

REGULAR MEETING MINUTES
COLUMBIA BOARD OF SELECTMEN
Tuesday, August 21, 2018 – 7 pm
Adella G. Urban Administrative Offices Conference Room
323 Route 87, Columbia, CT

Members Present: First Selectman, Steven M. Everett; Deputy Selectman, Robert Hellstrom; Selectman, Lisa Napolitano; Selectman, William O'Brien, Robert Bogue, Selectman.

Also Present: Town Administrator, Mark Walter; Reporter for *The Chronicle*, Michelle Firestone.

CALL TO ORDER: S. Everett called the meeting to order at 7:00 pm.

1. **PLEDGE OF ALLEGIANCE:** The Pledge of Allegiance was recited.
2. **APPROVAL OF AGENDA:** S. Everett MOVED to approve the Agenda for August 21, 2018. MOTION CARRIED 5.0. S. Everett MOVED to add to the Agenda, 6.4: To discuss and approve the purchase of an 8 x 20 vinyl shed from Carefree Small Buildings for the replacement of the old shed at the Beckish Senior Center. MOTION CARRIED 5.0.
3. **APPROVAL OF MINUTES:**
 - 3.1 **BOS Regular Meeting Minutes for August 7, 2018.** R. Bogue MOVED to approve the BOS Regular Meeting Minutes for 8/7/18. MOTION CARRIED 4.0, with S. Everett abstaining.
4. **AUDIENCE OF CITIZENS:** Brian Tarbell, Chairman of the Environmental Advisory Committee (EAC). Millie Ramsey, Member of Commission on Aging (CONA), Ann Dunnack, Chair of Open Space.
5. **OLD BUSINESS:**
 - 5.1 **Tax Incentive Program for Current and New Business.** S. Everett explained that several months ago the EDC presented their proposed Tax Incentive Program for current and new business' and he wanted to bring this back to the attention of the BOS. S. Everett has asked that the new EDC Chair, Robert Hellstrom and the EDC committee members along with the assistance of the Town Administrator to come up with a program that takes into consideration the proposal already put forth, to help attract new businesses to the Town of Columbia. R. Bogue asked if it is allowed that more than one BOS member be on the EDC committee. S. Everett stated that the BOS established a policy that in order to avoid the potential for conflicts of interest, either perceived or actual, residents should not serve concurrently as members for the Planning & Zoning Commission and the Economic Development Commission. S. Everett added that anyone can attend BOS and EDC meetings to offer their ideas. M. Walter stated that he put together for the BOS a packet that includes the new State statutes on tax incentives and what other towns similar to Columbia are doing for tax incentives for businesses. R. Hellstrom stated that the next EDC meeting will be held on 9/17/18 at 6:30pm in the Conference Room.
6. **NEW BUSINESS:**
 - 6.1 **Presentation by Honor Lawler from Trust for Public Lands on Benefits of a Community Forest and Open Space.** Honor Lawler, Field Representative from the Trust for Public Land (TFPL) provided a PowerPoint presentation on Forest and Open Space Community Forest model. The presentation included an overview of the Community Forest model; the benefits (economic, social and

ecological); steps in a community forest project (property prioritization, securing property, funding, community planning that includes governance and management plans); acquiring land, and activating the process. Several examples were provided, which included, The Preserve (1,000 acres) in Old Saybrook CT; Millbrook Open Space (100 acres) in Windsor, CT; Page Pond Community Forest, Meredith, NH, and Barre Town Forest, Barre, VT. The presentation wrapped up with an overview of the funding sources that included Major Funding Sources: USFS Community Forest Program (up to \$600,000); CT Open Space and Watershed Land Acquisition (OSWA Grant is 50% of FMV, or up to \$1.5M); Land & Water Conservation Fund - Stateside grants (varies, but roughly \$1.4M available in CT for FY 2016-2017). Other Sources of funding includes: Town contributions through existing funds or borrowing, local and regional foundations, local corporate donations and private individuals.

H. Lawler explained that the process for Community Forests are centered around the community and their input on what they would envision the uses for the Community Forest would be. She added that TFPL is a 5019c) (3) and will the due diligence, help with land negotiation, and secure the funding. Once the funding is secured then the next step is the Community Planning (what the town wants i.e., hunting, bird watching, trails) and that a part of the community planning would involve the Governance and Management Plan. Last step is to acquire the land. H. Lawler stated that the proposed Community Forest in Columbia is close to the Airline Trail and close to Mono Pond and that it would be a real asset to the community

R. Bogue asked how this process differs from our Open Space process. H. Lawler explained that the Community Forest program takes a national organization such as TFPL and marries it with our own Open Space program using the expertise of the TFPL due diligence process.

S. Everett thanked H. Lawler for helping us set the course and is encouraged that there is funding available and asked what our first step would be. H. Lawler stated that first it is the community's engagement in establishing a Community Forest, then the next step would be the negotiation led by TFPL with the landowners of Wellswood area. She added that the benefit is that TFPL negotiates and secures the options more quickly than most towns can.

- 6.2 Municipal Property Tax Relief for Retired Volunteer Firefighters.** M. Walter explained that the fire department would like to change the ordinance to include the tax relief for retired volunteer firefighters. W. O'Brien asked are there many other communities that are doing this. M. Walter stated that he did not receive a response from the fire department on what other towns had implemented this policy, but that he would do some research and get back to the BOS. He added that this is a trend to keep the volunteer firefighters as long as possible within the fire department. S. Everett stated that if anyone has questions, to please direct them to M. Walter and he will follow up with the BOS on what research he has found. B. Tarbell asked if this policy would apply to any other services in Town. S. Everett stated that it would also apply to, EMT's and emergency medical personnel.
- 6.3 Approval for The Creation of a Housing Authority.** S. Everett stated that he has had multiple request from seniors about senior housing. He stated that he has done some inquiries about potential properties for senior housing. He added that if we create a Housing Authority this would put the process of researching a viable

option for senior housing, funding and grants into the Housing Authorities hands. L. Napolitano asked what the cost would be to the Town. S. Everett explained it's all volunteer with 7 to 9 members. He added that other towns have implemented this such as, East Haddam and Lebanon. M. Ramsey from CONA stated that the Housing Authority normally hires a person that oversees the senior housing program. M. Walter explained for example that Wildwood Management is responsible for Dartmouth Village. W. O'Brien asked who would own the property. M. Walter stated he would find out this information. S. Everett stated that if you have questions please get those to M. Walter and S. Everett. M. Ramsey stated CONA meets tomorrow, 8/22/18 at 9:00 am at the Senior Center.

6.4 To Discuss and Approve the Purchase of an 8 x 20 Vinyl Shed from Carefree Small Buildings for The Replacement of The Old Shed at the Beckish Senior Center. S. Everett MOVED to approve the purchase of an 8 x 20 vinyl shed from Carefree Small Buildings for the replacement of the old shed at the Beckish Senior Center. MOTION CARRIED 5.0.

7. COLUMBIA LAKE / DAM / BEACH:

7.1 Approval for William and Phyllis Dunn, 14 Nuhfer Dr. for The Replacement of The Existing Wooden Deck, Side Rails and Support Posts. W. O'Brien MOVED to approve the replacement of the existing wooden deck, side rails and support posts as recommended by LMAC. MOTION CARRIED 5.0.

8. APPOINTMENTS / RESIGNATIONS: None.

9. TOWN ADMINISTRATOR REPORT: M. Walter explained that milling will begin at the Town Hall on August 30th and paving will follow on September 14, 2018. He also shared information on the Rte. 66 milling and paving. Milling will start August 30, 2018 and will take 5 days. Paving will start September 10th and will be finished September 19th.

