



# Council Agenda

Council Chambers  
Windsor Town Hall  
January 21, 2003



## 7:00 PM Public Hearing

"An Ordinance appropriating \$270,000 for improvements to Sage Park Middle School and Windsor High School Athletic Fields, and Authorizing the issue of \$270,000 bonds and notes to finance the appropriation."

## 7:05 PM Public Hearing

"An Ordinance appropriating \$800,000 for Replacement of the Roof on The North Section of the L.P. Wilson Building, and Authorizing the issue of \$800,000 bonds and notes to finance the appropriation."

## 7:10 PM Public Hearing

"An Ordinance appropriating \$335,000 for Window Replacement at Clover Street School, and authorizing the issue of \$335,000 bonds and notes to finance the appropriation."

## 7:30 PM Regular Council Meeting

1. ROLL CALL
2. PRAYER – Councilor Jepsen
3. PLEDGE OF ALLEGIANCE – Councilor Jepsen
4. PROCLAMATIONS/AWARDS
5. PUBLIC COMMUNICATIONS AND PETITIONS  
(Three minute limit per speaker)
6. REPORT OF APPOINTED BOARDS AND COMMISSIONS
  - a) Public Building Commission
7. TOWN MANAGER'S REPORT
8. COMMUNICATIONS FROM COUNCIL MEMBERS
9. REPORTS OF STANDING COMMITTEES
10. ORDINANCES
  - a) \* "An Ordinance appropriating \$270,000 for improvements to Sage Park Middle School and Windsor High School Athletic Fields, and Authorizing the issue of \$270,000 bonds and notes to finance the appropriation.
  - b) \* "An Ordinance appropriating \$800,000 for Replacement of the Roof on the North Section of the L.P. Wilson Building, and authorizing the issue of \$800,000 bonds and notes to finance the appropriation."



- c) \* "An Ordinance appropriating \$335,000 for Window Replacement at Clover Street School, and authorizing the issue of \$335,000 bonds and notes to finance the appropriation."

11. UNFINISHED BUSINESS

- a) \*Introduce ordinance amending Demolition Delay Ordinance (Councilor Broxterman)
- b) Set date for a public hearing concerning proposed amendments to the Demolition Delay Ordinance (Councilor Broxterman)

12. NEW BUSINESS

- a) \*Presentation by One Connecticut (Councilor Simon)
- b) \*Presentation by First Town Downtown (Deputy Mayor Curtis)
- c) Amend agreement between Town of Windsor and Town Manager (Mayor Trinks)
- d) Approve settlement for Kendell vs. Town of Windsor (Town Manager)

13. \* RESIGNATIONS AND APPOINTMENTS

14. MINUTES OF PRECEDING MEETINGS

- a) \*Minutes of the January 6, 2003 Public Hearing
- b) \*Minutes of the January 6, 2003 Regular Town Council Meeting
- c) \*Minutes of the January 6, 2003 Special Town Council Meeting
- d) \*Minutes of the January 11, 2003 Special Town Council Meeting

15. PUBLIC COMMUNICATIONS AND PETITIONS  
(Three minute limit per speaker)

16. EXECUTIVE SESSION

- a) Discussion of the selection of a site or a lease, sale or purchase of real estate.
- b) Strategy and negotiations with respect to pending claims and litigation - Kendall vs. Town of Windsor & Andover vs. State of CT
- c) Discussion concerning the appointment, employment, performance, evaluation, health or dismissal of a public officer or employee.

17. ADJOURNMENT


★Back-up included

## Agenda Item Summary

Date: January 21, 2003

To: Honorable Mayor and Members of the Town Council

Prepared By: Gregg Pavitt, Director of Finance  
Brian Funk, Director of Public Works

Reviewed By: Leon Churchill, Town Manager 

Subject: Improvements to Sage Park Athletic Fields Bond Ordinance

### Background

The athletic fields at Sage Park are the most heavily used in the Town of Windsor. These facilities include O'Brien Field which is used by Windsor High School for football and lacrosse games, track and field meets, as well as by the Windsor Giants for football games. The remainder of Sage Park is used for High School and Recreation baseball games and practices, High School soccer and lacrosse practices and games, High School football practice, Windsor Giants football games and practices, gym classes for Sage Park Middle School, as well as for a developing athletic program at the Middle School.

### Discussion/Analysis

The turf at Sage Park is being worn out by current use. In addition, the layout of the fields at Sage Park could be more efficient if modified. This project would entail installing an irrigation system at Sage Park, improving the effectiveness of the existing irrigation system at O'Brien Field; replacing the "crown" at O'Brien Field to improve drainage, followed by the re-sodding of the field; moving of certain drainage structures at O'Brien Field to allow for its potential use for soccer games; moving of the baseball field at Sage Park from the center of the park to the southwest corner in order to provide for a more efficient layout of fields in the park; improving drainage in Sage Park; as well as replacing some of the fencing at the park, especially along the property lines.

### Financial Impact

The total anticipated cost of this project is \$319,000; which includes \$263,000 of new bonding, \$7,000 in bonding costs, and \$49,000 from capital project account 9313 for field improvements to O'Brien Field. This figure is \$77,000 more than the original estimate of \$180,000. The annual debt service to pay back the bond will be determined by the interest rate that is in effect at the time of bond issuance (anticipated to be March, 2003). Annual debt repayment is expected to be approximately \$25,000 in the first year of the twenty year bond. It is unknown whether any portion of these costs are eligible for reimbursement (estimated at 23%) from the State of CT.

### Other Board Action

This project is included in the Capital Improvements Program for the current fiscal year (FY 2003). In addition, this last spring, the Town Council approved moving \$50,000 from the Public Works General Fund budget to create capital project account 9313 for field improvements for O'Brien Field. As stated above, it is proposed that this amount be incorporated into this project.

Recommendations

If the Town Council is in agreement, the following action is recommended:

**“AN ORDINANCE APPROPRIATING \$270,000 FOR IMPROVEMENTS TO SAGE PARK MIDDLE SCHOOL AND WINDSOR HIGH SCHOOL ATHLETIC FIELDS, AND AUTHORIZING THE ISSUE OF \$270,000 BONDS AND NOTES TO FINANCE THE APPROPRIATION having appeared on the December 16, 2002 agenda as item 12 (e) be hereby adopted following a public hearing on the aforesaid ordinance.”**

Attachments

Bond Ordinance

**AN ORDINANCE APPROPRIATING \$270,000 FOR IMPROVEMENTS TO SAGE PARK MIDDLE SCHOOL AND WINDSOR HIGH SCHOOL ATHLETIC FIELDS, AND AUTHORIZING THE ISSUE OF \$270,000 BONDS AND NOTES TO FINANCE THE APPROPRIATION**

BE IT HEREBY ORDAINED,

Section 1. That the Town of Windsor appropriate TWO HUNDRED SEVENTY THOUSAND DOLLARS (\$270,000) for improvements to the Sage Park Middle School and Windsor High School athletic fields, including the installation of an irrigation system at the Sage Park Middle School athletic fields, moving of the baseball field from the center to the southwest corner of the area; drainage improvements, and replacement of portions of the fencing; improvements to O'Brien Stadium at Windsor High School including improvements to the existing irrigation system, replacement of the field crown to improve drainage, re-sodding, and moving of various drainage structures to allow for potential use for soccer games; and related improvements and work. The appropriation may be spent for design, construction, purchase and installation costs, related improvements, repairs or renovations, equipment, materials, engineering fees, administrative costs, printing, legal fees, net interest on borrowings and other financing costs, and other expenses related to the project. The Public Building Commission is authorized to determine the scope and particulars of the project.

Section 2. That the Town issue bonds or notes in an amount not to exceed TWO HUNDRED SEVENTY THOUSAND DOLLARS (\$270,000) to finance the appropriation for the project. The amount of bonds or notes authorized to be issued shall be reduced by the amount of grants received by the Town for the project. The bonds or notes shall be issued pursuant to Sections 7-369 and 10-289 of the General Statutes of Connecticut, Revision of 1958, as amended, and any other enabling acts. The bonds or notes shall be general obligations of the Town secured by the irrevocable pledge of the full faith and credit of the Town.

Section 3. That the Town issue and renew temporary notes from time to time in anticipation of the receipt of the proceeds from the sale of the bonds or notes for the project. The amount of the notes outstanding at any time shall not exceed TWO HUNDRED SEVENTY THOUSAND DOLLARS (\$270,000). The notes shall be issued pursuant to Section 7-378 of the General Statutes of Connecticut, Revision of 1958, as amended. The notes shall be general obligations of the Town and shall be secured by the irrevocable pledge of the full faith and credit of the Town. The Town shall comply with the provisions of Section 7-378a of the General Statutes if the notes do not mature within the time permitted by said Section 7-378.

Section 4. That the Town Manager and either the Treasurer or the Director of Finance of the Town shall sign any bonds or notes by their manual or facsimile signatures. The Director of Finance shall keep a record of the bonds and notes. The law firm of Day, Berry & Howard LLP is designated as bond counsel to approve the legality of the bonds or notes. The Town Manager and either the Treasurer or the Director of Finance are authorized to determine the amounts, dates, interest rates, maturities, redemption provisions, form and other details of the bonds or notes; to designate one or more banks or trust companies to be certifying bank, registrar, transfer agent and paying agent for the bonds or notes; to provide for the keeping of a record of the bonds or notes; to designate a financial advisor to the Town in connection with the sale of the bonds or notes; to sell the bonds or notes at public or private sale; to deliver the bonds or notes; and to perform all other acts which are necessary or appropriate to issue the bonds or notes.

Section 5. That the Town hereby declares its official intent under Federal Income Tax Regulation Section 1.150-2 that project costs may be paid from temporary advances of available funds and that (except to the extent reimbursed from grant moneys) the Town reasonably expects to reimburse any such advances from the proceeds of borrowings in an aggregate principal amount not in excess of the amount of borrowing authorized above for the project. The Town Manager and either the Treasurer or the Director of Finance are authorized to amend such declaration of official intent as they deem necessary or advisable and to bind the Town pursuant to such representations and covenants as they deem necessary or advisable in order to maintain the continued exemption from federal income taxation of interest on the bonds or notes authorized by this resolution, if issued on a tax-exempt basis, including covenants to pay rebates of investment earnings to the United States in future years.

Section 6. That the Town Manager and either the Treasurer or the Director of Finance are authorized to make representations and enter into written agreements for the benefit of holders of the bonds or note to provide secondary market disclosure information, which agreements may include such terms as they deem advisable or appropriate in order to comply with applicable laws or rules pertaining to the sale or purchase of such bonds or notes.


