 1,124
Inland Wetlands	182 \$ 5,614
Building Inspector	197 \$ 25,949
Town Hall	203 \$ 22,000
Attorney Fees	216 \$ -
Grants	221 \$ 35,500
Associations	234 \$ 58,579
Historic District Comm	244 \$ -
Insurance	245 \$ 21,832
Contingency	246 \$ 15,000
Fire Marshal	247 \$ 3,712
Resident Trooper	257 \$ 15,976
EMS Staffing	258 \$ -
Litchfield Cnty Dispatch	259 \$ 545
Emergency Management	260 \$ 2,000
Town Garage Building	261 \$ 4,800
Highway Department	270 \$ 12,748
Roads	299 \$ -
Town Utility - Lighting	300 \$ 3,000
Trees	302 \$ 1,900
Social Services	303 \$ 11,358
Senior Center	314 \$ 3,475
Public Restrooms	322 \$ 5,000
Dir of Health/Hlt Dist	323 \$ (165)
Park and Recreation	324 \$ 29,386
Community House	340 \$ 19,200
Swift House	348 \$ 7,300
KCS Ballfield Maintenance	355 \$ 10,000
Transfer Station	356 \$ 11,419
TTL	\$ 373,994

Capital Project Status

Fiscal Year 2022 -2023

as of 2/21/2023

YTD 2023
Balance

5 year reserve should have
1 \$2,471,537

Capital Project	FYE 2022 Balance Fwd	Appropriation	State Grants / Donations	Interest Income	Expenditures	Transfers between projects	Projects to Close in FY 2022-2023	YTD 2023 Balance
1 Reserve Fund (5 Year Plan)	1,800,174.73	917,208.00		52,944.79		(644,800.00)		2,125,527.52
2 HWY Bridge Kent Hollow #18	-1,053.62							-1,053.62
3 HWY Bridge Kent Hollow #16	156,671.98				45,934.50			110,737.48
4 HWY Bridge Tanguay	5,803.82							5,803.82
5 HWY Garage (roof, siding)	200,000.00							200,000.00
6 HWY Truck # 1	60,000.00	-				-		60,000.00
7 HWY Truck # 2	100,000.00							100,000.00
8 HWY Truck # 5	0.00	48,000.00				192,000.00	-	240,000.00
9 HWY Truck # 6	5,538.55							5,538.55
10 HWY Carter Road #06153	-7,398.60							-7,398.60
11 HWY Carter Road #067015	-153,788.47							-153,788.47
12 Bulls Bridge Rehab	-597.48							-597.48
13 Fuller Mountain	257,886.08				2,775.30			255,110.78
14 Studio Hill	200,000.00							200,000.00
15 HWY Garage (doors)	24,000.00							24,000.00
16 HWY Mower	4,778.53							4,778.53
17 HWY Payloader	6,737.75							6,737.75
18 HWY Salt Brine Maker	35,000.00							35,000.00
19 HWY Zero Turn	15,000.00							15,000.00
20 HWY Kubota	0.00	7,000.00				28,000.00	-	35,000.00
21 HWY Compactor	40,000.00	-						40,000.00
22 HWY Parking Lot	30,000.00	8,000.00				32,000.00	-	70,000.00
23 KCS End Use Computing	31,670.57	-						31,670.57
24 KCS Entryway Security	30,747.89				12,333.01			18,414.88
25 KCS Roof	266,000.00	43,200.00				172,800.00	-	482,000.00
26 KCS Windows	12,453.46							12,453.46
27 KVFD Aerial Truck	2,606.78							2,606.78
28 KVFD Engine 1	825,000.00	-				-		825,000.00
29 KVFD Rescue 8	0.00	40,000.00				160,000.00	-	200,000.00
30 LoCIP - Bos	4,741.72		669.00					5,410.72
31 P/R - Tennis Courts	975.05							975.05
32 Emery Park	150,000.00							150,000.00
33 P/R Kent Commons Playground	50,000.00	10,000.00				40,000.00	-	100,000.00
34 Community Hse (Bathrooms)	25,000.00							25,000.00
35 Senior Center Appliances	25,000.00							25,000.00
36 Revaluation	24,804.98	5,000.00				20,000.00	-	49,804.98
37 Streetscape Phase I	-1,094,616.53				119,767.02			-1,214,383.55
38 Streetscape Phase II	-193,175.53		25,576.63		19,790.00			-187,388.90
39 Town Hall (AC, plng lot, gen)	69,982.95							69,982.95
40 Town Hall (Carpet/Paint)	40,000.00	-				-		40,000.00
41 Town Plan	4,000.00					-		4,000.00
42 Zoning Regs	54,102.50	-			11,500.00	-		42,602.50
43 Tn Hall (Oil Tank)	25,000.00							25,000.00
44 KAH CDBG Grant	1,619.52							1,619.52
	3,134,666.63	1,078,408.00	26,245.63	52,944.79	212,099.83	0.00	0.00	4,080,165.22

0.00
0
2/21/2023

February 11, 2023

Dear Board of Selectmen,

Before we get to the nature of our complaint, we would like to say that we are strong supporters of agriculture in Kent, and we respect the Right to Farm Ordinance. My grandfather and three of his brothers were area dairy farmers. As a child I spent and enjoyed time helping my grandfather on the farm. In the 1980s, I worked many years during the summer and on school vacations on the Newton Farm on Bulls Bridge Road in Kent. I milked cows and did many chores associated with farming while working for Bill Newton. My time on the Newton Farm helped me to become the person I am today. I look back fondly on my time working on farms.

We live at 113 Upper Kent Hollow Road, and the basis for our complaint is the land next to our home, 5 Hollow 5, LLC. When we bought our land nineteen years ago, where we built our house, the land to the south of us was a farmed field. Over time the land has transformed into an eyesore that is littered with various containers, portable buildings, a boat and junk. A second driveway and a staging area are still being built, which were started years ago. Countless dump truck loads of fill have been dumped to build the second driveway and staging area. The driveway is still not finished. We don't understand the purpose for the second driveway, as the primary driveway is functional. Mr. Kalstrom frequently uses his excavator during the day and into the evening when our family eats dinner on our deck. The noise created by the excavator impacts our ability to enjoy our property. An excavator is a piece of construction equipment not a piece of farm equipment. There seems to be no reason, plan, agricultural purpose or finishing date for the ongoing chaos. We feel that we are living next to a junkyard and perpetual construction site.

We do not see any agricultural purpose for the clutter, use of the excavator or the second driveway. There simply is very little, if any, farming activity going on there. There are no animals, crops or any agricultural activities being performed on the property.


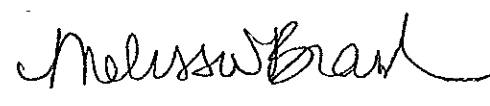
Mr. Kallstrom did allow us to purchase, plant and maintain 19 giant arborvitae on his land at our own expense. These trees will someday screen some of the mess. We appreciate that Mr. Kalstrom allowed us to plant the trees in the fall of 2021. In early June of 2022, we asked him to clean the land and offered to help, which he did not accept. We also asked him to curb the use of the excavator which he ignored. After we tried to work it out with Brent, the situation has not improved. If anything, it has gotten worse.