M. Walter shared an article from *The Chronicle* on Columbia Plaza regarding bringing in new tenants to the plaza.

10. CORRESPONDENCE:

10.1 Sexual Assault Crisis Center of Eastern CT (SACCEC) Thank You Letter.

11. BUDGET:

11.1 Transfers: R. Bogue MOVED to approve the following transfers in \$340.00.

TRANSFER #/AMOUNT	FROM A/C#, DESCRIPTION	TO A/C#, DESCRIPTION
2018-#068 / \$230.00	10-4410-011 / Salaries - Public Works OT	10-4410-010/Salaries-Public Works
2019-#001 / \$110.00	10-4660-515 / Contracted Services	10-4660-811 / Mach/Equip < \$5,000

MOTION CARRIED 5.0.

11.2 Refunds: R. Bogue MOVED to approve the following refunds of \$2,754.54.

AMOUNT	FROM	TO
\$156.04	TOWN OF COLUMBIA	AMELIA BYINGTON
\$19.16	TOWN OF COLUMBIA	MARGARET M. GUSTAFSON
\$132.93	TOWN OF COLUMBIA	STEPHANIE F. KING
\$49.62	TOWN OF COLUMBIA	MARSHALL A. MARTIN
\$182.99	TOWN OF COLUMBIA	GARY F. REYNOLDS
\$55.11	TOWN OF COLUMBIA	DIANA S. SADLON
\$2,158.69	TOWN OF COLUMBIA	CORELOGIC FOR M. HOULE

MOTION CARRIED 5.0.

12. **APPROVE PAYMENT OF BILLS:** R. Bogue MOVED to approve the payment of bills totaling \$78,170.04, that included 2017-2018 Emergency, 2017-2018 Regular, 2018-2019 Emergency, 2018-2019 Regular, Credit Card and Paychex. MOTION CARRIED 5.0.

13. **BOARD MEMBER COMMENTS:** None.

14. **EXECUTIVE SESSION:**

14.1 **Real estate per State Statutes Section 1-200(6)(D); Pending Litigation per State Statutes Section 1-200(6)(B); Personnel per State Statutes Section 1-200(6)(A).** S. Everett MOVED to enter into Executive Session at 8:12 pm with M. Walter. Executive Session ended at 8:35.

14.2 **Approval of a Position Reorganization and Budget Transfer.** No action was discussed or taken.

15. **ADJOURNMENT:** S. Everett MOVED to Adjourn the meeting at 8:36 pm. MOTION CARRIED 5.0.

Respectfully submitted by Jennifer C. LaVoie

REGULAR MEETING MINUTES
COLUMBIA BOARD OF SELECTMEN
Tuesday, August 7, 2018 – 7 pm
Adella G. Urban Administrative Offices Conference Room
323 Route 87, Columbia, CT

Members Present: Deputy Selectman, Robert Hellstrom; Selectman, William O'Brien; Selectman, Robert Bogue; Selectman, Lisa Napolitano.

Members Missing: First Selectman, Steven M. Everett.

Also Present: Town Administrator, Mark Walter; Ann Dunnack, Mary Roickle, Columbia Lake Association, *The Chronicle Reporter*, Michelle Firestone.

CALL TO ORDER: R. Hellstrom called the meeting to order at 7:00 pm.

1. **PLEDGE OF ALLEGIANCE:** The Pledge of Allegiance was recited.
2. **APPROVAL OF AGENDA:** R. Hellstrom MOVED to approve the Agenda. MOTION CARRIED 4.0.
3. **APPROVAL OF MINUTES:**
 - 3.1 BOS Regular Meeting Minutes for July 24, 2018. R. Bogue MOVED to approve the BOS Regular Meeting Minutes for July 24, 2018. MOTION CARRIED 4.0.
4. **AUDIENCE OF CITIZENS:** Paul Kubala, 37 Lake Rd. stated that there were fireworks on Saturday night, August 4, 2018 and that the smoke was heavy, and the noise was very loud. He feels the authorities should have been notified. R. Hellstrom asked P. Kubala to submit a written complaint to the BOS.

R. Hellstrom stated that he lives on Doubleday Rd., and that the other BOS do not live by the lake and did not know about the fireworks.

M. Roickle stated that the Columbia Lake Association formally and officially withdrew itself from any fireworks and expressed that fireworks are illegal, but that it is not their position to enforce the law.

5. **OLD BUSINESS:** None
6. **NEW BUSINESS:**
 - 6.1 **BOS approval for joint purchase with Columbia Lions Club and installation of POW and State of CT flag poles on the Town Green.** M. Walter explained that we would like to install two flag poles on the Town Green at \$1,200.00 each. The Lions Club at this time committed to \$900.00 for each flag pole. M. Walter stated that he will follow up with the Lions Club to see if they would commit to more than \$900.00. W. O'Brien MOVED to approve the joint purchase for the installation of a POW and state OF CT Flag poles. MOTION CARRIED 4.0.
7. **COLUMBIA LAKE / DAM / BEACH:**
 - 7.1 **Application for Construction of a Structure on or Over Columbia Lake for Mr. Eric Sondergren, 166 Route 87, Columbia, CT – PWC Lifts Application.** M. Walter explained that LMAC reviewed the application and the configuration was denied; however, LMAC did offer other options, but the applicant has not responded. W. O'Brien MOVED to approve the suggested recommendations from LMAC to the applicant, Mr. Eric Sondergren based upon what was set forth at the

June 6, 2018 meeting to put in a PWC Lifts at 166 Route 87, Columbia, CT.
 MOTION CARRIED 4.0

8. APPOINTMENTS / RESIGNATIONS: None.

9. TOWN ADMINISTRATOR REPORT:

- 9.1 Tentative schedule for milling and paving the Town Hall Parking lot.** M. Walter explained that we are trying to reduce the impact on the Town Hall and Library employee's and residents with the scheduling of the milling and paving. We will not be closing Town Hall during the milling but will have to close the Town Hall and Library to the public during paving.
- 9.2 Moody's Investors Services improved rating for Columbia.** M. Walter explained that after being reviewed we have been upgraded back to Aa2. Once finalized M. Walter will email the BOS with the final rating.
- 9.3 Columbia Plaza.** M. Walter explained that Steven Everett, Robert Hellstrom, representing Economic Development, and Mark Walter met with the owner of Columbia Plaza, Mr. Howard Jaffe. Mr. Jaffe brought some ideas as to what he'd like to see go into the plaza and was open to suggestions from the Town as well.
- 9.4 AHM Statistics.** M. Walter provided AHM statistics from 2009 to present. The grant application is pending, and it is anticipated that we will get the grants. L. Napolitano asked did some budgeted items from the school go to AHM. M. Walter explained he did not know and will do some research and get back to the BOS.

10. CORRESPONDENCE:

- 10.1 Thank you letter from Astrid Belanger.**
- 10.2 Eversource conducting grounding tests and structure inspections.** M. Walter explained that Eversource will be working in the town performing ground testing and structure inspections.
- 10.3 Eversource to conduct statewide infrared helicopter inspections.** M. Walter explained that Eversource will be using a helicopter to perform inspections in Columbia.
- 10.4 CRCOG five-year membership benefits FY 2014-2018.** M. Walter explained that Columbia receives \$614,531.00 in benefits and that our dues are \$24,797.00. He explained that a big chunk of this was for the Rte. 6 corridor.
- 10.5 Thank you letter for the donation to the Covenant Soup Kitchen.**

11. BUDGET:

- 12. Transfers.** R. Bogue MOVED to approve the transfers totaling \$9,904.00 made up from the provided list.

13.