Section 7. That the Town Council, the Town Manager, the Treasurer, the Director of Finance, the Public Building Commission, the Board of Education and other proper officers of the Town are authorized to take all other action which is necessary or desirable to complete the project and to issue bonds, notes or other obligations or to obtain grants to finance the aforesaid appropriation.

## Agenda Item Summary

Date: January 21, 2003

To: Honorable Mayor and Members of the Town Council

Prepared By: Gregg Pavitt, Director of Finance  
Brian Funk, Director of Public Works

Reviewed By: Leon Churchill, Town Manager 

Subject: L.P. Wilson Roof Replacement Bond Ordinance

### Background

The roof on the north end of the L.P. Wilson Center is a 4-ply asphalt and gravel fiberglass built-up roof which was last replaced in 1985. Although this roof carries a 20-year warranty, several leaks have developed and much of the insulation has become wet. These failures of the roofing system are to a large extent due to a lack of expansion joints in the design, and therefore are not covered by warranty.

### Discussion/Analysis

This project would replace the roof on the north section of the facility. The roof on the south side of L.P. Wilson does not require replacement at this time. A section of the south side was replaced approximately 5 years ago. This section should last for about 15 more years. The remainder of the south roof would normally be scheduled for replacement in approximately 5 to 6 years. The Town monitors the condition of the roof on an annual basis.

### Financial Impact

The total anticipated cost of this project is \$800,000, including \$15,000 in bonding costs. The annual debt service to pay back the bond will be determined by the interest rate that is in effect at the time of bond issuance (anticipated to be March, 2003). First year debt repayment is expected to be approximately \$76,000 for the first year of the twenty year bond.

### Other Board Action

This project is included in the Capital Improvements Program (CIP) for the current fiscal year. In addition, during fiscal year 2002, the Town Council approved moving \$40,000 from the Education Department General Fund budget to create capital project account 9317 to provide design funding for this work. Further, at its meeting of March 4, 2002, the Council appointed the Public Building Commission to oversee the project, as well as authorized the Board of Education to file applications with the State of Connecticut for possible reimbursement for the costs of the project.

### Recommendations

If the Town Council is in agreement, the following action is recommended:

**“AN ORDINANCE APPROPRIATING \$800,000 FOR REPLACEMENT OF THE ROOF ON THE NORTH SECTION OF THE L.P. WILSON BUILDING, AND AUTHORIZING THE ISSUE OF \$800,000 BONDS AND NOTES TO FINANCE THE APPROPRIATION having appeared on the December 16, 2002 agenda as item 12 (g) be hereby adopted following a public hearing on the aforesaid ordinance”.**

Attachment  
Bond Ordinance

**AN ORDINANCE APPROPRIATING \$800,000 FOR REPLACEMENT OF THE ROOF ON THE NORTH SECTION OF THE L.P. WILSON BUILDING, AND AUTHORIZING THE ISSUE OF \$800,000 BONDS AND NOTES TO FINANCE THE APPROPRIATION**

BE IT HEREBY ORDAINED,

Section 1. That the Town of Windsor appropriate EIGHT HUNDRED THOUSAND DOLLARS (\$800,000) for replacement of the roof on the north section of the L.P. Wilson Building at 599-601 Matianuck Avenue in Windsor and related work and improvements. The appropriation may be spent for design and installation costs, related improvements, repairs or renovations, equipment, materials, engineering fees, administrative costs, printing, legal fees, net interest on borrowings and other financing costs, and other expenses related to the project. The Public Building Commission is authorized to determine the scope and particulars of the project.

Section 2. That the Town issue bonds or notes in an amount not to exceed EIGHT HUNDRED THOUSAND DOLLARS (\$800,000) to finance the appropriation for the project. The amount of bonds or notes authorized to be issued shall be reduced by the amount of grants received by the Town for the project. The bonds or notes shall be issued pursuant to Section 7-369 of the General Statutes of Connecticut, Revision of 1958, as amended, and any other enabling acts. The bonds or notes shall be general obligations of the Town secured by the irrevocable pledge of the full faith and credit of the Town.

Section 3. That the Town issue and renew temporary notes from time to time in anticipation of the receipt of the proceeds from the sale of the bonds or notes for the project. The amount of the notes outstanding at any time shall not exceed EIGHT HUNDRED THOUSAND DOLLARS (\$800,000). The notes shall be issued pursuant to Section 7-378 of the General Statutes of Connecticut, Revision of 1958, as amended. The notes shall be general obligations of the Town and shall be secured by the irrevocable pledge of the full faith and credit of the Town. The Town shall comply with the provisions of Section 7-378a of the General Statutes if the notes do not mature within the time permitted by said Section 7-378.

Section 4. That the Town Manager and either the Treasurer or the Director of Finance of the Town shall sign any bonds or notes by their manual or facsimile signatures. The Director of Finance shall keep a record of the bonds and notes. The law firm of Day, Berry & Howard LLP is designated as bond counsel to approve the legality of the bonds or notes. The Town Manager and either the Treasurer or the Director of Finance are authorized to determine the amounts, dates, interest rates, maturities, redemption provisions, form and other details of the bonds or notes; to designate one or more banks or trust companies to be certifying bank, registrar, transfer agent and paying agent for the bonds or notes; to provide for the keeping of a record of the bonds or notes; to designate a financial advisor to the Town in connection with the sale of the bonds or notes; to sell the bonds or notes at public or private sale; to deliver the bonds or notes; and to perform all other acts which are necessary or appropriate to issue the bonds or notes.

Section 5. That the Town hereby declares its official intent under Federal Income Tax Regulation Section 1.150-2 that project costs may be paid from temporary advances of available funds and that (except to the extent reimbursed from grant moneys) the Town reasonably expects to reimburse any such advances from the proceeds of borrowings in an aggregate principal

amount not in excess of the amount of borrowing authorized above for the project. The Town Manager and either the Treasurer or the Director of Finance are authorized to amend such declaration of official intent as they deem necessary or advisable and to bind the Town pursuant to such representations and covenants as they deem necessary or advisable in order to maintain the continued exemption from federal income taxation of interest on the bonds or notes authorized by this resolution, if issued on a tax-exempt basis, including covenants to pay rebates of investment earnings to the United States in future years.

Section 6. That the Town Manager and either the Treasurer or the Director of Finance are authorized to make representations and enter into written agreements for the benefit of holders of the bonds or note to provide secondary market disclosure information, which agreements may include such terms as they deem advisable or appropriate in order to comply with applicable laws or rules pertaining to the sale or purchase of such bonds or notes.


Section 7. That the Town Council, the Town Manager, the Treasurer, the Director of Finance, the Public Building Commission and other proper officers of the Town are authorized to take all other action which is necessary or desirable to complete the project and to issue bonds, notes or other obligations or to obtain grants to finance the aforesaid appropriation.

## Agenda Item Summary

Date: January 21, 2003

To: Honorable Mayor and Members of the Town Council

Prepared By: Gregg Pavitt, Director of Finance  
Brian Funk, Director of Public Works

Reviewed By: Leon Churchill, Town Manager 

Subject: Clover Street School Window Replacement Bond Ordinance

### Background

Approximately half of the windows in the original portion of the Clover Street School's Main Building, Library Building, and Buildings #1, #2, #5 and #6 are of the full height, single pane, store front type. Due to the considerable heat loss from these windows, condensation accumulates, and uncomfortable and distracting drafts result.

### Discussion/Analysis

Replacement of these windows will significantly improve the comfort level for both students and staff, enhance the appearance of the facility's exterior, and reduce fuel consumption. In addition, certain doors to the school require replacement because they cannot close properly. This action will also reduce fuel consumption.

### Financial Impact

The total anticipated cost of this project is \$335,000, including \$10,000 in bonding costs. This estimate is \$502,000 below original estimates. The annual debt service to pay back the bond will be determined by the interest rate that is in effect at the time of bond issuance (anticipated to be March 2003). First year debt repayment is expected to be approximately \$31,825 for the first year of the twenty year bond.

### Other Board Action

This project is included in the Capital Improvements Program (CIP) for the current fiscal year. In addition, at its meeting of March 4, 2002, the Town Council appointed the Public Building Commission to oversee the project.

### Recommendations

If the Town Council is in agreement, the following action is recommended:

**“AN ORDINANCE APPROPRIATING \$335,000 FOR WINDOW REPLACEMENT AT CLOVER STREET SCHOOL, AND AUTHORIZING THE ISSUE OF \$335,000 BONDS AND NOTES TO FINANCE THE APPROPRIATION” having appeared on the December 16, 2002 agenda as item 12 (i) be hereby adopted following a public hearing on the aforesaid ordinance.**

### Attachment

Bond Ordinance

**AN ORDINANCE APPROPRIATING \$335,000 FOR WINDOW REPLACEMENT AT CLOVER STREET SCHOOL, AND AUTHORIZING THE ISSUE OF \$335,000 BONDS AND NOTES TO FINANCE THE APPROPRIATION**

BE IT HEREBY ORDAINED,

Section 1. That the Town of Windsor appropriate THREE HUNDRED THIRTY-FIVE THOUSAND DOLLARS (\$335,000) for costs of window replacement at Clover Street School and related work and improvements. The appropriation may be spent for design and installation costs, related improvements, repairs or renovations, equipment, materials, engineering fees, administrative costs, printing, legal fees, net interest on borrowings and other financing costs, and other expenses related to the project. The Public Building Commission is authorized to determine the scope and particulars of the project.

Section 2. That the Town issue bonds or notes in an amount not to exceed THREE HUNDRED THIRTY-FIVE THOUSAND DOLLARS (\$335,000) to finance the appropriation for the project. The amount of bonds or notes authorized to be issued shall be reduced by the amount of grants received by the Town for the project. The bonds or notes shall be issued pursuant to Sections 7-369 and 10-289 of the General Statutes of Connecticut, Revision of 1958, as amended, and any other enabling acts. The bonds or notes shall be general obligations of the Town secured by the irrevocable pledge of the full faith and credit of the Town.

Section 3. That the Town issue and renew temporary notes from time to time in anticipation of the receipt of the proceeds from the sale of the bonds or notes for the project. The amount of the notes outstanding at any time shall not exceed THREE HUNDRED THIRTY-FIVE THOUSAND DOLLARS (\$335,000). The notes shall be issued pursuant to Section 7-378 of the General Statutes of Connecticut, Revision of 1958, as amended. The notes shall be general obligations of the Town and shall be secured by the irrevocable pledge of the full faith and credit of the Town. The Town shall comply with the provisions of Section 7-378a of the General Statutes if the notes do not mature within the time permitted by said Section 7-378.