We feel that we are fair people who have tried to come up with a reasonable resolution with Mr. Kalstrom. We don't want to inhibit his ability to make a living through farming. We just want him to show some consideration. We feel that Mr. Kallstrom's activities on the property adjacent to ours are clearly nuisances, have nothing to do with farming, have a negative impact on our property value and impede our ability to enjoy our home. We would appreciate it if you


would look into the compliance with the right to farm ordinance and zoning, the use of an excavator for nonfarm activities and the nuances it creates, and the accumulation of junk at 5 Hollow 5, LLC.

Please call us at 860-927-3252 to discuss further and to determine a plan to move forward. We have included some attachments that may help to shed some light on the situation.

Thank you,

William and Melissa Braislin
113 Upper Kent Hollow Road
Kent, CT 06757
mguisti@hotmail.com

RECEIVED
FEB 16 2023
BY: 



Secretary of the State of Connecticut Annual Report

FILING DETAILS

Filing Number: 0010814264

Report Year: 03/31/2022

Filing Fee: \$80.00

Due Date:
Filed On: 12/19/2022 9:06:50 PM

PRIMARY DETAILS

Business Type: Domestic

Legal Structure: LLC

Business Name: 5 HOLLOW 5 LLC

Business ALEI: US-CT.BER:0962247

	Existing Information	Updated Information
Business Email Address:	bkallstrom5815@charter.net	No update
NAICS Information:	Farm and Garden Machinery and Equipment Merchant Wholesalers (423820)	No update

BUSINESS LOCATION

	Existing Information	Updated Information
Principal Office Address:	144 UPPER KENT HOLLOW ROAD KENT, CT 06757 United States	No update
Mailing Address:	144 UPPER KENT HOLLOW RD KENT, CT 06757 United States	No update



Secretary of the State of Connecticut Annual Report

Residence Address:	144 UPPER KENT HOLLOW RD, KENT, CT, 06757, United States	No Update
--------------------	--	-----------

ACKNOWLEDGEMENT

I hereby certify and state under penalties of false statement that all the information set forth on this document is true.

I hereby electronically sign this document on behalf of:

Name of Authorizer: BRENT KALLSTROM
Authorizer Title: MEMBER

Filer Name: Carol Kallstrom
Filer Signature: Carol Kallstrom
Execution Date: 12/20/2022

This signature has been executed electronically

Summary

Account Number 00210000
 Parcel ID 1757
 Property Address UPPER KENT HOLLOW RD
 Use Class/Description 715 Pasture
 Map/Block/Lot/Unit 16/26/25/
 NBHD Code 6A
 Acres 30
 Utilities
 Is Homesteaded False

[View Map](#)

Owner

5 HOLLOW 5 LLC
 C/O BRENT KALLSTROM
 KENT, CT 06757

Current Appraised Value

	2020	2019	2018
Assessed Year	\$0.00	\$0.00	\$0.00
Appraised Building Value	\$45,000.00	\$45,000.00	\$45,000.00
Appraised XF/OB Value	\$423,900.00	\$423,900.00	\$423,900.00
Appraised Land Value	\$468,900.00	\$468,900.00	\$468,900.00
Appraised Total Value	\$0.00	\$0.00	\$0.00
Assessed Building Value	\$31,500.00	\$31,500.00	\$31,500.00
Assessed XF/OB Value	\$7,100.00	\$7,100.00	\$7,100.00
Assessed Land Value	\$38,600.00	\$38,600.00	\$38,600.00
Assessed Total Value			

Assessment History

	2020	2019	2018
Assessed Year	\$0.00	\$0.00	\$0.00
Appraised Building Value	\$45,000.00	\$45,000.00	\$45,000.00
Appraised XF/OB Value	\$423,900.00	\$423,900.00	\$423,900.00
Appraised Land Value	\$468,900.00	\$468,900.00	\$468,900.00
Appraised Total Value	\$0.00	\$0.00	\$0.00
Assessed Building Value	\$31,500.00	\$31,500.00	\$31,500.00
Assessed XF/OB Value	\$7,100.00	\$7,100.00	\$7,100.00
Assessed Land Value	\$38,600.00	\$38,600.00	\$38,600.00
Assessed Total Value			

Land

Building Number 1
 Land Use 715 - Pasture

Land Units 17 AC
 Value 197,500

Building Number 1
 Land Use 712 - Farm Till C

Land Units 11 AC
 Value 127,800

Building Number 1
 Land Use 715 - Pasture

Land Units 2 AC
 Value 98,600

Building Information

Building # 1
 Style Outbuildings
 Occupancy 0
 Actual Year Built 0
 Effective Year Built 0
 Living Area 0
 Stories
 Grade
 Condition P
 Exterior Wall
 Interior Wall
 Code Description

Fireplaces
 Roof Cover
 Roof Structure
 Floor Type
 Heat Type
 Fuel Type
 AC
 Bdrms/Full Bth/Hlf Bth/Ttl Rm
 Basement Finished Area
 Basement Sq. Ft.

Living Area

Gross Area

Effective Area

Out Buildings\Extra Features

Description POLE BARN
Sub Description
Area 6000 S.F.

Year Built 2018
Value \$45,000

Sales History

Sales Date	Instrument Type	Grantor	Grantee	Book/Page
10/7/2009	Multiple Parcel Sale	KALLSTROM STEVEN LEE	5 HOLLOW 5 LLC	0166-0327
6/30/2006	Sales of No Consideration	KALLSTROM LAWRENCE R ET AL	KALLSTROM STEVEN LEE	0156-0784
5/13/2002			KALLSTROM LAWRENCE R ET AL % PETER A LITWIN P C	0131-0270

Recent Sales In Area

Sale date range:

From:

02/11/2013

To:

02/11/2023

Sales by Neighborhood

1500

Feet



Sales by Distance

No data available for the following modules: Sketch.

The Town of Kent Andersson makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. The assessment information is from the last certified tax roll. All other data is subject to change.

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Last Data Upload: 2/11/2023, 3:08:33AM

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State of Connecticut

Lookup Detail View

Name and Address

Name	DBA	Address
BRENT KALLSTROM		144 UPPER KENT HOLLOW RD KENT, CT 06757-1812

Registration Information

Registration #	Registration Type	First Issuance Date On Record	Effective Date	Expiration Date	Status
HIC.0630382	HOME IMPROVEMENT CONTRACTOR	04/05/2011	12/01/2021	03/31/2023	ACTIVE

Complaints

Notes
No complaints on record

Generated on: 2/8/2023 7:52:03 AM



Joyce Kearns <adminassist@townofkentct.org>

[Kent CT] Right to Farm (Sent by William Braislin, Mguisti@hotmail.com)

1 message

Contact form at Kent CT <cmsmailer@civicplus.com>

Sun, Mar 12, 2023 at 9:19 PM

Reply-To: Mguisti@hotmail.com

To: Selectmen <adminassist@townofkentct.org>

Hello Selectmen,

William Braislin (Mguisti@hotmail.com) has sent you a message via your contact form (<https://www.townofkentct.org/user/21/contact>) at Kent CT.