TRANSFER #/AMOUNT	FROM A/C#, DESCRIPTION	TO A/C#, DESCRIPTION
#057 / \$1,230.00 REVISED	10-4112-050/Pension Expense	10-4112-060, Employer 457 Match
#058 / \$1,108.00 REVISED	10-4132-110/Postage	10-4132-010, Salaries - Assessor
#059 / \$1,880.00 REVISED	10-4112/040 Group Insurance	10-4260-010, Salaries - Sr. Center
#059 / \$197.00 REVISED	10-4260-240/Fuel	10-4260-230, Electricity
#062 / \$2,654.00 REVISED	10-4410-011/Salaries-Public Works OT	10-4410-010, Salaries - Public Works
#062 / \$1,602.00 REVISED	10-4410-500/Prof/Tech	10-4410-240, Fuel

#062 / \$62.00 REVISED	10-4410-300/Supplies	10-4410-630, Rental
#066 / \$70.00	10-4420-110/ Postage	10-4420-300, General Supplies
#066 / \$425.00	10-4420-500/Prof/Tech	10-4420-010, Salaries – Waste Disposal
#067 / \$276.00	10-4133-010/Salaries-Tax Collection	10-4133-500, Prof/Tech
#067 / \$400.00	10-4133-710/Professional Improvement	10-4133-500, Prof/Tech

14. MOTION CARRIED 4.0.

Refunds: R. Bogue MOVED to approve the total refunds of \$1,079.69 made up of the provided list.

AMOUNT	FROM	TO
\$59.20	Town of Columbia	Christian Kollegger on behalf of Alexander Kollegger
\$479.47	Town of Columbia	Kristine Nuhfer & Brian Nuhfer
\$19.91	Town of Columbia	Marsha Creese & Ronald Creese
\$20.77	Town of Columbia	Janis Czarnowski
\$20.68	Town of Columbia	Katie Kasica
\$210.29	Town of Columbia	Shane Mathieu
\$9.80	Town of Columbia	James Maynard & Lori Maynard
\$259.57	Town of Columbia	Edward Wendus

MOTION CARRIED 4.0.

15. APPROVE PAYMENT OF BILLS: R. Hellstrom MOVED to approve the payment of bills totaling \$132,230.18 comprised of 2017-2018 Emergency, 2017-2018 Regular, 2018-2019 Emergency, 2018-2019 Regular, Credit Card, and Paycheck. MOTION CARRIED 4.0

16. BOARD MEMBER COMMENTS: None

17. EXECUTIVE SESSION:

17.1 Real estate per State Statutes Section 1-200(6)(D); Pending Litigation per State Statutes Section 1-200(6)(B); Personnel per State Statues Section 1-200(6)(A). R. Bogue MOVED to enter into Executive Session at 7:36 pm. with M. Walter present. MOTION CARRIED 4:0. Executive Session ended at 7:53 pm.

18. ADJOURNMENT: R. Hellstrom MOVED to ADJOURN at 7:53 pm and the MOTION CARRIED UNANIMOUSLY.

Respectfully Submitted by Jennifer C. LaVoie

Community Forest Program

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Town-owned forests are a centuries-old New England tradition. In response to changes in land ownership and rising interest in protecting forests for community benefit, this tradition is now being reinvented as the community forest—a 21st-century model for preserving New England woodlands. The Trust for Public Land is a leader in this growing movement to reconnect communities to the forests that define and sustain them.

What is a community forest?

- A community forest is owned and managed by a city or town – or by a land trust or other group on behalf of the community.
- The forest's legal and administrative structure ensures community participation in and responsibility for management decisions.
- The benefits of the forest, both monetary and non-monetary, flow to the community to support its priorities and economic objectives.
- The forest's conservation values are permanently protected through a conservation easement and sustainable forest stewardship.

A community investment strategy

Historically, town forests were managed for timber production – perhaps to pay the local schoolmaster, or for firewood to heat residents' homes – and a few were managed for recreation, wildlife, or to safeguard drinking water.

Today's community forests provide a powerful conservation strategy to protect economic, natural, and recreational resources while empowering towns and cities to own and manage the forested landscapes that surround them.

Community forests strengthen forest-based economies by supporting timber-related jobs and municipal income. They provide close-to-home hiking, biking, hunting, and other recreation. And forest ownership gives communities a voice

in debates over competing uses and could help them avoid fragmentation of their forests by development.

Community forests are most often created using public funds from federal, state, and local sources along with foundation grants and individual donations.

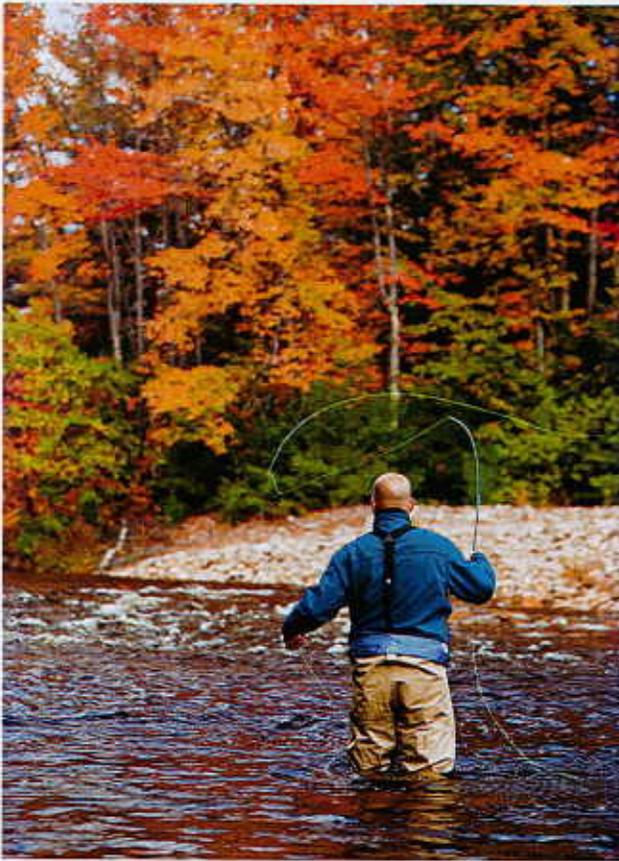
Accomplishments

The Trust for Public Land has helped establish or expand 21 community forests in Northern New England, totaling nearly 30,000 acres. Communities benefitting from our work include Errol, Durham, and Randolph in New Hampshire; West Windsor, Barre Town, and West Fairlee in Vermont; and Ellsworth and Portland in Maine.

We also promote public funding for community forests, including federal funding through the USDA Community Forest Program.

This work has benefitted tens of thousands of people by providing jobs, protecting drinking water and wildlife habitat, and creating public access to recreation. Economic studies completed on Barre Town Forest in Vermont and 13 Mile Woods Community Forest in Errol, New Hampshire, concluded that community forests increase visitor spending, create jobs, and generate timber revenue for towns.

Since 1972, The Trust for Public Land has protected more than three million acres nationwide, including nearly 500,000 acres in Northern New England. Our work would be impossible without the generosity of our donors.



The Trust for Public Land creates parks and protects land for people, ensuring healthy, livable communities for generations to come.

tpl.org

FOR MORE INFORMATION:

Rodger Krussman
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PHOTOS: JERRY AND MARCY MONKMAN
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THE TRUST FOR PUBLIC LAND'S COMMUNITY FOREST PROGRAM

Helping Communities Create a Shared Resource

The Trust for Public Land's Community Forest program helps rural communities acquire, create, and fully activate Community Forests to protect local natural resources, enhance community economic development, build social capital, and promote healthy communities.

BACKGROUND

Communally owned forests are a long standing tradition in New England. For centuries, town forests have been shared resources; providing timber, firewood, and other benefits to residents. Today's Community Forest Model takes the tradition of the New England town forest and updates it to meet the most pressing issues facing our communities.

In 2006, The Trust for Public Land helped to found the Community Forest Collaborative. This group conducted foundational research and created the modern day Community Forest Model. Since then, The Trust for Public Land has been a national leader in the Community Forest movement; working to establish new Community Forest funding sources, including the U.S. Forest Service Community Forest Program, and providing technical assistance to towns interested in creating Community Forests. In Northern New England alone, we have helped 23 communities acquire and create their own Community Forests, totaling over 30,000 acres.