Section 4. That the Town Manager and either the Treasurer or the Director of Finance of the Town shall sign any bonds or notes by their manual or facsimile signatures. The Director of Finance shall keep a record of the bonds and notes. The law firm of Day, Berry & Howard LLP is designated as bond counsel to approve the legality of the bonds or notes. The Town Manager and either the Treasurer or the Director of Finance are authorized to determine the amounts, dates, interest rates, maturities, redemption provisions, form and other details of the bonds or notes; to designate one or more banks or trust companies to be certifying bank, registrar, transfer agent and paying agent for the bonds or notes; to provide for the keeping of a record of the bonds or notes; to designate a financial advisor to the Town in connection with the sale of the bonds or notes; to sell the bonds or notes at public or private sale; to deliver the bonds or notes; and to perform all other acts which are necessary or appropriate to issue the bonds or notes.

Section 5. That the Town hereby declares its official intent under Federal Income Tax Regulation Section 1.150-2 that project costs may be paid from temporary advances of available funds and that (except to the extent reimbursed from grant moneys) the Town reasonably expects to reimburse any such advances from the proceeds of borrowings in an aggregate principal

amount not in excess of the amount of borrowing authorized above for the project. The Town Manager and either the Treasurer or the Director of Finance are authorized to amend such declaration of official intent as they deem necessary or advisable and to bind the Town pursuant to such representations and covenants as they deem necessary or advisable in order to maintain the continued exemption from federal income taxation of interest on the bonds or notes authorized by this resolution, if issued on a tax-exempt basis, including covenants to pay rebates of investment earnings to the United States in future years.

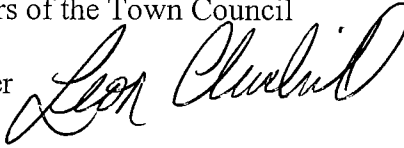
Section 6. That the Town Manager and either the Treasurer or the Director of Finance are authorized to make representations and enter into written agreements for the benefit of holders of the bonds or note to provide secondary market disclosure information, which agreements may include such terms as they deem advisable or appropriate in order to comply with applicable laws or rules pertaining to the sale or purchase of such bonds or notes.

Section 7. That the Town Council, the Town Manager, the Treasurer, the Director of Finance, the Public Building Commission, the Board of Education and other proper officers of the Town are authorized to take all other action which is necessary or desirable to complete the project and to issue bonds, notes or other obligations or to obtain grants to finance the aforesaid appropriation.

## Agenda Item Summary

Date: January 21, 2003

To: Honorable Mayor and Members of the Town Council

Prepared By: Leon Churchill, Town Manager 

Subject: Demolition Delay Ordinance

### Background

A demolition delay ordinance has been introduced and debated by previous Windsor Town Councils, the last in September 1999. Much of the prior work was in response to an imminent demolition along with a strong desire to induce a cooling off period or to seek alternatives. No imminent demolition exists today, but a demolition delay ordinance is a practical tool as part of a community that stresses reinvestment and preservation of architectural quality.

### Discussion/Analysis

A demolition delay ordinance requires a waiting period (90 days is proposed) before an identified historic structure can be demolished. It does not prevent demolition, but allows time for discussions and negotiations as ways to preserve a structure.

A demolition delay ordinance re-emerged after recent community discussions associated with the Plan of Conservation & Development. The update focused on historic preservation. While historic resources were not identified as one of the highest priority issues in the meeting held at the beginning of the planning process, Windsor residents indicated that protection of historic resources is important in terms of community character and community spirit.<sup>i</sup> The application of a demolition delay ordinance would be relatively limited if adopted. The draft ordinance would apply to buildings listed on either or both the *National Register of Historic Places* and the Town of Windsor Historic Survey (1981). The Survey has 429 sites and includes all National and State Register sites. The list of properties on the National Register of Historic Places is enclosed. It contains 9 individual sites and sites in two districts for a total of 83 properties.

### Financial Impact

There is no direct financial impact projected for the Town of Windsor. However, the proposed ordinance could be perceived as an obstacle to redevelopment that could lead to grand list enhancement.

### Other Board Action

The Town Council's Health & Safety Committee reviewed and discussed the proposed ordinance on January 14, 2003. The committee recommends that the Town Council approve the attached ordinance.

### Recommendations

If the Town Council is in agreement, the following actions are recommended:

1) Waiving of Full Reading

**RESOLVED, that the reading into the minutes of the text of the ordinance entitled “DEMOLITION DELAY ORDINANCE” is hereby waived, the full text of the ordinance having been distributed to each member of the Council and copies being made available to those persons attending this meeting; and that the full text of the ordinance be recorded with the minutes of this meeting.**

2) Introduction of Ordinance

**I MOVE TO INTRODUCE THE FOLLOWING ORDINANCE** entitled, “DEMOLITION DELAY ORDINANCE”.

3) Set a Public Hearing

**RESOLVED, that Public Hearing be held at the Windsor Town Hall on Tuesday, February 18, 2003 at 7:15 p.m. (prevailing time) for the purpose of receiving public comment on a proposed ordinance entitled “Demolition Delay Ordinance.”**

**FURTHER RESOLVED, that the Town Clerk is authorized and directed to post and publish notice of said Public Hearing.**

Attachments

Proposed Demolition Delay Ordinance

Windsor properties on the National Register of Historic Places

Town of Windsor Historical Survey of 1981

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<sup>i</sup> See “Conservation Issues,” *Draft Plan of Conservation and Development Update*, (Windsor/Avon: Planimetrics, 2002), pg. 20-25.

CHAPTER 3  
ARTICLE VI

BE IT ORDAINED BY THE TOWN OF WINDSOR THAT CHAPTER 3 ARTICLE VI OF THE WINDSOR CODE IS ADOPTED TO READ AS FOLLOWS:

Section 1. Demolition of Structures. Permit required. Requirements.

No person, firm, corporation or other entity shall demolish any building, structure or part thereof without first obtaining a permit from the Building Department. No permit shall be issued until the applicant:

- (a) Complies with the provisions of:
  - (1) Connecticut State Demolition Code;
  - (2) §29-401 *et seq.* of the Connecticut General Statutes;
  - (3) § 105.0 of the Connecticut Basic Building Code; and
  - (4) files an application for demolition permit with the Building Official upon a form provided by the town

and

- (b) Complies with the provisions of Section 2 below, if the building, structure or part thereof to be demolished is listed on either or both the National Register of Historic Places and the "Town of Windsor Historic Survey" (1981).

Section 2. Requirements for certain historic buildings.

With respect to any application to demolish a building, structure or part thereof that is listed on either or both the National Register of Historic Places and the "Town of Windsor Historic Survey" (1981), in addition to the applicant's complying with the provisions of Section 1 above, prior to the issuance of a demolition permit the applicant shall:

(a) Within ten (10) days following the filing of the demolition permit application, provide by registered or certified mail, notice to each adjoining property owner as required by §29-407 of the *Connecticut General Statutes*, and provide proof of such notice to the Building Official. The identity of the owners entitled to such notification under this provision shall be those adjoining property owners as shown on the then current Windsor Assessor's records.

(b) Give notice as prescribed above to any registered organization or other entity concerned with the historic preservation of structures within the municipality registered pursuant to Section 3 and provide proof of such notice to the Building Official.

Section 3. Filing of comments or objections.

To be entitled to notification under this ordinance, any organization or other entity concerned with the historic preservation of structures, shall register with the Building Official and indicate a desire to be notified of demolition permit applications. Such registration must be renewed annually each January 1, following the initial registration.

(a) If a written comment or objection is presented to the Building Official within fifteen (15) days following notice as described under Section 2 above, the Building Official shall postpone issuance of the permit for a period of ninety (90) days from receipt of application, provided that the person presenting the comment or objection demonstrates to the Building Official that some reasonable alternative to demolition is being pursued.

(b) If the application is not withdrawn during the ninety (90) day period, and if the application is otherwise approved, the demolition permit shall be issued at the end of that period and the demolition may occur.

(c) If no comment or objection to the demolition of the subject building, structure or part thereof is filed within fifteen (15) days of said notice, the Building Official may issue the permit forthwith.

Section 4. Fees.

(a) The fee is based on the cost of demolition work. The applicant for a demolition permit shall pay a permit fee set forth in the Building Department's fee schedule.

(b) No permit shall be issued until all required fees have been paid.

Section 5. Duration of permit.

Any permit issued shall become invalid if the authorized work is not commenced within six months after issuance of the permit, or if the authorized work is suspended or abandoned for a period of six months after the time of commencing the work.

Section 6. Penalties.

The Town Manager or his/her designee shall be responsible for the enforcement of this article. The Town Manager or his/her designee shall have the power to issue an order requiring any person, firm, corporation or entity in violation of this article to cease and desist from such violation. The Town Manager or his/her designee may seek enforcement of the provisions of this article through injunctive relief in any court of competent jurisdiction. In addition, any person, firm, corporation or entity violating the provisions of this article shall be fined in the amount of one hundred (100) dollars for each day of violation and each day of a continuing violation shall constitute a separate violation.

Section 7. Savings Clause. The enactment of this Ordinance shall not operate as an abatement of any action or proceeding now pending under or by the authority of any existing law or ordinance. All of said actions and proceedings are hereby ratified to be continued.

Section 8. Severability. All provisions of the Windsor Town Code in conflict herewith are hereby repealed. If for any reason any word, clause, paragraph or section of this Ordinance shall be held to make the same unconstitutional, this Ordinance shall not hereby be invalidated and the remainder of the Ordinance shall continue in effect. Any provision herein that is in conflict with the *Connecticut General Statutes* is hereby repealed, it being understood that said *Statutes* shall take precedence over this Ordinance.

Section 9. Effective Date. This Ordinance shall become effective ten (10) days after publication in a newspaper having a circulation in Windsor.