If you don't want to receive such e-mails, you can change your settings at <https://www.townofkentct.org/user/21/edit>.

Message:

Dear Board of Selectmen,

As a result of attending the last Conservation Committee Meeting, we came away with the understanding that one of the purposes of the Right to Farm Ordinance is to excuse the nuisances that are associated with farming. The basis of our complaint is that the nuisances explained in our complaint are derived from activities that are not "normal agricultural practices", and activities are not "generally accepted farming practices". We are also concerned with the impact that the activities adjacent to our home have on our property value. We appreciate your time looking into this matter.

Thank You,

Bill and Melissa Braislin



TOWN OF KENT LAND USE OFFICE

TO: Jean C. Speck, First Selectman
FROM: Tai Kern, Land Use Administrator
DATE: February 17, 2023
RE: Complaint – 5 Hollow 5, LLC - 0 Upper Kent Hollow Rd.

On February 17, 2023, I viewed the site at 0 Upper Kent Hollow Road Map 16, Block 26, Lot 25 in response to a complaint received by the Board of Selectmen from William and Melissa Braislin of 113 Upper Kent Hollow Road in a letter dated February 11, 2023. The site was viewed from the Braislins' property and the attached photos were taken.

In the Braislins' letter it is questioned whether this property qualifies as a farm. Both the local assessor and NRCS through USDA have acknowledged this property as a farm. Additionally, it is my understanding that this property has a long standing history of being known as a farm. There is no zoning related authority to challenge this designation. Therefore, many of the nuisance related complaints stated in the February 11th letter should be addressed under Kent's Right to Farm Ordinance as they appear to be in conjunction with farm related activities. The Right to Farm Ordinance states under Section 5-2.4 *"In the event a dispute arises between an agricultural operator and a resident in the Town of Kent as to whether a particular agricultural operation constitutes a nuisance, either interested party may submit a written request to the Selectmen for an advisory opinion or to mediate the dispute."* I believe this is what the Braislins are requesting in this letter.

During my site inspection from the Braislins' abutting lot, I viewed the property for zoning related violations. Most of the materials described as junk that I observed appear to adhere to the zoning setback and can be considered farm related. However, the two temporary storage containers can be considered a zoning violations.

A zoning permit was issued for the construction of the driveway discussed in the February 11th letter. A certificate of zoning compliance has not yet been issued for that project and will not be until an apron is installed. I viewed both the existing and new driveways from the public roadway. They seem to be in comparable condition and I do not see any concerns. Additionally, I have reviewed the location of the wetlands on the property and all activity appears to be outside the regulated area.



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Joyce Kearns <adminassist@townofkentct.org>

Recommendation of Alternate

1 message

Kent Park & Recreation <ParkandRec@townofkentct.org>

Mon, Mar 13, 2023 at 3:59 PM

To: Darlene Brady <townclerk@townofkentct.org>, Joyce Kearns <adminassist@townofkentct.org>, Jean Speck <firstselectman@townofkentct.org>

Jean, Joyce and Darlene -

At the Park & Recreation Commission meeting on Monday, 2/27/2023, the Commission made and passed unanimously a motion to recommend to the Board of Selectman that resident Brian Hastings fill the open P&R Commission alternate spot for the remainder of the term ending in January of 2024.

Please let me know if you require anything further. Thank you -



Jared Kuczenski

Director of Parks & Rec, Town of Kent, Connecticut

860.927.1003 | parkandrec@townofkentct.org | www.townofkentct.org

[41 Kent Green Boulevard](#)

PO Box 678

Kent, CT | 06757



Create your own email signature



Joyce Kearns <adminassist@townofkentct.org>

Board of Selectmen meeting March 22, 2023 - for agenda item 7.1

1 message

connie@manes-consulting.com <Connie@manes-consulting.com>

Tue, Mar 21, 2023 at 7:19 PM

To: Jean Conlon Speck <firstselectman@townofkentct.org>, rderham@townofkentct.org, Glenn Sanchez <Glennsanchez@townofkentct.org>

Cc: Darlene Brady <townclerk@townofkentct.org>, Joyce Kearns <adminassist@townofkentct.org>

Dear Selectmen –

In connection with tomorrow's agenda item 7.1 Conservation Commission presentation on Land Acquisition Funds, please find the attached, which supplements the historical information provided at the February meeting with information on which Connecticut towns have enacted provisions for Land Acquisition Funds (in many cases hyperlinked) and common elements of these provisions. To be clear, the new information is on pages 3-4. I did not include the appendices this time but you may refer to last month's materials for copies of them.

Thanks and best,

Connie

Connie A. Manes, Esq.

Manes Consulting, LLC

PO Box 362

Kent, CT 06757

860.488.6320

connie@manes-consulting.com

 **Memo for Board of Selectmen meeting 3-22-23.pdf**
258K

MEMORANDUM

To: Kent Board of Selectmen
From: Kent Conservation Commission
Date: March 21, 2023
Re: Kent Land Acquisition Fund

Thank you for designating the Kent Conservation Commission as the lead agency for coordinating open space preservation efforts in Kent at the Board of Selectmen meeting on January 25, 2023 in accordance with the recommendations in Section 3.2 of Kent's 2022 Plan of Conservation and Development (POCD).

As requested by the Selectmen within that meeting, the below and attached:

- A. Summarizes the long history of dedicated work by Kent community leaders leading up to this opportunity to realize the POCD's vision and recommendation that Kent enact an ordinance permitting the town to acquire open space. (pp. 1-2)
- B. Compiles a list of Connecticut towns which have enacted provisions establishing funds to be used in land acquisition, and common elements of those provisions. (pp. 3-4)

History

Connecticut's state legislature has provided through various enabling statutes the means by which municipalities may establish standing funds for the purpose of setting aside monies for the outright purchase of land or the purchase of easements on land. Under the various statutes, land or easements may be acquired for the purposes of maintaining, among other uses, open space, affordable housing and conservation of productive agricultural soils. In 1989 the state enacted **CGS Section 7-131r**, enabling its municipalities to establish special funds to be used to acquire land for open space, recreation, or housing.¹ Kent's 2012 and 2022 POCDs have recommended that Kent's municipal leaders use this authority to establish such a fund.