WHAT IS A COMMUNITY FOREST?

Though the term community forest is used widely, only a subset of properties meet the complete definition. The Community Forest Model has four key components:

1. Community Forests are locally owned and managed. The land is owned by town or another local entity (e.g. land trust) on behalf of the community.
2. Use and management of the land is driven by the community. The planning and management structure ensures community participation in and responsibility for management decisions.
3. The community realizes benefits from the land. The community has secure access to both monetary and nonmonetary benefits that can support and reinforce community priorities.
4. The land is permanently protected. The conservation values of the forest are protected forever through a conservation easement or other tool.

HOW DO TOWNS ACQUIRE AND CREATE COMMUNITY FORESTS?

The Trust for Public Land provides assistance to communities in every step of the process to ensure that the resulting Community Forest reflects local values and fulfills residents' vision for the future. As we engage people in creating their community forests, we seek out those who may face barriers to participation, to ensure that our work serves the whole community. This act of co-creation is in itself transformational as it empowers and builds community. Though the process is facilitated by Trust for Public Land, the community plays a key leadership role throughout the process.

1. **Property Prioritization:** The community identifies their core values and goals in creating a Community Forest. Trust for Public Land then helps to identify which local property or properties would best meet these goals.
2. **Secure Property:** Trust for Public Land negotiates with willing landowners to secure a binding agreement to purchase one of the identified properties.
3. **Secure Funding:** Trust for Public Land leads on securing public and private funding to acquire and activate the Community Forest.
4. **Community Planning:** The community planning process aims to involve all voices in the community to guide how the property should be used to best meet the community's needs and priorities. This step results in a comprehensive land management plan. The planning process also helps to establish the long term governance structure, to ensure that the management is implemented and the property is appropriately stewarded over the long term.
5. **Acquire Land:** Land is purchased, permanently protected and conveyed into local ownership.
6. **Activate:** The Community Forest is activated as a true, shared community asset through creation of trails, events, and other activities.

COMMUNITY BENEFITS

Community Forests help to reconnect communities to the forests that define and sustain them. Rural communities face a time of historic transition, containing both real and immediate challenges and significant opportunities. The Trust for Public Land's Community Forest program aims to address the most pressing challenges in rural communities including economic stress, personal and community health, changing demographics, and changing land use.

Community Forests can help create economic benefit for communities through income from forest management or support of tourism and recreation economies, they can address systemic health issues by creating close-to-home, accessible places for residents to get outside, and they can strengthen community by connecting residents to the land and to each other.

Community Forests

A Shared Community Resource



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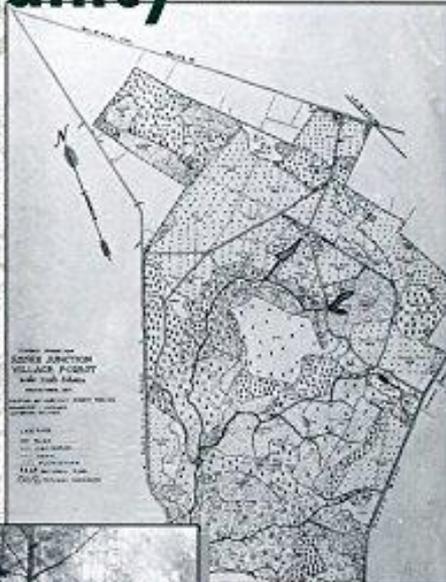
The Trust for Public Land creates parks and protects land for people, ensuring healthy, livable communities for generations to come.

**THE
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Community Forests...

The Landscape of Community

A History of Communal Forests in New England



Robert McCullough



...an old model with new relevance



TOWN FORESTS IN CONNECTICUT

- *95 towns*
- *more than 30,000 acres*
- *range in size from 5 acres – 2,500 acres*
- *municipal ownership increased by 25% between 1985-1998*
- Connecticut General Statutes Chapter 97, Sec. 7-131(a): "the legislative body of any town, city or borough may vote to establish a municipal forest for the purpose of raising timber, protecting water supplies, providing opportunities for outdoor recreation..."



COMMUNITY FOREST MODEL

Community ownership

Community participation in management

Benefits from land flow to community

Permanent protection



BENEFITS

Economic

Timber income

Recreation and tourism

Biomass production

Social

Community building

Outdoor classroom

Community events

Ecological

Drinking water protection

Habitat protection



Trust for Public Land Community Forest Projects

Steps in a Community Forest Project

- Property Prioritization

Community Involvement



Steps in a Community Forest Project

- Property Prioritization
- Secure Property

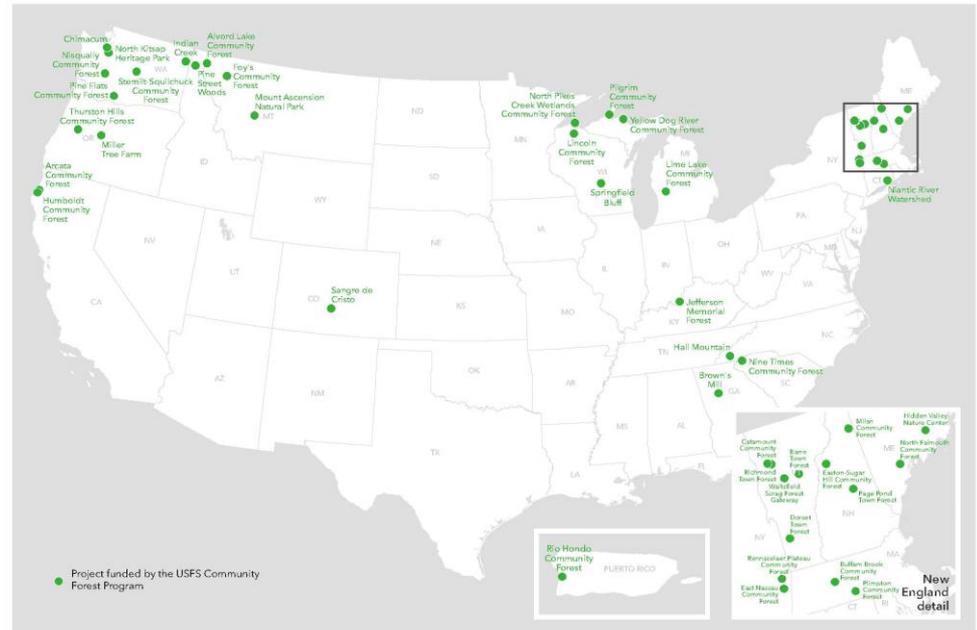
Community Involvement



Steps in a Community Forest Project

- Property Prioritization
- Secure Property
- Funding

Community Involvement



Projects Funded by the USFS Community Forest Program

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Steps in a Community Forest Project

- Property Prioritization
- Secure Property
- Funding
- Community Planning
 - Governance
 - Management Plan

↑
Community Involvement
↓



Steps in a Community Forest Project

- Property Prioritization
- Secure Property
- Funding
- Community Planning
 - Governance
 - Management Plan
- Acquire Land

↑
Community Involvement
↓



Steps in a Community Forest Project

- Property Prioritization
- Secure Property
- Funding
- Community Planning
 - Governance
 - Management Plan
- Acquire Land
- Activate!