### Connecticut Municipal Demolition Delay Ordinance Criteria

	50 Years or Older	100 Years or Older	Over 300 Sq. Ft.	Size: Over 500 Sq. Ft.	Size: Under 500 Sq. Ft. exempted	National Resources Inventory	National State Register	Local Survey	Historic District Ordinance	Special Area	City Historian or Group Advises Re. "Reasonable Alternatives"	Delay Period - 90 Days	Delay Period - 60 Days
Bridgeport	*										*	*	
East Hartford	*			*							*	*	
Hartford					*						*	*	
Kent	*										*	*	
Litchfield Borough									*		*	*	
Middletown	*										*	*	
New Haven						*					*	*	
New London				*							*	*	
New Milford											*	*	
Norwalk					*			*			*	*	
Norwich					*						*	*	
Redding											*	*	
Simsbury	*			*							*	*	
Southbury	*										*	*	
Stamford	*			*							*	*	
Torrington	*				*						*	*	
West Hartford	*			*							*	*	
Westport	*			*							*	*	
Windsor - Early	*			*			?				*	*	
Windsor - Later	*			*			?			?	*	*	

**Broad Street Green**  
Windsor, CT

**Street Numbers:**

**Broad Street:** 153, 159-165, 175, 181, 186, 187, 190-192, 195, 208, 216, 219, 226, 245, 250, 261, 270, 275, 276, 280, 289, 296, 301, 311, 323





**Central Street:** 15, 25, 35, 40 (also listed as 40 Mechanic Street)

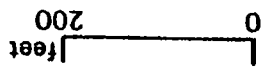
**Mechanic Street:** 33, 40 (also listed as 40 Central Street), 41, 55, 69

**Union Street:** 10, 20

**Broad Street Green  
Historic District**

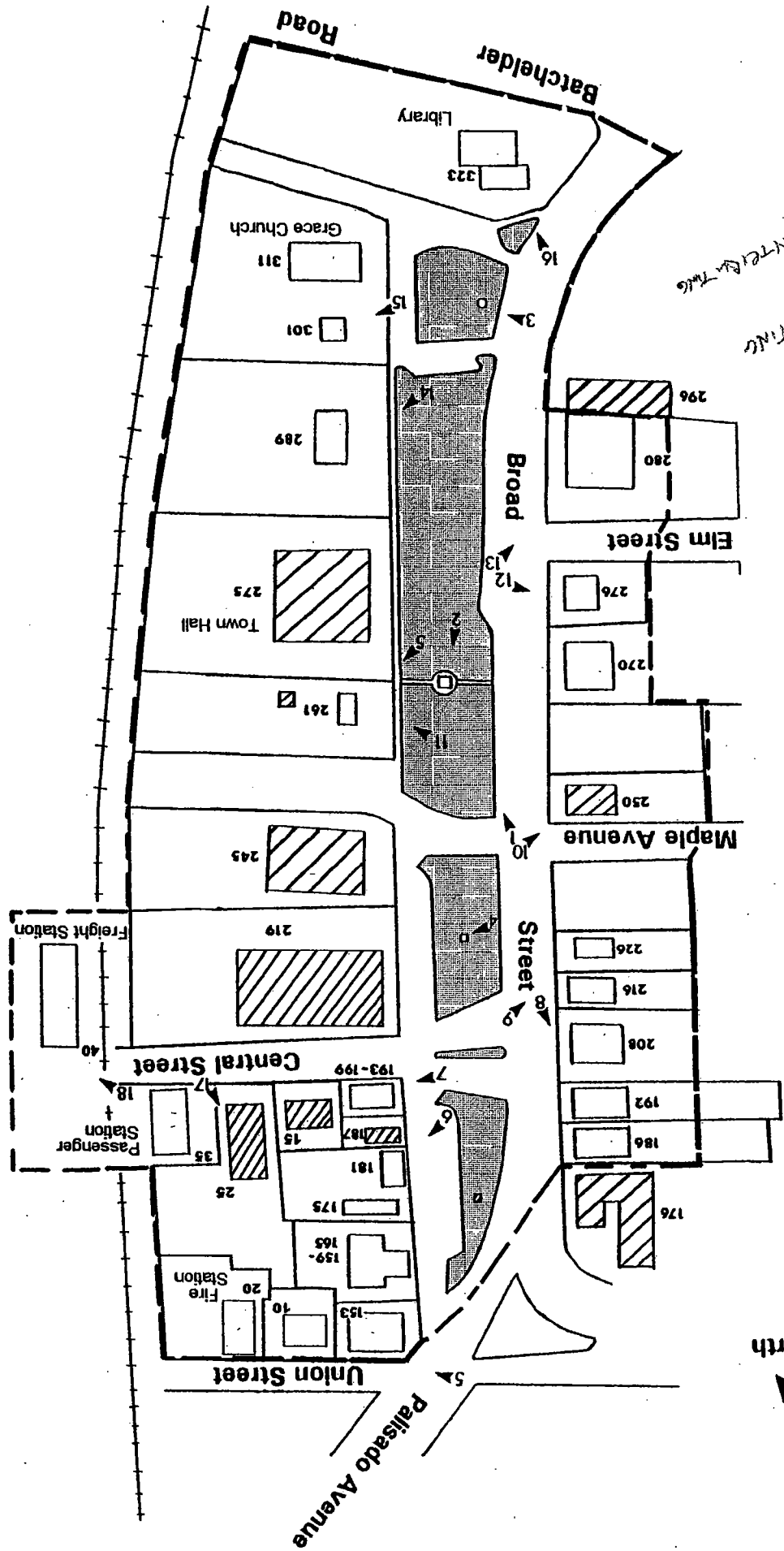
Windsor, Hartford County, CT

-  District Boundary
-  Photo Position
-  Contributing
-  Noncontributing



22  
- CONTRIBUTING  
8  
- Non-Contributing

North



United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Description **Broad Street Green Historic District** 7-7  
**Windsor, Hartford County, CT**

INVENTORY OF RESOURCES

ADDRESS	STORIES	DATE	DESCRIPTION	MATERIAL	C	NC
SITE						
- Broad Street BROAD STREET GREEN - Photograph 1		c.1770	Park		1	0
OBJECTS						
- Broad Street LOOMIS FOUNTAIN - Photograph 2		c.1880	Fountain	granite	1	0
- Broad Street "TO THE PATRIOTS OF WINDSOR" - Photograph 3 Evelyn Longman Batchelder, sculptor		1920	Monument	fieldstone, bronze	1	0
- Broad Street WORLD WAR I MEMORIAL - Photograph 4		1920	War Memorial	granite, bronze	1	0
- Broad Street WORLD WAR II GOLD STAR CASUALTIES MEMORIAL		c.1950	War Memorial	granite, bronze	0	1
BUILDINGS						
153 Broad Street FORMER CONGREGATIONAL PARISH HOUSE (Masonic Building) - Photograph 5	1 1/2	1902	Queen Anne	siding, stone	1	0
159-165 Broad Street	2	c.1850	Greek Revival	siding	1	0
175 Broad Street Photograph 6	2	c.1840	Greek Revival	clapboard	1	0
181 Broad Street Photograph 6	2	c.1925	Commercial building	brick	1	0
186 Broad Street Photograph 8	2	1930	Classical Revival	brick	1	0
187 Broad Street Photograph 6	1	c.1890, remodeled c.1945	Colonial Revival	brick	1	0
190-92 Broad Street Photograph 8	3	c.1865	Italianate	siding	1	0

United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Description                      **Broad Street Green Historic District  
Windsor, Hartford County, CT**

7-8

INVENTORY OF RESOURCES

ADDRESS	STORIES	DATE	DESCRIPTION	MATERIAL	C	NC
195 Broad Street Photograph 7	3	c.1908	Classical Revival	brick	1	0
208 Broad Street COLONEL JAMES LOOMIS HOUSE - Photograph 8	2 1/2	1822	Federal	brick	1	0
216 Broad Street	3	c.1870	Italianate	brick	1	0
219 Broad Street	2	1998	Commercial building	brick	0	1
226 Broad Street Photograph 9	2 1/2	1900	Gothic details	brick	1	0
245 Broad Street Windsor Center Post Office	1	1963	Colonial Revival	brick	0	1
250 Broad Street WINDSOR FEDERAL SAVINGS BANK - Photograph 10, David C. Barber, architect	2	1956	International	brick	1	0
261 Broad Street LUDDY HOUSE - Photograph 11	2 1/2	c.1925	Colonial Revival	clapboard	1	0
Garage	1 1/2	c.1925	Colonial Revival	clapboard	1	0
270 Broad Street THE WINDSOR TRUST COMPANY	1	1929	Colonial Revival	brick	1	0
275 Broad Street WINDSOR TOWN HALL - Photograph 1, Louis J. Drakos & Associates, architect	3	1965	Colonial Revival	brick	0	1
276 Broad Street OLD WINDSOR POST OFFICE - Photograph 12, Louis A. Simon, architect	1	1940	Colonial Revival	brick	1	0
280 Broad Street PLAZA BUILDING - Photograph 13	2	c.1929	Late Gothic Revival	brick	1	0
289 Broad Street HENRY & MARY HUNTINGTON HOUSE - Photograph 14	2	1901	Colonial Revival	clapboard	1	0
Garage	1	c.1920	No style		1	0
296 Broad Street	1	c.1940	Commercial building	brick, cast-stone details	1	0
301 Broad Street GRACE CHURCH RECTORY - Photograph 15	1 1/2	1870	Gothic Revival	brick	1	0
311 Broad Street GRACE EPISCOPAL CHURCH - Photograph 3, George Keller, architect	1	1865	Gothic Revival	stone	1	0

United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Description **Broad Street Green Historic District** 7-9  
**Windsor, Hartford County, CT**

INVENTORY OF RESOURCES

ADDRESS	STORIES	DATE	DESCRIPTION	MATERIAL	C	NC
323 Broad Street COLONEL OLIVER MATHER HOUSE (Windsor Public Library)	2 1/2	1777,1975	Colonial - Photograph 16	clapboard, brick	1	0
15 Central Street	2	c.1900, remodeled c.1995	No style	brick	0	1
25 Central Street Former movie theater - Photograph 17	2	c.1925	No style	brick	1	0
<del>35 Central Street</del> WINDSOR PASSENGER STATION - Photograph 7, background	1 1/2	c.1870	Second Empire	brick	1	0
<del>40 Central Street</del> (Numbered 40 Mechanic Street in assessor records) WINDSOR FREIGHT STATION - Photograph 18	1	c.1865	No style	brick	1	0
33 Mechanic Street EDDY ELECTRIC MANUFACTURING COMPANY - Photograph 20	2	1882	Factory	brick	1	0
Storage building	1	c.1960	No style	wood frame	0	1
41 Mechanic Street WINDSOR COMPANY FACTORY - Photograph 21	2	c.1930	Factory	brick	1	0
55 Mechanic Street	1	1976	Warehouse	concrete block	0	1
69 Mechanic Street WINDSOR HIGHWAY DEPARTMENT GARAGE - Photograph 22	1	c.1940	Garage	brick	1	0
10 Union Street Photograph 5, left background	2 1/2	c.1870	No style	siding	1	0
20 Union Street WINDSOR FIRE DEPARTMENT BUILDING - Photograph 19	2	1927	No style	brick	1	0

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WINDSOR SITES & BUILDINGS LISTED ON  
NATIONAL REGISTER OF HISTORIC PLACES

Individual (I)