Spring/Summer 2004: The Kent Board of Selectmen elected to create a Land Acquisition Exploratory Committee to identify the future land needs of the town and to recommend possible solutions to the municipality. The committee was charged with the following task:

"The purpose of this committee is to help assure that the Town of Kent has planned for future real estate needs and what types of areas or parcels could satisfy those needs. The committee will first identify future land requirements of the town and suggest how the Town of Kent might satisfy the requirements. Recommend priorities to the Board of Selectmen. The completed plan will be brought to

¹ **CT Gen Stat § 7-131r (2020)** Any municipality, by vote of its legislative body, may establish a special fund, which shall be known as the land acquisition fund. There shall be deposited in said fund, annually, an amount, not to exceed the amount which would be generated by the imposition of a tax of two mills against the property subject to tax in such municipality pursuant to chapter 203, as may be appropriated by the municipality. Such fund shall be used by the municipality for the acquisition of land to be used for open space, recreation or housing. Such fund shall not lapse at the close of the municipal fiscal year.

the Board of Selectmen who have the authority to bring recommendations to a town meeting to vote on the plan. *Key here is not to expose individual property owners*"

In **October 2007**, this committee presented its report recommending the Town appoint a standing Land Acquisition Advisory Committee, establish a Land Acquisition Fund, conduct a Cost of Community Services Study, and conduct a Build-Out Analysis. *A copy of the report is appended hereto.*

In **2009**, the Kent Conservation Commission published Kent's Natural and Cultural Resources Inventory, echoing the Land Acquisition Exploratory Committee's recommendation to establish a Municipal Land Acquisition Fund.

January 2011: As part of the Planning and Zoning Commission's planned update of Kent's POCD, it conducted a survey of Kent's residents and businesspeople indicating strong support for a land acquisition fund and willingness to pay for it.

October 2011, Kent's Board of Selectmen again convened a special committee, the Land Acquisition Advisory Committee, to "examine the Town's needs for land in the interests of Municipal use, recreation and conservation purposes and to advise the board regarding methods of funding such land acquisition."

November 2011, the Kent Conservation Commission sponsored a Buildout Analysis conducted by the University of Connecticut's Center for Land Use Education and Research (CLEAR). CLEAR's Analysis was presented at a Special Meeting of the Kent Conservation Commission in November 2011 with discussion following centered around Kent's zoning regulations and open space preservation needs. *The companion piece to the presentation slides is appended hereto.*

January 2012: The Land Acquisition Advisory Committee presented its report at the Annual Town Meeting (*report finalized in March 2012 and appended hereto*). It reaffirmed the conclusions and recommendations in the 2007 Report and forwarded a draft Ordinance to establish a Land Acquisition Fund and the methodology for its administration. The report also suggested a draft question to be put to Town vote.

In **April 2012**, the Kent Conservation Commission hosted a Special Meeting in partnership with the Trust for Public Land and Kent Land Trust focused on financing municipal land acquisition. The meeting, held on a Saturday and widely publicized, featured presentations by the Trust for Public Land and municipal leaders from the towns of New Hartford, New Milford, Roxbury and Sherman. Bruce Adams, First Selectman at that time, provided introductory comments.

In **November 2013**, then-First Selectman Bruce Adams brought the recommendation of the 2012 POCD, that the Board of Selectmen and Board of Finance work together to establish a Land Acquisition Fund to both the Board of Selectmen and the Board of Finance, presenting the Town of Goshen's Ordinance as an example. It is unclear what further action, if any, was taken.

In **August 2021** in conjunction with its planned update to the POCD, the Planning and Zoning Commission conducted a survey of town residents and businesses. Among their findings was continued support for a Land Acquisition Fund.

In **December 2022**, the P&Z adopted the latest POCD update, again recommending the establishment of a Land Acquisition Fund.

Examples from other Connecticut Towns

The following 37 Connecticut towns have established land acquisition funds and/or methodologies allowing municipal acquisition of land for the purpose of protecting open space:

- | | |
|--|---|
| 1. Bethany | 21. Plainville (2005) |
| 2. Bolton (1996) | 22. Pomfret |
| 3. Canton | 23. Rocky Hill (2003) |
| 4. Colchester (2003, 2021) | 24. Roxbury |
| 5. Derby (1996) | 25. Salem |
| 6. Enfield | 26. Scotland |
| 7. East Hampton (1999) | 27. Sherman (2003) |
| 8. Fairfield (1997) | 28. Simsbury (2000) |
| 9. Glastonbury | 29. Stonington |
| 10. Goshen (2006) | 30. Trumbull |
| 11. Griswold (2006) | 31. Washington (2003) |
| 12. Groton (2004) | 32. Watertown |
| 13. Guilford | 33. Wethersfield (1994) |
| 14. Hebron (1998) | 34. Windsor |
| 15. Killingly (2000) | 35. Westport |
| 16. Lebanon (2006) | 36. Woodbury |
| 17. Litchfield | 37. Woodstock (1999) |
| 18. New Hartford (2002) | |
| 19. Newington (1998) | |
| 20. North Branford (1996) | |

(here is a link to CT municipal ordinances: [CT Ordinances and Charters by Town - CT Judicial Branch Law Library Services](#))

Common elements of town's programs include:

1. Separate and distinct Land Acquisition Fund. Non lapsing.
CGS Section 7-13r allows Connecticut municipalities to establish a special fund for acquisition of land to be used for open space, recreation or housing. The statute provides for an annual deposit to the fund in an amount not to exceed the value of two mills. The fund does not lapse at the close of the municipal fiscal year.

The fund may be applied to the purchase expenses for property interests in land including the fee (ownership) interest or easements. Some towns provide that the fund may be used for acquisition-related, non purchase-price costs such as title investigation, surveys, due diligence and legal representation.
2. Funding the fund. There are various mechanisms. Some towns use one exclusively, others several. Use of methods may be dependent on immediacy of funding need.
 - A. Property Tax allocation. A fraction of the mill rate provides a fixed addition to the fund annually. While CGS 7-13r allows up to 2% many towns have a lower allocation, such as .5%.
 - B. Annual budget line item.

- C. Real estate conveyance fees. Usually associated with property transfer taxes and PA 490 penalties.
- D. Bonding.
- E. Allocation from general undesignated reserve.
- F. Fees in lieu. Subdivision fee paid by developers in lieu of open space set aside.
- G. Private contributions.
- H. Annual review. Some towns review the amount held in their fund each year and, depending on economic factors and the size and anticipated need for the fund, decide to contribute or pause their annual contribution.
- I. Investment. Funds are usually invested in some form of relatively-accessible, dividend-bearing instrument or equity.

3. Oversight authority

A Land Acquisition Committee may be formed as a standalone body, or the town's Conservation Commission can serve as the body to set criteria for the acquisition of parcels within the town. Some Committees are made up of commissioners who simultaneously serve on the town's Planning & Zoning, Conservation, Wetlands, Agriculture, and Parks & Recreation Commissions, the Board of Selectmen and Zoning Board of Appeals, as well as Land Use staff. Members of the general public may also be included. Some Committees meet monthly, others quarterly, others as needed.

4. Process for identifying, vetting, and approving projects.

Many towns have developed selection criteria, or descriptions of the kinds of properties that might be purchased by the town. Kent's prior Land Acquisition Exploratory Committee and Land Acquisition Advisory Committee both recommended certain types of properties and municipal uses for municipal land. Towns are usually informed by their POCDs as well as Open Space Plans.

While the oversight authority may be delegated the responsibility of identifying and vetting proposed properties for municipal acquisition, a public hearing and the vote of registered voters and property tax payers of the town are required to make the final determination.