↑
Community Involvement
↓





The Preserve (1,000 acres) – Old Saybrook, CT



Millbrook Open Space (100 acres) – Windsor, CT



Project Breakdown:

Appraised Value:

\$1.108M

Purchase Price:

\$980K

(Bargain Sale: \$128K)

Funding:

\$300K – USFS CFP

\$250K – NH LCHIP

\$159K – Town of
Meredith

\$107.5K – NH DES

\$100K – OSI

\$20K – Mooseplate

\$43.5K – Private

Page Pond Community Forest – Meredith, NH



Barre Town Forest – Barre, VT



Proposed Columbia Community Forest

Funding a Community Forest Project in Connecticut

- **Major Funding Sources:**
 - **USFS Community Forest Program:** up to \$600,000
 - **CT Open Space and Watershed Land Acquisition (OSWA) Grant:** 50% of FMV, or up to \$1.5M
 - **Land and Water Conservation Fund (LWCF) Stateside grants:** varies, but roughly \$1.4M available in CT for FY 2016 and 2017
- **Other sources:**
 - town contribution through existing funds or referendum, local and regional foundations, local corporate donations, private individuals



Honor Lawler
Trust for Public Land
203-903-3144
honor.lawler@tpl.org

Thank you!

THE
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2015
SEP 4/12

House Bill No. 5277

Public Act No. 16-99

AN ACT EXTENDING THE MUNICIPAL PROPERTY TAX RELIEF TO RETIRED VOLUNTEER FIREFIGHTERS, FIRE POLICE OFFICERS AND EMERGENCY MEDICAL TECHNICIANS.

Be it enacted by the Senate and House of Representatives in General Assembly convened:

Section 1. Section 12-81w of the general statutes is repealed and the following is substituted in lieu thereof (Effective July 1, 2016):

The legislative body of any municipality may establish, by ordinance, a program to provide property tax relief for [the] a nonsalaried local emergency management director, [and for] any individual who volunteers his or her services as a firefighter, fire police officer, as defined in subsection (a) of section 7-308, emergency medical technician, paramedic, civil preparedness staff, [an] active member of a volunteer canine search and rescue team, as defined in section 5-249, [an] active member of a volunteer underwater search and rescue team, or [an] ambulance driver in the municipality, or any individual who is a retired volunteer firefighter, fire police officer or emergency medical technician and has completed at least twenty-five years of service as a volunteer firefighter, fire police officer or emergency medical technician in the municipality. Such tax relief may provide either (1) an abatement of up to one thousand dollars in property taxes due for any fiscal year, or (2) an exemption applicable to the assessed value of real or personal property up to an amount equal to the quotient of one million dollars divided by the mill rate, in effect at the time of assessment, expressed as a whole number of dollars per one thousand dollars of assessed value. Any ordinance may authorize interlocal agreements for the purpose of providing property tax relief to such volunteers who live in one municipality but volunteer or volunteered their services in another municipality.

Approved June 1, 2016

Tax Abatement for Volunteer Firefighters

1. Purpose

In an effort to encourage service on the Columbia Volunteer Fire Department, Inc. and in recognition of the benefits and service to the town that Columbia Volunteer Fire Department, Inc. volunteers make to the public safety of the residents of the Town of Columbia, the following Tax Abatement Program is hereby established pursuant to section 12-81 of the Connecticut General Statutes for ~~active-eligible~~ members of the Columbia Volunteer Fire Department, Inc. on the terms and conditions hereinafter set forth.

2. Definitions

Abatement means the reduction in property taxes owed by ~~active-eligible~~ members of the Columbia Volunteer Fire Department as provided by this section.

Certification date means May 21, 2005 for taxes owed on the grand list of 10/1/04 and January 31, 2006 for the taxes owed on the grand list of 10/1/05 and January 31st for every year thereafter.

Fiscal Year means the budget year beginning July 1 of the calendar year immediately following the grand list year.

Grant List Year means October 1st of each calendar year.

Program Year means the calendar year beginning January 1, 2005 and each calendar year thereafter except for the initial program year which shall be from May 21, 2004 through May 21, 2005.

~~Active-Eligible~~ Member means a volunteer member of the Columbia Volunteer Fire Department, Inc. who meets or exceeds all the requirements specified in section 7 ~~and /or Retired Member per Public Act 5277~~ and/or duly elected Executive Board members of the Columbia Volunteer Fire Department, Inc. The number of Executive Members qualifying for a tax abatement shall not exceed ten.

3. Abatement

Each ~~active-eligible~~ member of the Columbia Volunteer Fire Department, Inc. shall be entitled to ~~a-up to~~ One Thousand Dollar (\$1,000.00) abatement in property taxes due from the ~~active-eligible~~ member for the fiscal year following the certification date.

4. Certification

Annually, on or before January 31st of each year, the Chief of the Columbia Volunteer Fire Department, Inc. shall certify and submit to the Columbia Town Administrator a list of the active members of the Columbia Volunteer Fire Department, Inc. who are eligible as defined in section

7 for the tax abatement. This list shall include the name, address and phone number of every qualifying member. The Columbia Volunteer Fire Department, Inc. shall maintain accurate records of its member's attendance and participation in duties upon which eligibility is determined.

Such records shall be made available within a reasonable amount of time upon ~~request~~^{4st-request} by the Columbia Board of Selectmen or an authorized agent of the Columbia Board of Selectmen.

5. Eligibility

Active members excluding eligible Retired Members per Public Act 5277 of the Columbia Volunteer Fire Department, Inc. shall not be entitled to any reduction in property taxes for any program year in which he or she has not been credited with the requisite percentage of participation as set forth in section 7.

Eligibility earned in one program year cannot be carried forward or backward in any other program year.

Any eligibility earned for an active member or eligible Retired Members per Public Act 5277 is not transferable to a third party.

6. Application

Annually, on or before March 1st of each year, the Town Administrator shall forward to the Assessor and/or Tax Collector the final certified list with the Town Administrator's endorsement approving such list. The Assessor and/or Tax collector shall then apply said abatement as follows:

- a) First; to any real estate taxes for real property owed the Town of Columbia in the active-eligible member's name, regardless of whether said property is held jointly or as tenant in common; or
- b) Second; to any motor vehicle property tax owed the Town of Columbia in the active-eligible member's name, regardless of whether said property is held jointly or as tenant in common; or
- c) Lastly; to any other property taxes owed the Columbia in the active-eligible member's name, regardless of whether said property is held jointly or as tenant in common.
- d) Any tax abatement earned but not fully credited in any program year may not be taken as a future credit or result in a payment to the volunteer-eligible member.
- e) No credit or cash payment shall be given for any taxable property transferred which was subject to the tax abatement.
- f) In the event that the tax to which the abatement is applied is paid in installments due on July 1st and January 1st, the exemption shall be applied (50) percent to each installment.

7. Eligibility Requirements for Active Members:

Members of the Columbia Volunteer Fire Department shall be considered active members and meet the eligibility requirements for the tax abatement if the member:

1. Responds to at least 50 calls;
2. Attends at least 10 drills; and
3. Attends at least 5 monthly meetings.

The requirement for attendance at 5 monthly meetings may be waived by the Columbia Volunteer Fire Department Inc. Executive Board if a volunteer has a significant scheduling conflict which prevents attendance. No other requirement for eligibility may be waived by the Columbia Volunteer Fire Department, Inc. Executive Board.

8. Date of Effectiveness

This ordinance shall take effect immediately upon passage and may be applied to the property taxes due on the grand list year of October 1, 2004.