Palisado District (D)

Brick Thematic Resource (T)

BROAD ST. GREEN DISTR. (G)

	<u>Address</u>	<u>Name of Property/Owner</u>	<u>Designation</u>
1.	1022 Palisado Avenue	Bissell Tavern	(I)
2.	119 Deerfield Road	Capt. Thomas Allyn House	(I)
3.	148 Deerfield Road	Oliver W. Mills House	(I)
4.	37 Elm Street	Deacon John Moore House	(I)
5.	156 Bloomfield Avenue	John Fitch School	(I)
6.	45 Deerfield Road	Elijah Mills House	(I)
7.	108 Palisado Avenue	Hazekiah Chaffee House	(I, D, T)
8.	778 Palisado Avenue	Oliver Ellsworth House	(I)
9.	Span - Farmington River and Pleasant St., West of Palisado Avenue	Farmington River Railroad Bridge	(I)
10.	5 North Meadow Road	Thomas Hayden House	(D)
11.	8 North Meadow Road	East Lake	(D)
12.	9 North Meadow Road	William A. Lovell House	(D)
13.	10 North Meadow Road	Elisha Strong House	(D)
14.	14 North Meadow Road	Return Strong House	(D)
15.	36 North Meadow Road	Jonathan Alvord House	(D)
16.	44 North Meadow Road	Samuel Cross House	(D)
17.	75 Palisado Avenue	First Church in Windsor	(D)
18.	76-78 Palisado Avenue	Fenton Store	(D)
19.	96 Palisado Avenue	Walter Fyler House	(D)
20.	101 Palisado Avenue	Rev. William Russell House	(D)
21.	115 Palisado Avenue	Dr. William Seward Pierson House	(D)
22.	118 Palisado Avenue	James Hooker House	(D)
23.	126-124 Palisado Avenue	Colonial Revival	(D)
24.	130 Palisado Avenue	Colonial Revival	(D)
25.	136 Palisado Avenue	Colonial Revival	(D)
26.	143 Palisado Avenue	First Church Parsonage	(D)
27.	144 Palisado Avenue	Colonial Revival	(D)
28.	151 Palisado Avenue	Colonial Revival	(D)
29.	160 Palisado Avenue	First Church Parsonage	(D, T)
30.	161 Palisado Avenue	Jonathan Ellsworth House	(D)
31.	166 Palisado Avenue	Colonial Revival	(D)
32.	169 Palisado Avenue	Colonial Revival	(D)
33.	180 Palisado Avenue	Tudor Revival	(D)
34.	194 Palisado Avenue	Late Greek Revival	(D)
35.	204 Palisado Avenue	Horace Hooker House	(D)
36.	209 Palisado Avenue	Dr. Elisha N. Sill House	(D)
37.	225 Palisado Avenue	Dorson Drake House	(D)
38.	235 Palisado Avenue	Fifth District School (Bell)	(D)
39.	248 Palisado Avenue	Elijah Mather, Jr. House	(D)

WINDSOR SITES & BUILDINGS LISTED ON  
NATIONAL REGISTER OF HISTORIC PLACES

PAGE 2

Individual (I)  
Palisado District (D)  
Brick Thematic Resource (T)

	<u>Address</u>	<u>Name of Property/Owner</u>	<u>Designation</u>
	40. 256 Palisado Avenue	Elijah Mather, Sr. House	(D)
	41. 257 Palisado Avenue	Bungalow	(D)
	42. 273 Palisado Avenue	Alexander Ellsworth House	(D)
	43. 276 Palisado Avenue	Colonial Revival	(D)
	44. 289 Palisado Avenue	Victorian Vernacular	(D)
	45. 290 Palisado Avenue	Colonial Revival	(D)
	46. 299 Palisado Avenue	Joel Thrall House	(D)
	47. 316 Palisado Avenue	Horace H. Ellsworth House	(D,T)
	48. 335 Palisado Avenue	Ephraim Barker House	(D)
	49. 336 Palisado Avenue	Jonathan Ellsworth House	(D)
	50. 339 Palisado Avenue	Victorian Vernacular	(D)
	51. 345 Palisado Avenue	Patrick Murphy House	(D,T)
	52. 363 Palisado Avenue	Colonial Revival	(D)
	53. 368 Palisado Avenue	Eliakrin Olcott House	(D)
	54. 375 Palisado Avenue	Moses Mitchell House	(D)
	55. 390 Palisado Avenue	Henry Magill House	(D,T)
	56. 407 Palisado Avenue	Taylor Chapman House	(D,T)
	57. 412 Palisado Avenue	Foursquare	(D)
	58. 25 Pierson Lane	Daniel Porter House	(D)
	59. 208-210 Broad Street	Col. James Loomis House	(T)
G	60. 301 Broad Street	Grace Church Rectory	(T)
	61. 464 Broad Street	Edward Moore House	(T)
G	62. 35 Central Street	former Hartford & New Haven Railroad Depot	(T)
G	63. 40 Central Street	former Hartford & New Haven Railroad Depot	(T)
	64. 44 Court Street	Sidney Hayden House	(T)
	65. 184 Deerfield Road	Timothy Dwight Mills House	(T)
	66. 32 East Street	Hathaway Store	(T)
	67. 128 Hayden Station Road	Capt. Nathaniel Hayden House	(T)
	68. 130 Hayden Station Road	House	(T)
	69. 14 Maple Avenue	former Fire Station	(T)
	70. 111 Maple Avenue	John Bruce House	(T)
	71. 18 Marshall Phelps Road	Eli Phelps House	(T)
	72. 458 Palisado Avenue	Isaac Sweetland House	(T)
	73. 736 Palisado Avenue	House	(T)
	74. 27 Park Avenue	Daniel Payne House	(T)
	75. 40 Pleasant Street	William Shelton House	(T)
	76. 436 Rainbow Road	Benomi Case House	(T)
	77. 411-413 Windsor Avenue	Giles Barber House	(T)
	78. 881 Windsor Avenue	Capt. James Loomis House	(T)
	79. 1003 Windsor Avenue	George G. Loomis House	(T)

WINDSOR SITES & BUILDINGS LISTED ON  
NATIONAL REGISTER OF HISTORIC PLACES

PAGE 3

Individual (I)  
Palisado District (D)  
Brick Thematic Resource (T)

	<u>Address</u>	<u>Name of Property/Owner</u>	<u>Designation</u>
80.	1021 Windsor Avenue	Gordon Loomis House	(T)
81.	1053 Windsor Avenue	Ira Loomis, Jr. House	(T)
82.	1173 Windsor Avenue	William H. Harvey House	(T)
83.	1195 Windsor Avenue	former Stony Hill School	(T)

## TOWN OF WINDSOR HISTORIC RESOURCES INVENTORY

Inventory Item #	Street	Building Name (Historic)
1	19-21 Allen Street	
2	16 Aramamet Street	
3	10 Attawanot Street	
4	59 Barber Street	
5	62-64 Bina Avenue	
6	40 Bloomfield Avenue	Susan Tryon House
7	51-53 Bloomfield Avenue	
8	61 Bloomfield Avenue	
9	62 Bloomfield Avenue	
10	77 Bloomfield Avenue	Roger Ludlow School
11	80 Bloomfield Avenue	Euphemia Loomis House
12	96 Bloomfield Avenue	
13	99 Bloomfield Avenue	Fannie W. Roberts House
14	106 Bloomfield Avenue	Charles Beardsley House
15	121 Bloomfield Avenue	
16	156 Bloomfield Avenue	John Fitch High School
17	206 Bloomfield Avenue	
18	153 Broad Street	former First Church Parish House
19	160 Broad Street	
20	159-165 Broad Street	
21	175 Broad Street	Henry Ailyn House
22	194 Broad Street	
23	193-199 Broad Street	
24	208-210 Broad Street	Col. James Loomis House
25	219 Broad Street	Windsor House
26	220-222 Broad Street	

## TOWN OF WINDSOR HISTORIC RESOURCES INVENTORY

Inventory Item #	Street	Building Name (Historic)
27	226 Broad Street	
28	245 Broad Street	
29	252 Broad Street	
30	270 Broad Street	
31	275 Broad Street	
32	275 $\frac{1}{2}$ Broad Street	Loomis Fountain
33	276 Broad Street	
34	288-294 Broad Street	
35	289 Broad Street	Huntington Estate
36	301 Broad Street	Grace Church Rectory
37	311 Broad Street	Grace Episcopal Church
38	323 Broad Street	Col. Oliver Mather House
39	311 $\frac{1}{2}$ Broad Street	
40	379 Broad Street	
41	390 Broad Street	John Moore House
42	464 Broad Street	Edward and Ann Moore House
43	449-451 Broad Street	Lorenzo Montgomery Buckland House
44	470 Broad Street	
45	9 Brown Avenue	
46	16 Brown Avenue	Robert and Emily Turner House
47	47 Capon Street	
48	60 Capen Street	Jerome Davis House
49	11 Center Street	
50	64 Center Street	Henri Bendelow House
51	Central Street	Hartford and New Haven Railroad Depot
52	Central Street	Freight Depot

TOWN OF WINDSOR HISTORIC RESOURCES INVENTORY

Inventory Item #	Street	Building Name (Historic)
79	27 Hayden Avenue	
80	52-54 Hayden Avenue	
81	59-61 Hayden Avenue	
82	72 Hayden Avenue	
83	83 Hayden Station Road	William A. Allen House
84	84 Hayden Station Road	Mary and Joseph Cowan House
85	90 Hayden Station Road	Henrietta Ronvier House
86	93 Hayden Station Road	
87	98 Hayden Station Road	Martha and Elias Jewell House
88	109 Hayden Station Road	Ferdinand Leppers House
89	128 Hayden Station Road	Capt. Nathaniel Hayden House
90	130 Hayden Station Road	
91	162 Hayden Station Road	John Hayden House
92	266 Hayden Station Road	Simon Blanchard House
93	278 Hayden Station Road	James Murray House
94	322 Hayden Station Road	
95	26 Highland Avenue	
96	9 Hillcrest Road	
97	27 Hillcrest Road	
98	36 Hillcrest Road	
99	75 Hillcrest Road	
100	16 Irving Street	
101	34 Irving Street	
102	26 Island Road	Nancy Beckworth House
103	50 Island Road	
104	Kearney Street	Franklin Hall