Joyce Kearns <adminassist@townofkentct.org>

Fwd: IMPORTANT REPORT ON Kent solar project locations

1 message

Jean Conlon Speck <firstselectman@townofkentct.org>

Tue, Mar 21, 2023 at 11:28 AM

To: Glenn Sanchez <Glennsanchez@townofkentct.org>, Rufus DeRham <Rufuspderham@townofkentct.org>

Cc: Joyce Kearns <adminassist@townofkentct.org>

See the below update from Wendy Murphy - I'll be adding this as an agenda item for tomorrow night as item 8.5, and will get the documents into the folder.



Jean Speck (she, her, hers)

First Selectman, Town of Kent

860.927.4627 | firstselectman@townofkentct.org | www.townofkentct.org

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From: Wendy Murphy <wmurphy@pobox.com>

Date: Wed, Mar 15, 2023 at 7:56 PM

Subject: IMPORTANT REPORT ON Kent solar project locations

To: Jean speck <jeancspeck@mac.com>, <firstselectman@townofkentct.org>Cc: Wendy Murphy <wmurphy77@charter.net>

Please share this report with the other selectmen. It's somewhat discouraging as none of the identified locations passed muster with the Green Bank for the reasons Emily Basham, Administrator of Municipal Programs at the Green Bank, cites below. I don't know whether the Kent School or the KVFD or the Caseys would think favorably about transferring the deeds to these properties to the Town. As for the old Stanley land between the train tracks and the Housatonic River in North Kent, DEEP might be amendable to making some sort of transfer for a solar installation, but we would need the Town Attorney to first investigate the size and the restrictions on the portion designated as under Federal Restrictions. I'm guessing this came about when changes were made to the Appalachian Trail and some sort of view shed protection was introduced on the opposite east bank of the River. The Town of Kent really has no place to go, it seems, to engage in Virtual New Metering

for its municipal buildings without repurposing land it doesn't currently own.

I think this is a critical topic for the Town to address now; coincidentally, it underscores the urgency of creating a town mechanism for budgeting a certain amount of money each year for the Town to purchase additional acreage for municipal services etc. Call me if you have questions. Unless we come up with some other suitable land soon, the Green Energy Transition we hoped for Kent's municipal properties is not going to make the cut.

wendy

----- Forwarded Message -----

Subject: Kent solar project locations

Date: Tue, 14 Mar 2023 18:54:06 +0000

From: Emily Basham <Emily.Basham@ctgreenbank.com>

To: Wendy Murphy <wmurphy@pobox.com>

Wendy

Here's a follow up email to our phone call today with the results of our search. Please let me know if you have any questions!

1. Water Treatment plant - [125 Schaghticoke Rd, Kent, CT 06757](#) – This site passed our 2020 review for onsite conditions but ultimately did not have enough electricity usage to meet the minimum system size. In looking at the parcel now for a VNM site, the parcel is actually owned by Kent School Corporation. Ownership would need to be transferred to the Town of Kent in order for it to be eligible for VNM.
2. Kent Volunteer Fire Dept at Route 341 ([28 Maple Street](#)) – This site passed our initial review and a site visit was conducted in October 2020. I'm checking my files for a site report and will circle back. This site could host potentially host an onsite project that benefits the KVFD. It could not be a VNM project because it is owned by the Kent Volunteer Fire Dept Inc. and therefore is not a municipally-owned site.
3. [North Kent Road](#) and Route 7 land (former town land fill) – This site is owned by DEEP and could potentially be eligible as a VNM site but would require the participation and permission of DEEP. Additionally, this site has a Federally Protected Land status <<https://nps.maps.arcgis.com/apps/webappviewer/index.html?id=a14491fe257343e58f2244b7d4f3572d>> and an Easement which likely means there are use restrictions that would prevent a solar installation. The communication you forwarded from DEEP provides information to the agency's standard project review process, not a request for use of land owned by DEEP.
4. Town Hall parking lot carport - This parking lot can fit approximately 115 kW dc / 85 kW ac, but these would be very small and costly carport structures – likely not economically feasible.
5. Town hall land (Casey land) - This field is divided into two separate parcels with two different owners. #1 below is insufficient in size for a ground mount. Parcel #2 is better suited and supports the minimum system sizes we discussed previously. However, these parcels are owned by Kent Green LLC and Maple Street Extension LLL, so they are not eligible for VNM.

Emily Basham

Connecticut Green Bank

*T*860-258-7839 | *F*860-398-5510

75 Charter Oak Avenue, Suite 1-103, Hartford CT 06106

Emily.Basham@ctgreenbank.com

<mailto:Emily.Basham@ctgreenbank.com>*ctgreenbank.com*

CGB_4c_h_pos_SM

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3 attachments



Town of Kent VNM + Parcels.xlsx

29K



Property Card for parcel 1.pdf

374K



Property Card for parcel 2.pdf

133K

CSW DTR	MUNI	Site Name	STREET	ADDR_NUM	ADDR_PRE	ADDR_SUF	OWNER	CO_OWNER
Fail - not enough ground	Kent	Town of Kent - Public Works	38 MAPLE S	38			KENT TOWN OF	
Fail - not enough ground	Kent	Town of Kent - Nursery School	92 MACEDO	92			KENT SCHOOL HOUSING	
N/A, MAP Site	Kent	Town of Kent - Kent School	9 JUDD AVE	9			KENT TOWN OF	
N/A - owned by Fire Dept	Kent	Town of Kent - Fire Department	28 MAPLE S	28			KENT VOLUNTEER FIRE DEPT INC	
Fail - Core Forest	Kent	Town of Kent - Cannot Locate	DUGGAN RD				KENT TOWN OF	
Fail - cemetery	Kent	Town of Kent - Cannot Locate	FLANDERS LA				KENT TOWN OF	
Fail - not enough ground	Kent	Town of Kent - Cannot Locate	MAPLE ST				KENT TOWN OF	
Fail - Core Forest	Kent	Town of Kent - Cannot Locate	SEGAR MTN RD				KENT TOWN OF	
Fail - not enough ground space, wetland	Kent	Town of Kent - Town Hall	41 Kent Green Blvd, Kent, CT 06757				KENT TOWN OF	<<< CSW Added
	Kent	South Kent School (not Town of Kent)	SOUTH KENT RD				SOUTH KENT SCHOOL CORP	
	Kent	South Kent School (not Town of Kent)	BULLS BRIDGE RD				SOUTH KENT SCHOOL CORP	
	Kent	South Kent School (not Town of Kent)	BULLS BRIDGE RD				SOUTH KENT SCHOOL CORP	
	Kent	South Kent School (not Town of Kent)	BULLS BRIDGE RD				SOUTH KENT SCHOOL CORP	
	Kent	South Kent School (not Town of Kent)	40 BULLS BF	40			SOUTH KENT SCHOOL CORP	
	Kent	Kent School (not Town of Kent)	15 MAPLE S	15			KENT AFFORDABLE HOUSING INC	
	Kent	Kent School (not Town of Kent)	SCHAGHTICOKE RD				KENT SCHOOL CORPORATION	
	Kent	Kent School (not Town of Kent)	1 MACEDON	1			KENT SCHOOL CORPORATION	
	Kent	Kent School (not Town of Kent)	1 MACEDON	1			KENT SCHOOL CORPORATION	
	Kent	Kent School (not Town of Kent)	SOUTH MAIN ST				KENT SCHOOL CORPORATION	
	Kent	Kent School (not Town of Kent)	109 MACEDC	109			KENT SCHOOL CORPORATION	
	Kent	Kent School (not Town of Kent)	87 MACEDON	87			KENT SCHOOL CORPORATION	
	Kent	Kent School (not Town of Kent)	MACEDONIA RD				KENT SCHOOL CORPORATION	
	Kent	Kent School (not Town of Kent)	92 GEER MT	92			KENT SCHOOL CORPORATION	
	Kent	Kent School (not Town of Kent)	SKIFF MTN RD				KENT SCHOOL CORPORATION	
	Kent	Kent School (not Town of Kent)	SCHAGHTICOKE RD				KENT SCHOOL CORPORATION	
	Kent	Kent School (not Town of Kent)	30 WESTWO	30			KENT SCHOOL CORPORATION	
	Kent	Kent School (not Town of Kent)	34 MACEDON	34			KENT SCHOOL CORPORATION	
	Kent	Kent School (not Town of Kent)	MACEDONIA RD				KENT SCHOOL CORPORATION	
	Kent	Kent School (not Town of Kent)	SOUTH MAIN ST				KENT SCHOOL CORPORATION	
	Kent	Kent School (not Town of Kent)	SKIFF MTN RD				KENT SCHOOL CORPORATION	
	Kent	Kent School (not Town of Kent)	25 SKIFF MT	25			KENT SCHOOL CORPORATION	
	Kent	Kent School (not Town of Kent)	WESTWOODS RD				KENT SCHOOL CORPORATION	
	Kent	Kent School (not Town of Kent)	SCHAGHTICOKE RD				KENT SCHOOL CORPORATION	
	Kent	Kent School (not Town of Kent)	MACEDONIA RD				KENT SCHOOL HOUSING	
	Kent	Kent School (not Town of Kent)	24 MACEDON	24			KENT SCHOOL HOUSING	
	Kent	Kent School (not Town of Kent)	65 SKIFF MT	65			KENT SCHOOL HOUSING	
	Kent	Kent School (not Town of Kent)	3 WHATLEY I	3			KENT SCHOOL HOUSING	