Special Town Meeting:	May 24, 2005
Adopted:	May 24, 2005
Published:	May 27, 2005
Effective:	May 24, 2005
<u>Revision:</u>	<u>August 21, 2018</u>
<u>Special Town Meeting:</u>	<u>TBD</u>
<u>Adopted:</u>	

Housing Authority Information

Connecticut Housing Finance Authority

The definition from the CT. Housing Finance Authority is listed below. To view this on the CT.gov website, please click here: https://www.cga.ct.gov/2015/pub/chap_138h.htm

Sec. 8-400. Definitions. As used in sections 8-400 to 8-405, inclusive:

(1) “Authority” means the Connecticut Housing Finance Authority as created under section 8-244;

(2) “Developer”, “mortgagor” or “eligible mortgagor” means (A) a nonprofit corporation incorporated pursuant to chapter 602 or any predecessor statutes thereto, having as one of its purposes the construction, rehabilitation, ownership or operation of housing, and having articles of incorporation approved by the authority in accordance with the provisions of chapter 134; (B) any business corporation incorporated pursuant to chapter 601 or any predecessor statutes thereto, having as one of its purposes the construction, rehabilitation, ownership or operation of housing, and having articles of incorporation approved by the authority in accordance with the provisions of said chapter 134; (C) any limited liability company, partnership, limited partnership, joint venture, sole proprietorship, trust or association having as one of its purposes the construction, rehabilitation, ownership or operation of housing, and having basic documents of organization approved by the authority in accordance with the provisions of said chapter 134; or (D) a family or persons approved by the authority as qualified to own, construct, rehabilitate, manage and maintain housing under a mortgage loan made or insured by the authority under the provisions of said chapter 134 and under an agreement entered into pursuant to the provisions of sections 8-400 to 8-405, inclusive;

(3) “Housing”, “housing project”, “development” or “project” means any undertaking having as its principal purpose the construction or substantial rehabilitation of safe and adequate housing and related facilities for low and moderate income families and persons, including housing that provides dwelling accommodations in addition to the primary purpose of providing dwelling accommodations for low and moderate income families and persons;

(4) “Related facilities” means retail, commercial, office, health, administrative, recreational, community and service facilities incidental to housing as determined by the authority;

(5) “Rent” means the charges, excluding security deposits, paid to a landlord for occupancy of housing financed or assisted under sections 8-400 to 8-405, inclusive;

(6) “Project cost” means the total of all costs incurred in the development of a housing project and any related facilities, which are approved by the authority and the Commissioner of Housing as reasonable and necessary, including, but not limited to (A) costs of land acquisition, including any buildings located thereon; (B) costs of site preparation, demolition and development; (C) architectural, engineering, legal and other fees and charges incurred in connection with the planning, execution and financing of the

project; (D) the cost of studies, surveys, plans and permits required in connection with the project; (E) insurance, interest, financing, tax and assessment costs and other operating costs incurred during construction; (F) the cost of construction or reconstruction, including the cost of fixtures and equipment related to such construction or reconstruction; (G) the cost of land improvements; (H) necessary expenses incurred in connection with the initial occupancy of the project; (I) a reasonable profit or fee to the builder and developer; (J) an allowance established by the authority for working capital, replacement and contingency reserves, and reserves for any anticipated operating deficits during the first two years of occupancy; (K) the cost of such other items, including tenant relocation, as the authority and the Commissioner of Housing shall deem to be reasonable and necessary for the development of the project, less the amount of net rents and other net revenues received from the operation of any real and personal property located on the project site during construction;

(7) "Low income unit" means a unit of housing rented to a tenant whose income is below the aggregate family income standards established in sections 8-400 to 8-405, inclusive;

(8) "Mortgage" means a mortgage deed or other instrument which shall constitute a lien, whether first or second, on real property or on a leasehold under a lease having a remaining term at the time such mortgage is acquired which does not expire for a number of years beyond the maturity date of the obligation secured by such mortgage that is equal to the number of years remaining until the maturity date of such obligation;

(9) "First mortgage" means such classes of first liens as are commonly given to secure loans on, or the unpaid purchase price of, real property under the laws of the state, together with appropriate credit instruments;

(10) "Bonds" means any bonds, notes, interim certificates, debentures or other obligations issued by the state pursuant to sections 8-400 to 8-405, inclusive;

(11) "Aggregate family income" means the total family income of all members of a family, from whatever source derived, including but not limited to pensions, annuities, retirement benefits and social security benefits, provided the authority and the Commissioner of Housing may exclude from such income, (A) reasonable allowances for dependents, (B) reasonable allowances for medical expenses, (C) all or any part of the earnings of gainfully employed minors or family members other than the chief wage earner, (D) income not regularly received and (E) such other expenses as the Commissioner of Housing may allow;

(12) "Tenant" means the occupant of any housing unit financed or assisted under sections 8-400 to 8-405, inclusive;

(13) "Second mortgage" means any class of second liens ranking immediately after a first mortgage or class of first liens on the same property, without any intervening liens, as are commonly given to secure loans on real property, or the unpaid purchase price of real property under the laws of the state, together with appropriate credit instruments to insure or guarantee repayment in the event of default by the mortgagor.

Tabulations of the survey results conducted Tuesday, August 14, 2018

BY Commission on Aging

The survey consisted of three questions:

1. Do you feel there is a need for senior housing in Columbia?
2. If senior housing is available would you consider living there?
3. Would you be willing to serve on a senior housing authority board?

Respondents were asked to complete the survey after voting in the Primaries. Surveys were passed out by Paula Cahalan and Lynn Buonocore between 8:00AM and 5:00PM. During this time frame _____ voters were admitted.

Tabulations were completed by Millie Ramsey.

Total surveys completed: 295

Question 1. YES- 252 Question 1. NO – 15 UNSURE – 6

Question 2. YES – 144 Question 2. NO – 84 Maybe or not certain – 33

NOTE: 22 surveys were not used because they used check marks as an answer.

Question 3. people are interested in serving on a senior housing authority board.

CONA HOUSING SURVEY - AUGUST 14,2018 RESULTS TABLE

Total surveys collected 295

Columns two through six tabulate Question1 and Question 2 respectively.

Column eight tabulates total #of YES responses for each age group for Question 1-A need for senior housing

The last box in the TOTAL COLUMN indicates that 252 people believed there is a need for senior housing in Columbia. Of those 252 people, 144 said YES to living in senior housing –that’s 57% of respondents. If the 33 MAYBES are included-- *that is 70% of the respondents who said YES to Senior Housing would also live in it.*

AGE	YES/YES	YES/NO	NO/NO	YES/MAYBE	YES/NA	?/NO	YES
81-100	19	2	1	2	0	1	23
71-80	39	11	1	16	2	2	68
61-70	46	19	4	6	1	1	72
51-60	20	12	5	5	4	1	41
41-50	6	8	3	2	2	0	18
31-40	6	7	0	3	0	0	16
21-30	1	1	1	0	1	0	3
NO AGE	7	3	0	0	1	1	11
TOTAL	144	63	15	33	11	6	252/144

22 survey results were no included in the count above because check marks were used.

Compiled by CONA member Millie Ramsey 8/19/18

LAKE MANAGEMENT ADVISORY COMMITTEE

August 17, 2018

Mr. Steven M. Everett
First Selectman
323 Route 87, Yeoman's Hall
Columbia, CT 06237

RE: Application for Construction of a Structure on or Over Columbia Lake
William and Phyllis Dunn, 14 Nuhfer Drive, Columbia, CT

On July 30, 2018 Mr. and Mrs. William and Phyllis Dunn of 14 Nuhfer Drive, Columbia, CT submitted an application for permit seeking to repair and replace of an existing dock on Columbia Lake.

Steve Harrington, Karl Then and I (on the behalf of the Lake Management Advisory Committee - LMAC) have reviewed the application. The proposed work will involve the replacement of the existing wooden deck, side rails and support posts. The existing dock size is 4 feet wide by 24 feet long. The replacement dock will remain the same size. There is no work proposed on the lake bed other than placement of concrete "shoe" bases for the wooden posts and no excavation is anticipated.

According to the Standards for Granting Permission for the Construction of Structures on Columbia Lake (Lake Guidelines), the proposed repair and replacement of the existing dock is acceptable.