TOWN OF WINDSOR HISTORIC RESOURCES INVENTORY

Inventory Item #	Street	Building Name (Historic)
53	70 Colton Street	
54	94 Corey Street	
55	44 Court Street	
56	55 Day Hill Road	
57	20 Deerfield Road	Lemuel Drake House
58	45 Deerfield Road	Samuel M. Mills House
59	119 Deerfield Road	Capt. Thomas Allyn House
60	140 Deerfield Road	Oliver M. Mills House
61	245 Deerfield Road	Filisha Moore House
62	368 Deerfield Road	
63	24-26 East Street	John Palmer House
64	32 East Street	Mathew Store
65	30 East Street	
66	54 East Street	
67	122 East Street	William Phelps House
68	140 East Street	John Miller House
69	131 East Barber Street	Horace Barber House
70	57 East Wolcott Avenue	
71	80 East Wolcott Avenue	John Sterner House
72	85 East Wolcott Avenue	Bridgett Dwyer House
73	31 Elm Street	William Loomis House
74	37 Elm Street	Deacon John Moore House
75	43 Elm Street	
76	47 Elm Street	
77	50 Elm Street	
78	68 Giddings Avenue	

## TOWN OF WINDSOR HISTORIC RESOURCES INVENTORY

Inventory Item #	Street	Building Name (Historic)
105	4 Kellogg Street	
106	100 Lambertson Road	
107	350 Lambertson Road	
108	16 Laurel Avenue	
109	21 Laurel Avenue	
110	24 Loomis Avenue	Harriet O. Carter House
111	30 Loomis Avenue	Nelson and Mabel Green House
112	41 Loomis Avenue	
113	47-49 Loomis Avenue	
114	Loomis-Chaffee School Campus:	Deacon John Loomis House
115	Loomis-Chaffee School Campus:	Founders Hall
116	Loomis-Chaffee School Campus:	Chaffee Hall
117	Loomis-Chaffee School Campus:	Greek Revival House
118	46 Lovell Avenue	
119	33 Ludlow Road	
120	22 Mack Street	
121	70 Mack Street	
122	84 Mack Street	
123	14 Maple Avenue	Former Fire Station
124	20-22 Maple Avenue	Eunice and Martin Palmer House
125	23-25 Maple Avenue	Dr. N. L. and Mary Bell House
126	30-34 Maple Avenue	
127	44 Maple Avenue	
128	50 Maple Avenue	
129	56-58 Maple Avenue	Thomas Moore Jr. House
130	57 Maple Avenue	

## TOWN OF WINDSOR HISTORIC RESOURCES INVENTORY

Inventory Item #	Street	Building Name (Historic)
131	65 Maple Avenue	
132	83 Maple Avenue	
133	88 Maple Avenue	
134	95 Maple Avenue	
135	111 Maple Avenue	
136	115 Maple Avenue	
137	18 Marshall Phelps Road	Ell Phelps House
138	25 Marshall Phelps Road	Elijah Marshall House
139	25 <sup>1</sup> Marshall Phelps Road	Ye Olde Pequonock Burial Ground
140	236 Matianuck Avenue	
141	761 Matianuck Avenue	
142	33 Meadow Road	Elisha Barber House
143	Mechanics Street	Eddy Electric Manufacturing Corp.
144	63 Midian Avenue	
145	2 Moorelands	Elisha Cook House
146	5 Moorelands	Dr. Alexander Wolcott House
147	2-4 Niles Road	John Chase House
148	28-30 Niles Road	
149	90-92 Niles Road	Michael Kelly House
150	98-100 Niles Road	Kerran O'Connell Monumental
151	5 North Meadow Road	Thomas Hayden House
152	8 North Meadow Road	
153	9 North Meadow Road	William A. Lovell House
154	10 North Meadow Road	Return Strong House
155	14 North Meadow Road	Denslow Place
156	36 North Meadow Road	Jonathan Alvord House

## TOWN OF WINDSOR HISTORIC RESOURCES INVENTORY

## TOWN OF WINDSOR HISTORIC RESOURCES INVENTORY

Inventory Item #	Street	Building Name (Historic)	Inventory Item #	Street	Building Name (Historic)
157	44 North Meadow Road	Capt. Samuel Cross House	183	316 Palisado Avenue	Horace H. Ellsworth House
158	32 Olga Avenue		184	335 Palisado Avenue	Ephraim Darker House
159	17 Orchard Road		185	336 Palisado Avenue	Jonathan Ellsworth House
160	Palisado Avenue at the Farmington River	Palisado Avenue Bridge	186	345 Palisado Avenue	Patrick Murphy House
161	75 Palisado Avenue	First Church	187	368 Palisado Avenue	Eliakim M. Olcott House
162	75 1/2 Palisado Avenue	Palisado Cemetery	188	375 Palisado Avenue	Moses Mitchell House
163	76-78 Palisado Avenue	A. Fenton Store	189	390 Palisado Avenue	Henry Magill House
164	96 Palisado Avenue	Lieutenant Walter Fyler House	190	407 Palisado Avenue	Taylor Chapman House
165	101 Palisado Avenue	Rev. William Russell House	191	458 Palisado Avenue	Sophia Sweetland House
166	108 Palisado Avenue	Iszekiah Chaffee House	192	495 Palisado Avenue	William Thrall House
167	114 Palisado Avenue		193	506 Palisado Avenue	Martin Palmer House
168	115 Palisado Avenue	Dr. Samuel Pierson House	194	526 Palisado Avenue	Cicero Roberts House
169	118 Palisado Avenue	Capt. James Hooker House	195	546 Palisado Avenue	Capt. Samuel Stoughton House
170	Palisado Green	Monument	196	560 Palisado Avenue	John Hoskins House
171	143 Palisado Avenue		197	597 Palisado Avenue	John Gaylord House
172	160 Palisado Avenue	First Church Parsonage (former)	198	602 Palisado Avenue	Rosewell Miller House
173	161 Palisado Avenue	Jonathan Ellsworth House	199	736 Palisado Avenue	
174	180 Palisado Avenue	Horace Hooker House	200	758 Palisado Avenue	David Ellsworth House
175	204 Palisado Avenue	Dr. Elisha N. Sill House	201	773 Palisado Avenue	Oliver Ellsworth Homestead
176	209 Palisado Avenue	Dorson Drake House	202	788 Palisado Avenue	6th District School/Hayden School
177	225 Palisado Avenue	5th District The Bell School	203	853 Palisado Avenue	
178	235 Palisado Avenue	Elijah Mather House	204	860 Palisado Avenue	
179	248 Palisado Avenue	Elijah Mather House	205	912 Palisado Avenue	Josiah Biswell House
180	256 Palisado Avenue	Elijah Mather House	206	942 Palisado Avenue	
181	273 Palisado Avenue	Joel Thrall Homestead	207	957 Palisado Avenue	Isaac Hayden House
182	299 Palisado Avenue		208	1022 Palisado Avenue	Capt. Ebenezer Fitch Biswell House

## TOWN OF WINDSOR HISTORIC RESOURCES INVENTORY

Inventory Item #	Street	Building Name (Historic)
209	1042 Palisado Avenue	
210	Palisado Avenue at Hayden Station Road	Dr. Horace Hayden Monument
211	1332 Palisado Avenue	
212	1398 Palisado Avenue	
213	27 Park Avenue	Daniel Payne House
214	15 Phelps Street	
215	18 Phelps Street	
216	52 Phelps Street	
217	25 Pierson Lane	
218	105 Pigeon Hill Road	Daniel Roberts House
219	221 Pigeon Hill Road	Martin Palmer (Jr.) House
220	240 Pigeon Hill Road	Eliekhim Marshall House
221	264 Pigeon Hill Road	
222	280 Pigeon Hill Road	John and Brigitte Craven House
223	712 Pigeon Hill Road	Joel Palmer House
224	27 Pleasant Street	
225	31 Pleasant Street	
226	40 Pleasant Street	William Shelton House
227	55 Pleasant Street	
228	61 Pleasant Street	
229	71-75 Pleasant Street	
230	85 Pleasant Street	
231	88-90 Pleasant Street	
232	93 Pleasant Street	Alfred Gouge House
233	98 Pleasant Street	
234	103 Pleasant Street	

## TOWN OF WINDSOR HISTORIC RESOURCES INVENTORY

Inventory Item #	Street	Building Name (Historic)
235	121 Pleasant Street	
236	131 Pleasant Street	
237	160 Pleasant Street	Farmington River Railroad Bridge
238	16 Pond Road	
239	6 Poquonock Avenue	Daniel Mack House
240	30-32 Poquonock Avenue	
241	38 Poquonock Avenue	
242	53-55 Poquonock Avenue	
243	54 Poquonock Avenue	Quartus Dedortha House
244	56 Poquonock Avenue	Quartus Dedortha House
245	70 Poquonock Avenue	Joseph Huntley House
246	73 Poquonock Avenue	Charles W. Day House
247	116-118 Poquonock Avenue	
248	140-142 Poquonock Avenue	Warham Mill
249	193-195 Poquonock Avenue	
250	211-213 Poquonock Avenue	
251	204 Poquonock Avenue	Strong H. Barber Homestead
252	361 Poquonock Avenue	Walter Smith Homestead
253	468 Poquonock Avenue	Julius Ranson House
254	475 Poquonock Avenue	Cicero Roberts House
255	793 Poquonock Avenue	
256	815 Poquonock Avenue	Job Phelps House
257	826 Poquonock Avenue	Thrall School (7th District School)
258	916 Poquonock Avenue	Benjamin Moore House
259	1043 Poquonock Avenue	Isaac Finney House
260	1101 Poquonock Avenue	Randolph Griswold House