Summary

Account Number 00114700
 Parcel ID 1123
 Property Address 1 LAND MARK LA
 Use Class/Description 203C Com/Res MDL94
 Map/Block/Lot/Unit 19/42/43/
 NBHD Code 0001A
 Acres 14.45
 Utilities
 Is Homesteaded False

[View Map](#)

Owner

[KENT GREEN LLC](#)
 PO BOX 218
 KENT, CT 06757

Current Appraised Value

Assessed Year	2020	2019	2018
Appraised Building Value	\$551,800.00	\$551,800.00	\$737,400.00
Appraised XF/OB Value	\$120,500.00	\$120,500.00	\$120,500.00
Appraised Land Value	\$331,100.00	\$331,100.00	\$337,600.00
Appraised Total Value	\$1,003,400.00	\$1,003,400.00	\$1,195,500.00
Assessed Building Value	\$386,300.00	\$386,300.00	\$516,200.00
Assessed XF/OB Value	\$84,400.00	\$84,400.00	\$84,400.00
Assessed Land Value	\$166,700.00	\$166,700.00	\$172,700.00
Assessed Total Value	\$637,400.00	\$637,400.00	\$773,300.00

Assessment History

Assessed Year	2020	2019	2018
Appraised Building Value	\$551,800.00	\$551,800.00	\$737,400.00
Appraised XF/OB Value	\$120,500.00	\$120,500.00	\$120,500.00
Appraised Land Value	\$331,100.00	\$331,100.00	\$337,600.00
Appraised Total Value	\$1,003,400.00	\$1,003,400.00	\$1,195,500.00
Assessed Building Value	\$386,300.00	\$386,300.00	\$516,200.00
Assessed XF/OB Value	\$84,400.00	\$84,400.00	\$84,400.00
Assessed Land Value	\$166,700.00	\$166,700.00	\$172,700.00
Assessed Total Value	\$637,400.00	\$637,400.00	\$773,300.00

Land

Building Number	1	Land Units	2 AC
Land Use	203C - Com/Res MDL94	Value	184,600

Building Number	1	Land Units	8.56 AC
Land Use	712 - Farm Till C	Value	98,600

Building Number	1	Land Units	3.89 AC
Land Use	203C - Com/Res MDL94	Value	44,800

Building Number	2	Land Units	0 AC
Land Use	203C - Com/Res MDL94	Value	0

Building Number	3	Land Units	0 AC
Land Use	203C - Com/Res MDL94	Value	0

Building Number	4	Land Units	0 AC
Land Use	203C - Com/Res MDL94	Value	0

Building Information

Building #	1	Fireplaces	
Style	Shop Center	Roof Cover	Asph/F Gls/Cmp
Occupancy	1	Roof Structure	Gable/Hip
Actual Year Built	1988	Floor Type	Carpet
Effective Year Built	2000	Heat Type	Forced Air-Duc

Living Area	2,960	Fuel Type	Oil	
Stories	1	AC	Central	
Grade	03 Average	Bdrms/Full Bth/Hlf Bth/Ttl Rm		
Condition	A	Basement Finished Area		
Exterior Wall	Clapboard Pre-Fab Wood	Basement Sq. Ft.	2,960	
Interior Wall	Drywall/Sheet			
Code	Description	Living Area	Gross Area	Effective Area
BAS	First Floor	2,960	2,960	2,960
FOP	Porch, Open, Finished	0	240	48
UBM	Basement, Unfinished	0	2,960	592
	Totals	2,960	6,160	3,600

Building #	2	Fireplaces		
Style	Shop Center	Roof Cover	Asph/F Gls/Cmp	
Occupancy	1	Roof Structure	Gable/Hip	
Actual Year Built	1988	Floor Type	Carpet Inlaid Sht Gds	
Effective Year Built	2000	Heat Type	Forced Air-Duc	
Living Area	3,800	Fuel Type	Oil	
Stories	1	AC	Central	
Grade	03 Average	Bdrms/Full Bth/Hlf Bth/Ttl Rm		
Condition	A	Basement Finished Area		
Exterior Wall	Clapboard	Basement Sq. Ft.	3,800	
Interior Wall	Drywall/Sheet			
Code	Description	Living Area	Gross Area	Effective Area
BAS	First Floor	3,800	3,800	3,800
FOP	Porch, Open, Finished	0	125	25
UBM	Basement, Unfinished	0	3,800	760
	Totals	3,800	7,725	4,585