After review, it is the recommendation of LMAC to the Board of Selectmen that this permit be approved with the following conditions:

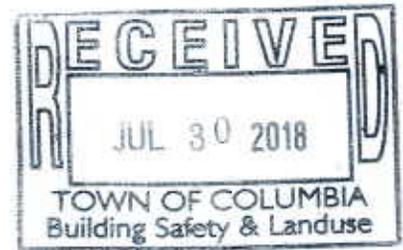
1. All work will be accomplished after Lake Drawdown beginning on October 15, 2018 and shall be completed prior to the lake re-filling on March 15, 2019.
2. No machinery or power equipment will be allowed on the lake bed.
3. No substantial materials will be placed on, added to or removed from the lakebed.
4. The applicant will insure construction of the repaired/replaced dock will be of sound materials and shall not adversely affect the quality of the Lake water or aquatic life.
5. Disturbance to the lakebed will be minimal. No grading or significant excavation shall be allowed.
6. The owner shall adhere to the Town Guidelines if pressure treated lumber is used.

Your consideration in this manner is appreciated.

Respectfully Submitted;

Robert R. Powell, Jr.

Robert R. Powell, Jr.
Chairman, Permit Application Sub-Committee
Lake Management Advisory Committee



Town of Columbia
323 Jonathan Trumbull Highway, Columbia, CT 06237
Phone: (860) 228-0110 Fax: (860) 228-1952

Application for Constructing Structures on or over Columbia Lake

Date submitted: JULY 30, 2018

Complete and return to the Board of Selectmen.

Property owner: WILLIAM + PHYLLIS DUNN

Address: 14 ~~BEAVER~~ NUMBER DRIVE

Property Location: COLUMBIA LAKE

Daytime phone # 860-228-8165 860-881-6303 (CELL)

Applicant if different from owner: SAME

Address: _____

Daytime phone # _____

Structure Information:

Proposal is for: New Replacement Repair

Structure Type: Dock Seawall Raft Boat Cover

Application must include a sketch of the structure clearly indicating dimensions and placement of the structure in reference to the property, as well as information regarding materials to be used in construction/repair. Supporting information such as maps and pictures are also helpful and may help expedite the process.

Note: Applications made by persons other than the property owner must contain the written approval of the application by the owner. All fee-owners and owners of rights-of-way shall join in any application. Signature below indicates approval for the Board of Selectmen or authorized town personnel to visit property for the purpose of inspecting prior to and after construction.

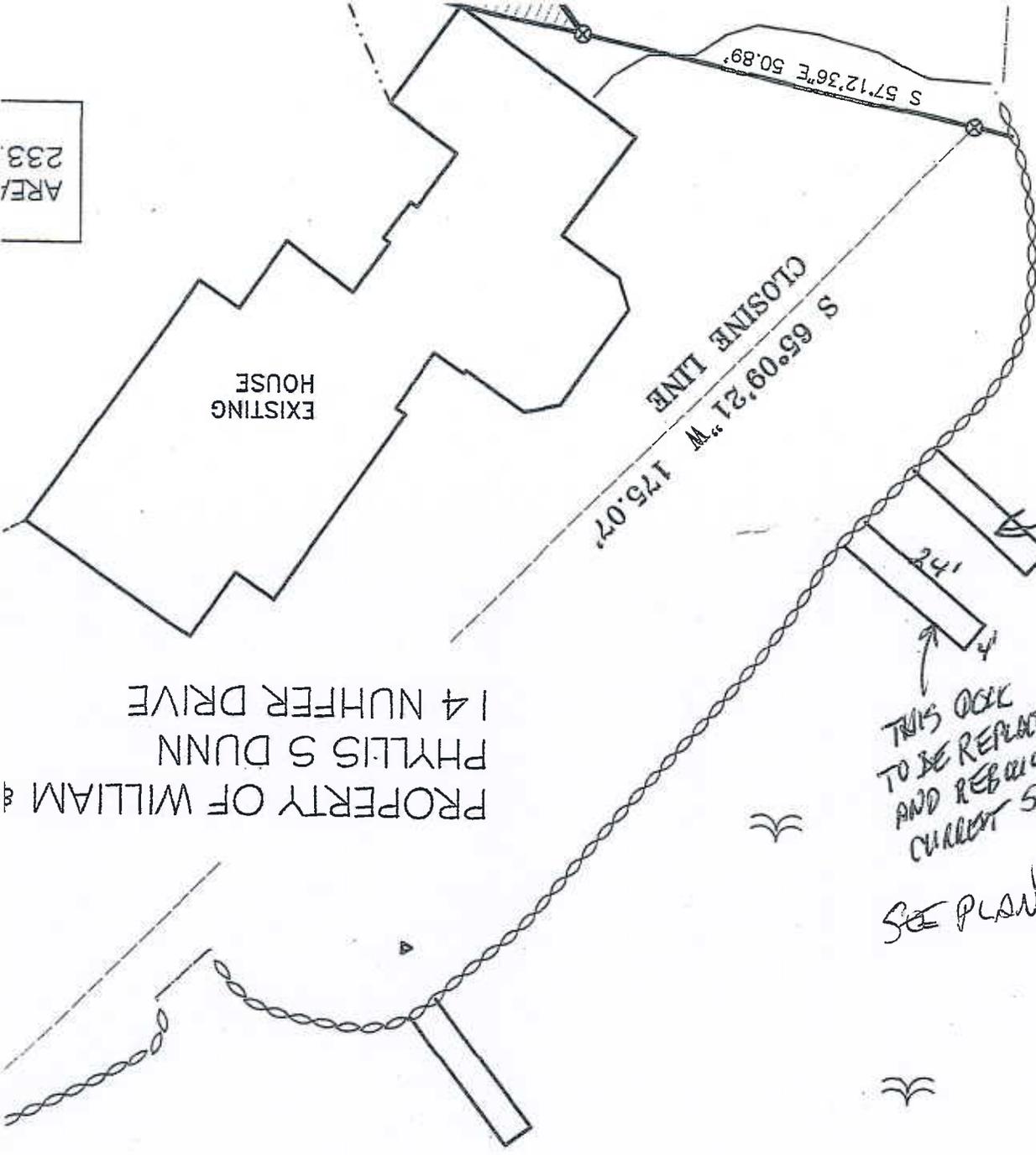
Owner Signature: Phyllis Dunn Date: 7/30/2018

Applicant Signature: Phyllis Dunn Date: 7/30/2018

Special note: Permission by the Board of Selectmen to construct a structure on or above the Town owned lake bottom shall not relieve the applicant from obtaining other required approvals, nor shall Selectmen approval indicate eventual approval by other officials.