## TOWN OF WINDSOR HISTORIC RESOURCES INVENTORY

## TOWN OF WINDSOR HISTORIC RESOURCES INVENTORY

Inventory Item #	Street	Building Name (Historic)	Inventory Item #	Street	Building Name (Historic)
261	1123 Poquonock Avenue		207	1763 Poquonock Avenue	Daniel and Sarah Laverty House
262	1152 Poquonock Avenue	Warham Acaizie Griswold House	288	1791 Poquonock Avenue	Hones Carey House
263	1178 Poquonock Avenue	Abel Barnes Hill	289	1817 Poquonock Avenue	Poquonock Community Church
264	1183 Poquonock Avenue	Abel Barnes House	290	1834 Poquonock Avenue	Capt. Sylvanus Griswold House
265	1207 Poquonock Avenue	Abel and Thezla Barnes House	291	1847 Poquonock Avenue	George Inthway House
266	1227 Poquonock Avenue	Truman Griswold House	292	1852 Poquonock Avenue	David and Mary Roberts House
267	1248 Poquonock Avenue	Eliphalet Ladd House	293	1875 Poquonock Avenue	Edgar and Anna Mosier House
268	1257 Poquonock Avenue	John H. Miles House	294	22 Portman Street	
269	1290 Poquonock Avenue	Iezekiah Griswold House	295	211 Portman Street	
270	1312 Poquonock Avenue	Phineas Griswold House	296	39 Preston Street	
271	1324 Poquonock Avenue		297	81 Preston Street	
272	1340 <sup>4</sup> Poquonock Avenue	Elm Grove Cemetery	298	82 Preston Street	
273	1340 <sup>4</sup> Poquonock Avenue	Elm Grove Mortuary Chapel	299	85 Preston Street	
274	1355 Poquonock Avenue	William Phelps House	300	25 Prospect Street	Down Homestead
275	1363 Poquonock Avenue	Elihu Phelps House	301	40 Prospect Street	
276	1368 Poquonock Avenue	Cyrus Phelps House	302	2 Prospect Hill Road	Roderick Holcomb House
277	1397 Poquonock Avenue	Abiel Griswold House	303	34 Prospect Hill Road	Norman Clark House
278	1414 Poquonock Avenue	Elihu and Annie Winchell House	304	89 Prospect Hill Road	Naomi Griswold Marshall House
279	1531 Poquonock Avenue	Friend Griswold House	305	135 Prospect Hill Road	Martin Holcomb House
280	1580 Poquonock Avenue	William and Elipha Soper House	306	221 Prospect Hill Road	John Phelps House
281	1591 Poquonock Avenue	Joseph Barnard House	307	245 Prospect Hill Road	Daniel Nick House
282	1601 Poquonock Avenue		308	308 Prospect Hill Road	Frank Fenton House
283	1726 Poquonock Avenue		309	311 Prospect Hill Road	Dennis Sullivan House
284	1734 Poquonock Avenue		310	118 Rainbow Road	William and DeJia Ridwell House
285	1749 Poquonock Avenue	St. Joseph's Church	311	183 Rainbow Road	former Rainbow Baptist Church Rectory
286	1750 Poquonock Avenue	Poquonock Elementary School	312	200 Rainbow Road	

## TOWN OF WINDSOR HISTORIC RESOURCES INVENTORY

Inventory Item #	Street	Building Name (Historic)	Inventory Item #	Street	Building Name (Historic)
313	214-220 Rainbow Road	John W. Leonard House	339	21 Rood Avenue	
314	225 Rainbow Road	Michael and Mary Nugent House	340	23 Sage Park Road	
315	234 Rainbow Road	George W. Hodge House	341	41 Seymour Street	
316	271 Rainbow Road	"Butler Place"	342	11 Sinclair Street	
317	291 Rainbow Road		343	28 Skitchewaug Street	
318	302 Rainbow Road		344	36 Skitchewaug Street	
319	305 Rainbow Road		345	6 Spring Street	Florence Day House
320	312 Rainbow Road	Francis L. Phelps House	346	17 Spring Street	
321	315-317 Rainbow Road		347	18 Spring Street	Fred and Emma Welch House
322	334 Rainbow Road	Dana J. Paine Hotel	348	21 Spring Street	
323	347 Rainbow Road	Hodge & Co. Paper Mill	349	25-27 Spring Street	George Kuhney House
324	347 Rainbow Road	Farmington River Power Co. Control Building	350	32 Spring Street	
325	354 Rainbow Road	Fredus Case House	351	33 Spring Street	
326	355 Rainbow Road	Benjamin Vernon House	352	96-98 Spring Street	Mary Collins House
327	362 Rainbow Road	Harlow Moore House	353	108 Spring Street	Horace Holden House
328	371 Rainbow Road	George L. Hodge Homestead	354	247 Stevens Hill Road	
329	436 Rainbow Road	Benoni Case House	355	115 Stone Road	
330	951 Rainbow Road		356	44 Sycamore Street	
331	6 Remington Road		357	59 Sycamore Street	
332	14 Remington Road		358	145 Thrall Road	Thrall Homestead
333	41-43 River Street		359	77 Tobey Avenue	
334	85 River Street		360	13 Tunxis Street	
335	385 River Street	Lemuel Lord Farm	361	23 Tunxis Street	
336	445 River Street	Francis and Dora Strickland Farm	362	33 Tunxis Street	
337	559-617 River Street		363	45 Tunxis Street	
338	River Street at Kennedy Road Tobacco Barn Intersection		364	64-66 Tunxis Street	

TOWN OF WINDSOR HISTORIC RESOURCES INVENTORY

<u>Inventory Item #</u>	<u>Street</u>	<u>Building Name (Historic)</u>	<u>Inventory Item #</u>	<u>Street</u>	<u>Building Name (Historic)</u>
365	80-82 Tunxis Street		391	280 Windsor Avenue	
366	87-89 Tunxis Street		392	365 Windsor Avenue	
367	105-107 Tunxis Street		393	691 Windsor Avenue	Warren M. Barber House
368	20 Union Street	Former Fire Station	394	860 Windsor Avenue	Capt. James Loomis House
369	11 Upton Street		395	881 Windsor Avenue	Lucien B. Loomis House
370	30 Warren Street		396	901 Windsor Avenue	Annie E. Hubbard House
371	37 Welch Avenue		397	909 Windsor Avenue	Moses Loomis House
372	28 West Street	Liberal Hall Spiritualists Society Building	398	916-918 Windsor Avenue	Sarahajah Loomis House
373	54 West Street	James J. and Jane Holcomb House	399	943 Windsor Avenue	Mary Anne Allin House
374	74 West Street	Fidella Meskins House	400	958 Windsor Avenue	Spencer Loomis House
375	140 West Street	Wiles M. Griswold Homestead	401	969 Windsor Avenue	Martin Barber House
376	174 West Street	Charles A. Huntington Estate	402	992 Windsor Avenue	George G. Loomis House
377	202 West Street	Sidney Strickland Homestead	403	1003 Windsor Avenue	George Warner House
378	36-38 Wilson Avenue		404	1006 Windsor Avenue	Gordon Loomis House
379	41 Wilson Avenue	Osmyn P. Clark House	405	1021 Windsor Avenue	Ira Loomis House
380	47 Wilson Avenue	Samuel H. Wilson House	406	1037 Windsor Avenue	Ira Loomis Jr. House
381	91 Wilson Avenue		407	1053 Windsor Avenue	Benjamin Loomis House
382	111 Wilson Avenue	Otto B. Olin House	408	1065 Windsor Avenue	Abel Strong House
383	66 Wilton Road		409	1066 Windsor Avenue	
384	71 Wilton Road		410	1095 Windsor Avenue	
385	183 Windsor Avenue	Samuel Mather House	411	1123 Windsor Avenue	
386	195 Windsor Avenue	Lory Drake House	412	1124 Windsor Avenue	
387	200 Windsor Avenue		413	1173 Windsor Avenue	William H. Harvey House
388	227 Windsor Avenue	Elijah Barber House	414	1174 Windsor Avenue	Capt. Nathaniel Loomis House
389	253 Windsor Avenue	Henry Wilson Jr. House	415	1194 Windsor Avenue	Erastus Case House
390	275 Windsor Avenue		416	1195 Windsor Avenue	Stony Hill School

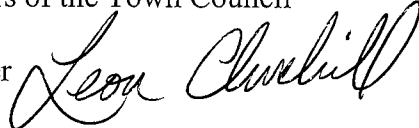
TOWN OF WINDSOR HISTORIC RESOURCES INVENTORY

<u>Inventory Item #</u>	<u>Street</u>	<u>Building Name (Historic)</u>
417	1203 Windsor Avenue	
418	1220 Windsor Avenue	
419	1245 Windsor Avenue	
420	166 Woodland Street	
421	Broad Street Green	
422	184 Deerfield Road	
423	1 Kellogg Street	
424	Loomis-Chaffee School Campus	First Settlement Marker
425	Palisado Green	
426	37 Prospect Street	Amy Archer House
427	Windsor Avenue	Keney Park Entrance Gateway
428	411-413 Windsor Avenue	Giles Barber House
429	1046 Windsor Avenue	James and Jane Hutchinson House

## Agenda Item Summary

Date: January 21, 2003

To: Honorable Mayor and Members of the Town Council

Prepared By: Leon Churchill, Town Manager 

Subject: Presentation by One Connecticut

Enclosed is information from One Connecticut, a coalition of 100 organizations that advocate for human services and related causes. The information originates from One Connecticut publications and press releases. They are scheduled to make a presentation of their alternate budget for the State of Connecticut at the January 21st Town Council meeting.

One Connecticut is led by  
Ms. Cheri Quickmire, Coordinator  
One Connecticut  
33 Whitney Ave.  
New Haven, CT 06510  
203-498-4240 (office)

One Connecticut's budget is an alternative to the Governor's proposed mid-year reductions which are estimated to reduce State Aid to Windsor by approximately \$1.1 million, and a larger deficit is projected for FY 2003-04 that could result in additional aid reductions. One Connecticut's budget also considers future State budgets.

### Attachments

Summary of One Connecticut Budget Plan  
Detailed One Connecticut Budget Plan  
List of State Legislators Supporting One Connecticut's Plan

## Summary of One Connecticut Budget Plan

One Connecticut is conducting educational sessions about the budget situation around the state to various constituencies. They suggest the budget crisis is a revenue problem and not a spending problem. CT Voices for Children, a member of One Connecticut, are the principle authors of the budget proposal and have prepared a number of brief explanations about the crisis, also available on the web site. One Connecticut includes 100 organizations, representing thousands of Connecticut residents, human services, religious, and labor and advocacy groups. A group of Legislative Democrats presented an alternative budget solution released at a press conference on January 7th. Thirty-seven (37) House Democrats have signed on to the alternative budget. House Democrats backing the budget alternative estimate that more than one-half of the House Democratic Caucus supports their budget approach. The proposed budget alternative draws from One Connecticut's Fair Share Budget and the city mayors' proposal. The proposal addresses both Fiscal Years 02-03 and 03-04. The proposal reflects four key premises: 1. Avoids state layoffs; 2. Maintains core public services; 3. Restores cuts to municipal aid; 4. Evens out the balance between cuts and revenues.

The alternative budget proposal includes a combination of labor concessions, spending cuts and increased revenues. For Fiscal Year 02-03, the alternative budget proposes:

*Spending Cuts of \$133.6 million*

- a. Labor concessions - \$93 million
- b. Other (details are available) - \$40.6 million

*Spending Restorations of \$100 million*

- a. Education Cost-Sharing
- b. Colleges & Hospitals PILOT
- c. State-owned property PILOT
- d. Other (programs for low-income families such as housing, child care, etc., early care, higher education, smoking cessation, health & behavioral health) - (\$100 million)

*Revenues of \$457.4 million to include:*

- a. Income Tax - \$156.4 million
- b. Sales & Use Tax - \$63 million
- c. Corporate Taxes - \$143 million
- d. Gift & Succession Taxes - \$37 million
- e. Other - \$58 million

For Fiscal Year 03-04, the alternative budget proposes:

*Spending Cuts of \$628. million*

- a. Labor concessions - \$488.1 million
- b. Other (details are available) - \$140.3 million

*Spending Restorations of \$330.1 million*

- a. Education Cost-Sharing
- b. Colleges & Hospitals PILOT
- c. State-owned property PILOT
- d. Other (programs for low-income families such as housing, childcare, etc., early care, higher education, smoking cessation, health & behavioral health).

