
**NOTICE OF SPECIAL TOWN MEETING
TOWN OF WINDSOR**

**MINUTES
Special Town Meeting
January 17, 2023**

The Deputy Town Clerk opened the meeting at 7:10 p.m. and asked for nominations for a Moderator. The Deputy Town Clerk recognized Ronald Eleveld, who made a motion to nominate Everett B. Dowe, III, as Moderator - seconded by Agnes Pier. Hearing no other nominations, the Deputy Town Clerk declared nominations closed. The motion in favor of Everett B. Dowe, III, as Moderator passed unanimously.

Moderator Dowe appointed the Deputy Town Clerk, Sharon Miller, as Secretary to take the minutes of the meeting and Attorney Kevin Deneen as Parliamentarian. The Deputy Town Clerk read the call of the meeting and stated that said call had been posted on the signpost on January 4, 2023 and published in the Journal Inquirer, a newspaper having a substantial circulation in the Town, in its issue of January 5, 2023.

The Moderator stated that any person who is an elector of the Town of Windsor or a United States citizen of the age of 18 years or more who jointly or severally is liable to the town for taxes assessed against him/her based on an assessment of not less than \$1,000 on the last completed grand list of the town, or would have been so liable if not entitled to an exemption as a blind person or as a veteran or as a veteran's surviving spouse or parent, is entitled to vote at this meeting.

The Moderator proposed the following rules be adopted to govern tonight's meeting.

1. Any designated member of town staff will be allowed to address the assembly for a period of no longer than 5 minutes each.
2. Only eligible voters may speak.
3. Others who are not eligible voters may be invited to respond to questions.
4. Each speaker on any motion or question shall be limited to three (3) minutes.
5. No one shall be recognized for a second opportunity to speak on any motion until all others who desire to speak on that question shall have been recognized, and no one shall be recognized for a third opportunity to speak.
6. There shall be no voting or speaking by proxy.
7. Voting on any motion will be by voice vote - if there is any doubt about a vote, there will be a standing vote.
8. No motion to adjourn shall be recognized before 15 minutes of debate has expired or until debate has been completed, as decided by unanimous consent.
9. To the extent they are not inconsistent with the foregoing rules, Town Charter and State statutes, Robert's Rules of Order shall govern the conduct of this meeting.

Ronald Eleveld moved to adopt the rules as read by the Moderator, seconded by Kristin Gluck-Hoffman. The motion in favor of adopting the rules as read by the Moderator passed unanimously.

Moderator Dowe recognized Donald Trinks for the purpose of introducing and moving an ordinance for the approval of the sale of 0.57 acres adjacent to 144-152 Broad Street.

Donald Trinks made a motion to approve **"AN ORDINANCE APPROVING THE SALE OF 0.57 ACRES ADJACENT TO 144-152 BROAD STREET."**

Lisa Bress seconded the motion.

Moderator Dowe asked if anyone wanted to speak in favor or against the motion and he recognized Patrick McMahon.

Patrick McMahon, Director of Economic Development for the Town of Windsor, brought forth a presentation with details of the proposed ordinance to approve the sale of .57 acres of town owned land to Mastriani Realty LLC, which would help facilitate the site's redevelopment. Mr. McMahon explained that the .57 acres represented four separate parcels of land, two of which were recently acquired from the State of CT Dept. of Transportation. Mr. McMahon outlined elements of the sale, with \$142,266 being the purchase price, \$5,000 deposit due upon execution of the P&S, the remainder paid in cash at the closing, \$92,600 would be due to the State of CT, \$49,666 to the Town of Windsor in revenue. Mr. McMahon stated that the property would be sold in "as is" condition and that the land would revert to the town should the project not proceed or receive a Certificate of Occupancy on a portion of the project within 5 years of the closing. He stated that the redevelopment project was expected to increase estimated taxable assessed value from \$1.2M to \$14.7M and that

Windsor had secured a \$3.2M state grant for the project. Mr. McMahon said that he anticipated that GRAVA will make application to the Town Planning and Zoning Commission in February and that they had previously presented conceptual plans, that the Commission was favorably disposed toward the project. However he also stated that redevelopment projects are often complex, have multiple steps and take time and that there would be additional opportunities for public comment as the project progresses, including a public hearing before the Town Planning and Zoning Commission.

Will Pelkey, 133 Portman Street, stated that he was not against the developer or the plan, but that he had concerns about carrying the water for a developer regardless of financial stakes or political considerations. He said that developers want to make money and that they should be doing this on their own property. Mr. Pelkey stated that he would vote no stressing that he was against carrying water for the developer and that we should not be doing the job of the developer for them.

Brian Bosch, 34 Buckland Way, stated that he had no objections to the project itself and that he was in favor of revitalizing the center, but that his concerns were more of a financial consideration and that he was acting as a watchdog for the taxpayers of Windsor. Mr. Bosch was concerned that we would be filtering taxpayer dollars into this project that should go into schools, safety services such as police and fire, the library and parks. He said that he was unclear as to what the contingencies are and wanted to know where the matching funds for the 3.2 million dollar grant would come from. Mr. Bosch stated that if someone could guarantee that no Windsor taxpayer dollars were going into this project that he would be fine with it. He stated that he would vote no.

Valerie Allgrove, 72 Pleasant Street, spoke strongly in favor of the project and encouraged a yes vote. Ms Allgrove stated that grants come from the state and that Windsor was lucky enough to win this grant. She stated that someone was going to get this grant and that she'd like it to be Windsor. Ms Allgrove said that developing the property would bring in a revenue stream both in tax revenue from the property and from visitors to town. Ms Allgrove also said that she would like to see young people come to Windsor and stay in Windsor and that she strongly favored more affordable housing in Windsor.

Moderator Dowe asked if any other person wanted to speak in favor or against the motion. Seeing and hearing no one, Moderator Dowe declared the debate closed and called for a voice vote on the pending motion on the floor. The voice vote being divided, the Moderator called upon the Parliamentarian, Attorney Kevin Deneen, who directed the Moderator to go to a standing vote. Upon a standing vote, the Moderator declared the motion passed. At 7:27 P.M. Donald Trinks moved to adjourn the Special Town Meeting, seconded by Jane Garibay. The motion carried unanimously.

Respectfully submitted,

Sharon Miller
Deputy Town Clerk

TOWN OF WINDSOR NOTICE OF PASSAGE OF ORDINANCE

NOTICE IS HEREBY GIVEN that at a Special Town Meeting of the Town of Windsor held January 17, 2023, the following ordinance as introduced and adopted at a meeting of the Town Council held January 2023, was approved **“AN ORDINANCE APPROVING THE SALE OF 0.57 ACRES ADJACENT TO 144-152 BROAD STREET.”**

A copy of the full text of the ordinance is on file at the office of the Town Clerk and available for public inspection.

Dated at Windsor, Connecticut, this January, 19, 2023
Sharon A. Miller, Windsor Deputy Town Clerk.