Approved: _____ Date: _____
First Selectman

AREA
233



EXISTING
HOUSE

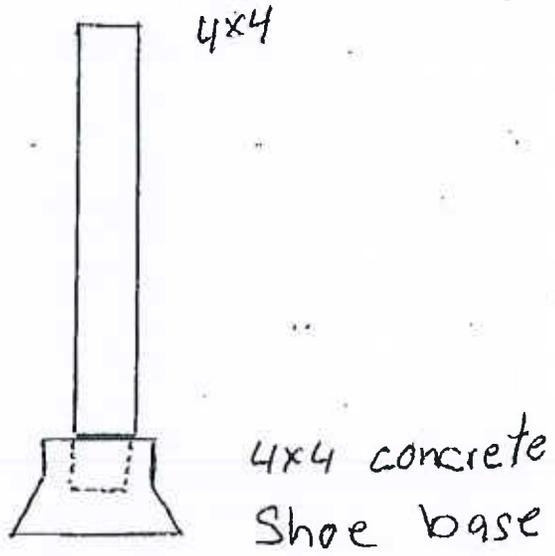
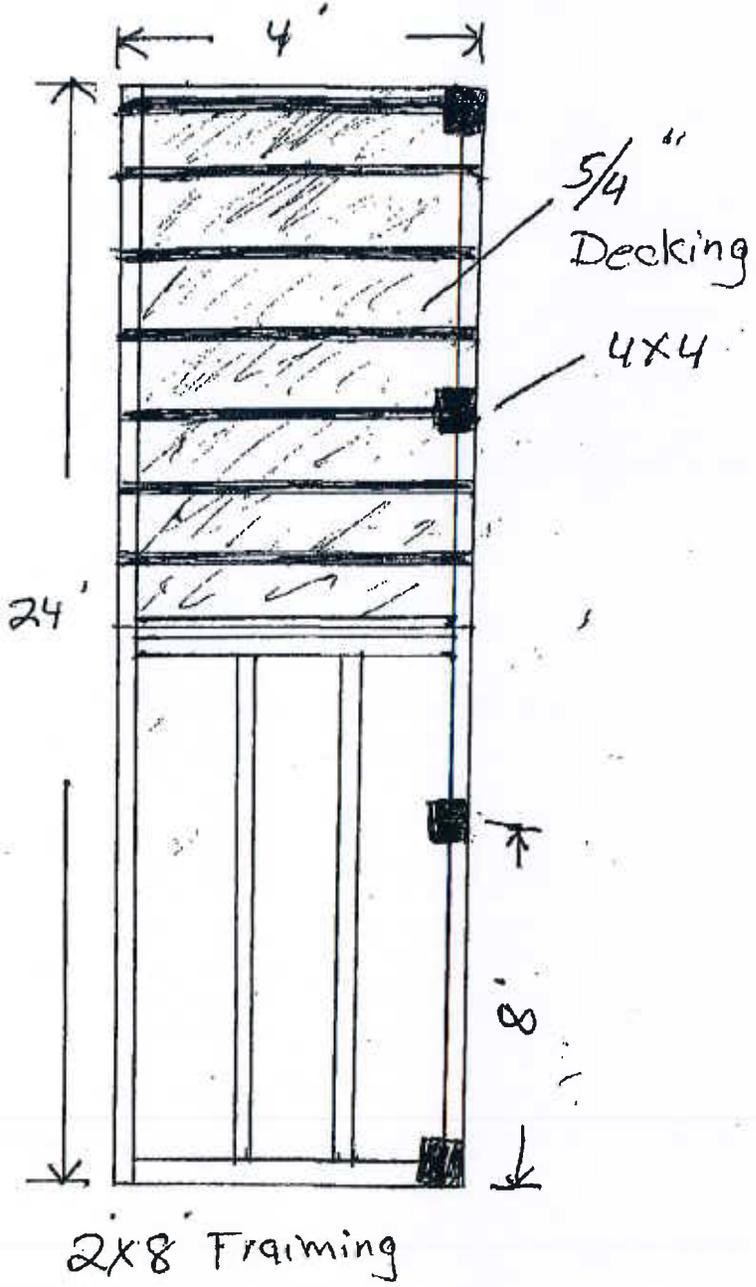
PROPERTY OF WILLIAM &
PHYLLIS S DUNN
14 NUHFER DRIVE

LAKE

THIS DOCK HAS
NOT BEEN HERE
FOR TEN YRS.

THIS DOCK
TO BE REPAIRED
AND REBUILT TO
CURRENT SPECS

SEE PLAN



Tenants wanted

Town looking for more businesses for Columbia Plaza

MICHELLE FIRESTONE
CHRONICLE STAFF WRITER

COLUMBIA — The town is working with the owner of Columbia Plaza, where there are currently only two tenants, in hopes of bringing businesses there.

"We have some ideas," Columbia Town Administrator Mark Walter said at the Aug. 7 selectmen meeting. "We're going to try to do some research to help (plaza owner) Howard (Jaffe)."

He said it was important the plaza, which is on Route 66, is considered a "destination."

Walter said he doesn't have any theories as to why the plaza is mostly empty, noting it is in a good location.

"The plaza is a key location in town," he said. "It's very visible."

Walter said the plaza is easy to get into and out of from the highway.

He said the restaurant business, in particular, is a "very tough business to be in."

"Either they hit it big or they don't last long," Walter said.

He said town officials want to maximize services to residents, such as providing medical services, restaurants and other businesses.

Selectmen Robert Hellstrom, who is chairman of the economic development commission, said it is hard to say why it has been difficult to bring businesses into the plaza, but there have been quite a few businesses that didn't succeed there.

MORE TENANTS, Page 4



Columbia officials are working with the owner of Columbia Plaza to bring in new tenants. Right now, the plaza only has two tenants, Szafarek Dental, left, and Lee's Stir Fry restaurant, right. Michelle Firestone | Staff

More tenants wanted for Columbia Plaza

Continued from Page 1

"Once a few people fail, it's not as encouraging for new people to come in," he said. "At one point, it was all full."

Walter said there are currently only two tenants in the building — Lee's Stir Fry restaurant and Szafarek Dental.

He said there are several vacant units in the plaza, which contains at least two buildings.

"We're just trying to help (Jaffe) in any way we can," Walter said.

Walter said, last year, the board of selectmen approved revisions to the town's sign ordinance, which dictates how large and what types of signs businesses can put up.

He said the revised ordinance gives businesses "more flexibility" and in turn, allows them to be "more competitive in the marketplace."

"We were pretty restrictive before," Walter said.

In addition, the board of selectmen is considering implementing

a tax incentive program for businesses that make improvements to their properties, an idea it plans to discuss during the board of selectmen meeting Tuesday, which starts at 7 p.m. in the town hall conference room.

Walter said tax incentives could "help motivate a business owner" to bring their business into Columbia.

Jaffe said one of the buildings has two stories.

He said there used to be a health club in the building that is set up with a sauna and women's locker room, so perhaps a similar use could be there.

Leventi's was in that plaza for many years, but the restaurant closed at least five years ago.

After Leventi's closed, Z Restaurant opened in the plaza, but that restaurant is no longer open.

Other businesses that were once located in the plaza, but no longer are, are a bookstore/café and an ice cream shop.

Hellstrom said the town is look-

ing into possible businesses with "name recognition."

"We played with names like Joey Garlic's," he said.

Joey Garlic's is a pizza restaurant with locations in Manchester, West Hartford, Farmington and Newington.

In addition, town officials plan to speak with Windham Community Memorial Hospital to see if they'd be interested in having medical offices in Columbia.

Jaffe said they are looking into the possibility of bringing in medical services for senior citizens, noting that, currently, the senior center bus transports residents out of town, including to Hartford.

He said if those services came in, it would be an "asset for the community," due, in part, to the fact the Columbia population is aging.

"It would be something that would be an asset for the whole area," Jaffe said.

He said town officials have been supportive of his develop-

ment efforts and he plans to continue working with them to bring businesses into the plaza.

Another possibility, Jaffe noted is bringing in senior housing where the plaza is located.

"We are exploring to see if we have enough land for the clustered housing for senior citizens like they have in Hebron," Jaffe said, noting he owns 10.5 acres there.

As town officials look in Columbia Plaza opportunities, is also looking to fill three vacancies on the economic development commission.

The commission is in the process of reorganizing.

Those interested in joining the economic development commission should contact Walter Jaffe at 860-228-0110. Interest applicants must fill out a form on the town website, www.columbia.ct.gov, and bring that to Walter Jaffe's office.

Follow Michelle Firestone on Twitter - @mfirestonetc.

August 8, 2018

Mr. Steven M. Everett
First Selectman
Town of Columbia
323 Jonathan Trumbull Hwy.
Columbia, CT 06237

Dear Mr. Everett:

We wish to convey our thanks for the contribution to the Sexual Assault Crisis Center of Eastern CT, Inc. for fiscal year 2018/2019 in the amount of \$500. We very much appreciate your continued and generous support of our agency.

Please convey our appreciation to the Town of Columbia for supporting our services to residents. Your assistance is very important in helping us to continue to provide 24-hour accompaniment, crisis intervention and counseling at no cost to victims.

Thank you once again.

Sincerely,



Hope Botti
Executive Assistant