Building #	3	Fireplaces		
Style	Shop Center	Roof Cover	Asph/F Gls/Cmp	
Occupancy	3	Roof Structure	Gable/Hip	
Actual Year Built	1988	Floor Type	Carpet	
Effective Year Built	2000	Heat Type	Forced Air-Duc	
Living Area	3,612	Fuel Type	Oil	
Stories	1	AC	Central	
Grade	03 Average	Bdrms/Full Bth/Hlf Bth/Ttl Rm		
Condition	A	Basement Finished Area		
Exterior Wall	Clapboard	Basement Sq. Ft.	3,612	
Interior Wall	Drywall/Sheet			
Code	Description	Living Area	Gross Area	Effective Area
BAS	First Floor	3,612	3,612	3,612
FOP	Porch, Open, Finished	0	318	64
UBM	Basement, Unfinished	0	3,612	722
	Totals	3,612	7,542	4,398

Building #	4	Fireplaces		
Style	Stores/Apt Com	Roof Cover	Asph/F Gls/Cmp	
Occupancy	2	Roof Structure	Gable/Hip	
Actual Year Built	1988	Floor Type	Carpet	
Effective Year Built	2006	Heat Type	Forced Air-Duc	
Living Area	4,199	Fuel Type	Oil	
Stories	1	AC	Central	
Grade	03 Average	Bdrms/Full Bth/Hlf Bth/Ttl Rm	///4	
Condition	G	Basement Finished Area		
Exterior Wall	Clapboard Brick Veneer	Basement Sq. Ft.		
Interior Wall	Drywall/Sheet			
Code	Description	Living Area	Gross Area	Effective Area
BAS	First Floor	4,199	4,199	4,199
FOP	Porch, Open, Finished	0	81	16
	Totals	4,199	4,280	4,215

Out Buildings\Extra Features

Description	PAVING-ASPHALT	Year Built	0
Sub Description		Value	\$120,500
Area	97380 S.F.		

Sales History

Sales Date	Instrument Type	Grantor	Grantee	Book/Page
12/31/2018	Sales of No Consideration	CASEY JOHN E TRUSTEE	KENT GREEN LLC	0187-0673
9/3/2015	Sales of No Consideration	CASEY J E TR BETWEEN G E CASEY DONOR &	CASEY JOHN E TRUSTEE	0180-0957
8/19/2003	Family Sale	CASEY GORDON E EST & JOHN F &	CASEY J E TR BETWEEN G E CASEY DONOR & CASEY JOHN F & DOROTHY M	0140-0661
			CASEY GORDON E EST & JOHN F & DOROTHY M	0088-0716

Recent Sales In Area

Sale date range:

From:

02/14/2013

To:

02/14/2023

Sales by Neighborhood

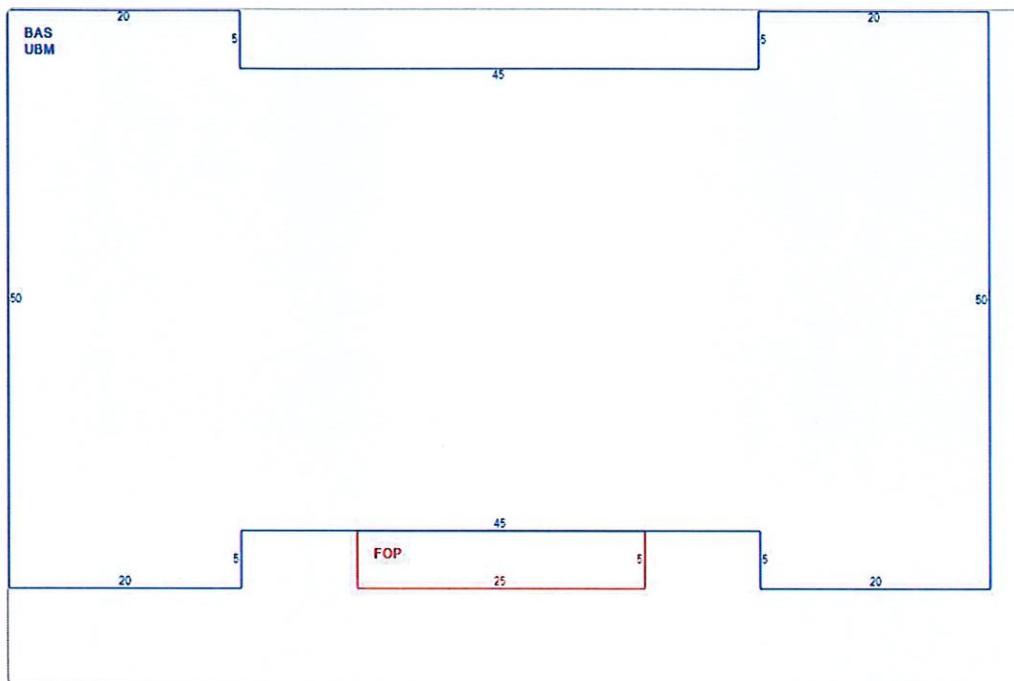
1500

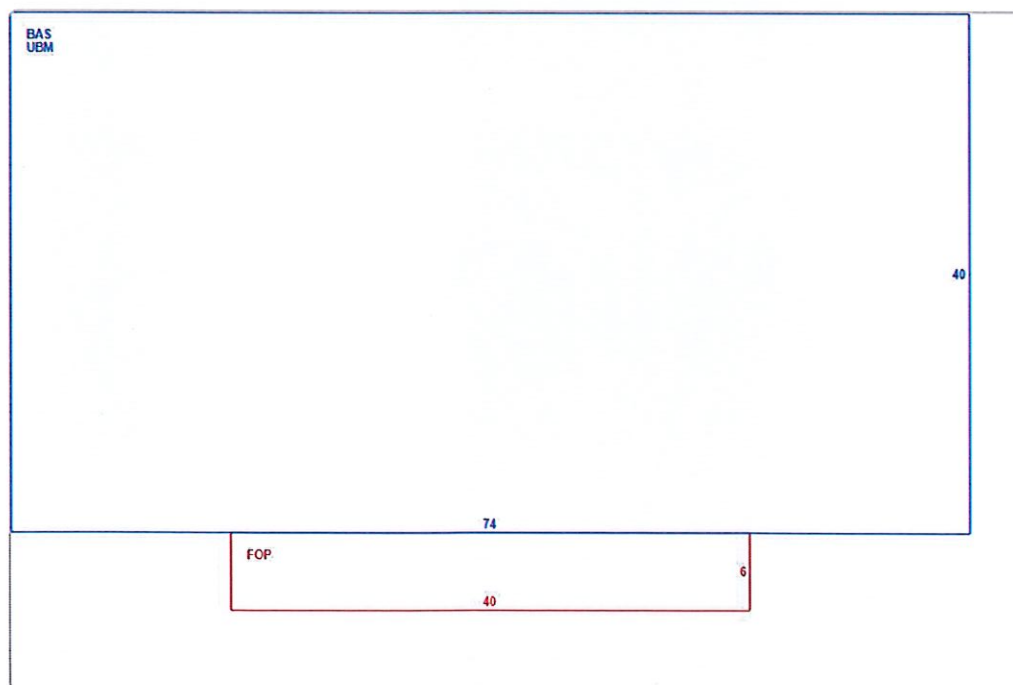
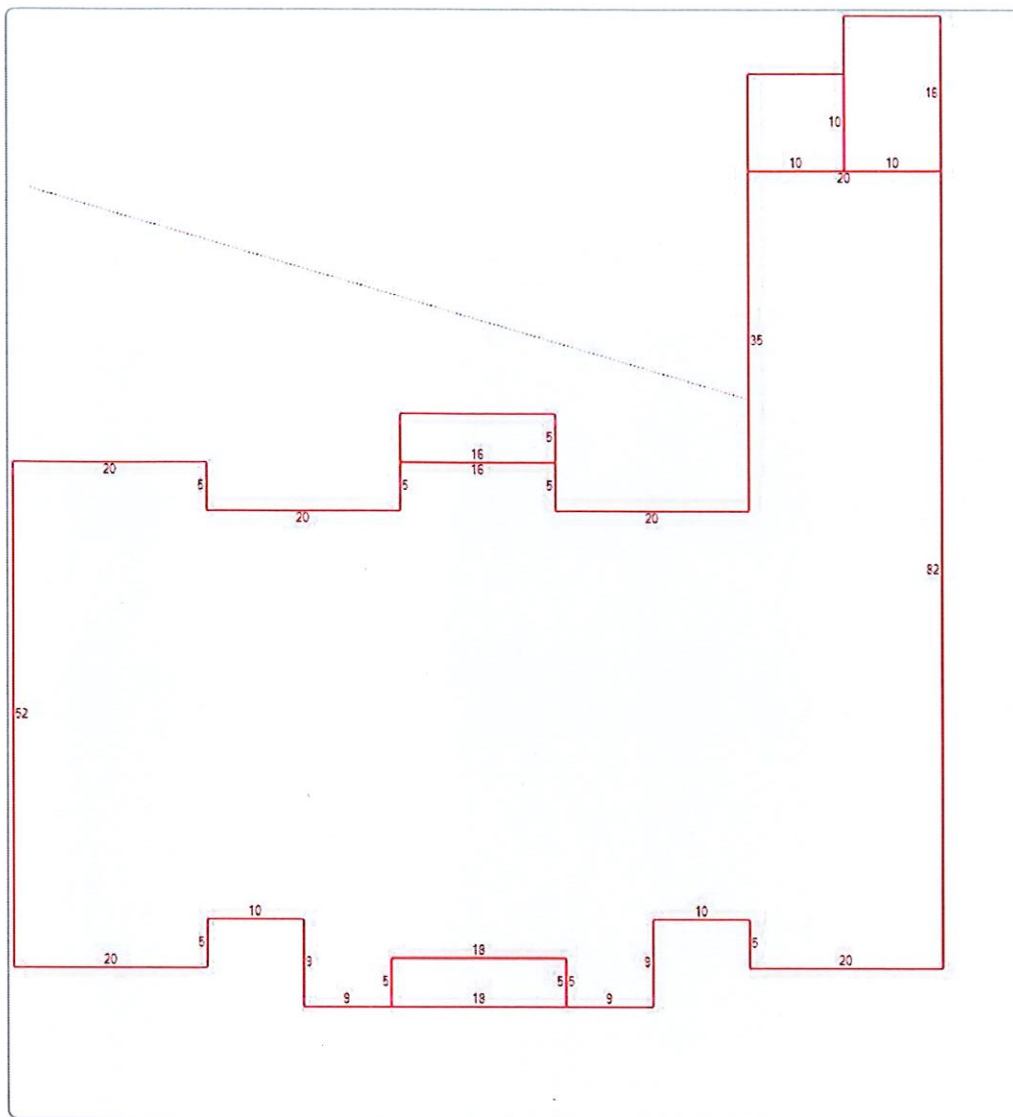
Feet



Sales by Distance

Sketch





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Version 2.3.246

Summary

Account Number 00128500
 Parcel ID 286
 Property Address MAPLE ST EXT
 Use Class/Description 712 Farm Till C
 Map/Block/Lot/Unit 4/42/1/
 NBHD Code 5A
 Acres 8.64
 Utilities
 Is Homesteaded False

[View Map](#)

Owner

MAPLE STREET EXTENSION LLC
 34 KENT CORNWALL RD
 KENT, CT 06757

Current Appraised Value

Assessed Year	2020	2019	2018
Appraised Building Value	\$0.00	\$0.00	\$0.00
Appraised XF/OB Value	\$0.00	\$0.00	\$0.00
Appraised Land Value	\$150,200.00	\$150,200.00	\$150,200.00
Appraised Total Value	\$150,200.00	\$150,200.00	\$150,200.00
Assessed Building Value	\$0.00	\$0.00	\$0.00
Assessed XF/OB Value	\$0.00	\$0.00	\$0.00
Assessed Land Value	\$4,000.00	\$4,000.00	\$4,000.00
Assessed Total Value	\$4,000.00	\$4,000.00	\$4,000.00

Assessment History

Assessed Year	2020	2019	2018
Appraised Building Value	\$0.00	\$0.00	\$0.00
Appraised XF/OB Value	\$0.00	\$0.00	\$0.00
Appraised Land Value	\$150,200.00	\$150,200.00	\$150,200.00
Appraised Total Value	\$150,200.00	\$150,200.00	\$150,200.00
Assessed Building Value	\$0.00	\$0.00	\$0.00
Assessed XF/OB Value	\$0.00	\$0.00	\$0.00
Assessed Land Value	\$4,000.00	\$4,000.00	\$4,000.00
Assessed Total Value	\$4,000.00	\$4,000.00	\$4,000.00

Land

Building Number 1
 Land Use 712 - Farm Till C
 Land Units 2 AC
 Value 80,600

Building Number 1
 Land Use 712 - Farm Till C
 Land Units 6.64 AC
 Value 69,600

Building Information

Building # 1
 Style Vacant Land
 Occupancy 0
 Actual Year Built 0
 Effective Year Built 0
 Living Area 0
 Stories AC
 Grade Bdrms/Full Bth/Hlf Bth/Ttl Rm
 Condition P
 Basement Finished Area
 Exterior Wall
 Interior Wall
 Code Description Living Area Gross Area Effective Area

Sales History

Sales Date	Instrument Type	Grantor	Grantee	Book/Page
12/31/2018	Sales of No Consideration	CASEY JOHN E TRUSTEE	MAPLE STREET EXTENSION LLC	0187-0707
8/15/2016	Sales of No Consideration	CASEY JOHN E TRUSTEE	CASEY JOHN E TRUSTEE	0182-1001
9/3/2015	Sales of No Consideration	CASEY J E TR BETWEEN G E CASEY DONOR &	CASEY JOHN E TRUSTEE	0180-0957
8/19/2003	Use Assessment	CASEY GORDON E EST & JOHN F	CASEY J E TR BETWEEN G E CASEY DONOR & CASEY JOHN F	0140-0661
			CASEY GORDON E EST & JOHN F	0091-0555

Recent Sales In Area

Sale date range:

From:

02/14/2013

To:

02/14/2023

Sales by Neighborhood

1500

Feet



Sales by Distance

No data available for the following modules: Out Buildings\Extra Features, Sketch.

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