*Revenues of \$457.4 million to include:*

- a. Income Tax - \$349 million
- b. Sales & Use Tax - \$138.7 million
- c. Corporate Taxes - \$294 million
- d. Gift & Succession Taxes - \$92.6 million
- e. Other - \$95 million

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### BACKGROUND

On December 19, 2002 at a press conference at the State Capitol, a coalition including the mayors of Connecticut's largest cities, state employee and other labor unions and One Connecticut (a statewide coalition of nearly 100 organizations) called for a fair share budget for Connecticut and presented their approach to balancing the state's budget. The following information, prepared by CT Voices for Children, is the Fair Share Budget with additional details that place the current deficit and deficit mitigation plans in context.

CT Voices for Children and Advocates for CT's Children & Youth are members of One Connecticut.

### ***The Fair Share Budget: Some Context & Greater Detail***

(CT Voices for Children, December 19, 2002, rev'd Jan. 6, 2003)

**Context.** As the table below shows, to date, the Governor and General Assembly already have addressed a *cumulative* gross deficit in SFY 02 and SFY 03 of \$2.249 billion.

To date, this deficit reduction has been accomplished as follows:

- 31% spending cuts
- 45% one-time revenues (including fund transfers from cash reserves of other budgets that are, in effect, spending cuts to those budget accounts)
- 10% borrowing
- 14% on-going revenue increases or delays in the phase-out of revenue reductions.

The first two columns of the table below outline this deficit mitigation to date.

Notwithstanding these measures (and due in large part due to the fact that only 14% of the "remedy" to date has involved the restoration of revenues to a revenue base eroded by \$2 billion in permanent tax cuts in the late 1990s) a deficit of about \$500M is still projected for SFY 03 and a deficit of \$1.2 billion in SFY 04.

**The Fair Share Budget in more detail.** The second two columns of the table below set out the *Fair Share Budget* which provides a plan for prudently addressing the remaining SFY 03 deficit and the SFY 04 deficit, taking into account what has already occurred in prior deficit mitigation. It seeks a balanced approach -- over this *whole period* -- of spending cuts, union concessions, and revenue restorations.

Since deficit mitigation measures taken to date have been weighted toward spending cuts of various types (other than to state employees) and not revenue restorations, the *Fair Share* budget is weighted more heavily toward revenue restoration and toward state employee concessions. The proposal also restores funding that was cut from some essential program areas.

<b>I. Deficit Mitigation: Past, Current, Proposed, SFY 02-SFY 04</b>				
	<b>02 Deficit Mitigation<sup>i</sup></b>	<b>03 Deficit Mitigation (FY 03 rev. budget)</b>	<b>Remaining 03 Deficit Mitigation (proposed)</b>	<b>04 Deficit Mitigation (proposed)</b>
<b>Gross Deficit</b>	<b>\$1,227M</b>	<b>\$1,022M</b>	<b>\$500M</b>	<b>\$1,200M</b>
<b>State employee concessions</b>	<b>\$0M</b>	<b>\$0M</b>	<b>\$93M</b>	<b>\$488.1M</b>
<b>Spending cuts</b>	<b>\$351M<sup>ii</sup></b>	<b>\$461M</b>	<b>\$49.6M<sup>iii</sup></b>	<b>\$140.3M</b>
<b>Spending Restorations</b>			<b>(\$100.0M)</b>	<b>(\$330.1M)</b>
-Education Cost Sharing	\$0	\$0		(\$110M)
-Colleges & Hospitals	\$0	\$0		(\$11.3M)
PILOT				
-State-owned PILOT	\$0	\$0		(\$9.8M)
-Other targeted restorations <sup>iv</sup>	\$0	\$0	(\$100)	(\$200M)
<b>One-Time Revenues</b>	<b>\$817M</b>	<b>\$383M</b>	<b>\$0</b>	<b>\$0</b>
- Rainy Day Fund	\$595M	\$0		
- Economic Recovery Notes	\$222M	\$0		
-Tax Amnesty Program		\$22M (proj.) \$109M (act.)		
- Fund Transfers from Quasi-Public Agencies		\$100M		
- Transfer from Anthem De-mutualization		\$127.2M		
- Tobacco Settlement Fund Transfers		\$68.8M		
- Other one-time fund transfers		\$21.2M		
- Retro home care payment		\$46M		
- Other misc. changes		\$36M		
<b>On-going revenue increases/phase-out delays/restorations<sup>v</sup></b>	<b>\$43M</b>	<b>\$261M</b>	<b>\$457.4M</b>	<b>\$905.3M</b>
-Income tax		\$12M <sup>vi</sup>	\$156.4 <sup>vii</sup>	\$306M
-EITC				(\$21M) <sup>viii</sup>
-Tobacco Tax	\$43M	\$122.3M <sup>ix</sup>	\$41.3 (more) <sup>x</sup>	\$81.6M (more)
-Sales/use tax		\$11M <sup>xi</sup>	\$21.7M <sup>xii</sup>	\$57.1M
-Corporation tax		\$72M <sup>xiii</sup>	\$94M <sup>xiv</sup>	\$236M
- Oil companies tax			\$31M <sup>xv</sup>	\$22M
- Public utility tax			\$18M <sup>xvi</sup>	\$36M
- Estate tax			\$25M <sup>xvii</sup>	\$62M
- Inheritance tax		\$11M <sup>xviii</sup>	\$12M <sup>xix</sup>	\$28M
- Gift tax		\$2.6M <sup>xx</sup>		>\$2.6M <sup>xxi</sup>
- Insurance premiums tax		\$15.6M		
- Real estate conveyance			\$20M <sup>xxii</sup>	\$50M

1/6/03

tax				
- Fee increases		\$1.5M		
- Diesel fuel tax <sup>xxiii</sup>		\$25M		
Escheat bottle deposits			\$15M <sup>xxiv</sup>	\$15M
Net new federal funds			\$30M <sup>xxv</sup>	\$100M
Pequot & Mohegan Fund			(\$7M) <sup>xxvi</sup>	(\$70M)
Suspend all tax reductions already scheduled to take effect in the next 3 years			TBD	TBD

## II. Increase Budget Transparency & Accountability

Require firm-specific reporting of all corporations claiming credits against any tax, with total credits claimed per tax year, total taxes paid, and data about size and type of corporation

Require DRS to prepare annual summary of total income reported by largest 200 corporations conducting any business in Connecticut, total credits claimed, and total tax paid. Data to be reported without firm name.

Require tax incidence analysis & reporting

Require Governor's proposed budget to include program measures (as it had previously)(e.g., data re number of clients served by program)

Institute annual cost-benefit analysis of state tax breaks and tax expenditures to determine their continued appropriateness or sunset all tax expenditures so they must make the case for extension, just as budgeted line items must [CCM]

Amend statute regarding Rainy Day Fund to set at 7-10% of appropriations (rather than 5%) to avert budget problems in future

## III. Establish Blue Ribbon Commission on Taxation

Establish a Blue Ribbon Tax Commission with broad representation from the not-for-profit, state and local government, academic, and corporate sectors to identify ways to update CT's outmoded state and local tax codes and make recommendations for reform. Funds should be appropriated to hire economists and state tax experts to provide independent consultation to this Commission, which should issue its recommendations by January 1, 2004.<sup>xxvii</sup>

<sup>i</sup> The totals of amounts shown as spending cuts, one-time revenues, and on-going new revenues may not total the gross deficit, since the table highlights the largest of the deficit mitigation measures. For example, the deficit mitigation measures shown for SFY 02 total \$1,208M rather than \$1,227M.

<sup>ii</sup> Includes Governor's rescissions, appropriations reductions, reductions to carry-forwards, reallocation of FY 01 surplus, under-funding of teachers' retirement fund (\$35M in FY 03), unallocated lapses, etc. The amounts shown here are net expenditure changes. The FY 02 budget had \$121M of additional expenditures (adjustments, agency deficiencies) and the FY 03 revised budget included \$108M of additions that were "technical changes." Data on spending cuts come from PowerPoint presentation made by OPM Secretary Marc Ryan to the Governor's Council on Economic Competitiveness and Technology on September 26, 2002.

<sup>iii</sup> The plan proposes savings from the following: a) PILOT for new manufacturing machinery and equipment is cut to 50% reimbursement and the tax exemption for new machinery and equipment is also cut to 50% (from 100%), allow municipalities to make up the lost revenues (\$31.5M in FY 03 and \$35.8M in FY 04) b) Department of Public Safety –reduce fleet purchase (\$1.6M in FY 03 only); c) Manager's early retirement plan (\$4.5M in each of FY 03 and FY 04); d) various "spend it smarter" economies as outlined in the One CT budget plan (e.g., shifting of obligation to do urine tests on greyhounds from DRS budget to dog tracks (\$0.5M), increased use of home and community-based care to reduce use of more expensive institutional care, better management of pharmacy costs)(\$40M in FY 03 and \$100M in FY 04). The first three of these were included in the Governor's proposal.

<sup>iv</sup> The plan proposes to restore funding that was cut (to mitigate deficits) in the last year from programs that help lower-income families (e.g., child care subsidies, housing subsidies), early care, higher education, smoking cessation, health & behavioral health.

<sup>v</sup> Revenue increases listed are those that result in structural change so that revenues are recurring. In November 2001, there was also a repeal of the credit against the insurance premiums tax for managed care plans providing HUSKY services. Although there was a revenue "gain" of \$14M/year from the repeal of the credit, an appropriation in excess of this amount per year also was made, resulting in a net *loss* to the General Fund of \$3M in FY 03. In addition, several provisions of the revised FY 03 budget bill averted revenue losses (e.g., decoupling from federal bonus depreciation, disallowing certain deductions from a corporation's net income used to improperly reduce its income, and clarifying when DRS must pay interest on tax refunds). These are not included as revenue increases as they averted additional revenue losses, but must not be repealed or new revenue losses will occur.

<sup>vi</sup> Deferred increase in singles exemption/credits for 1 year.

<sup>vii</sup> The plan builds on Governor's proposed millionaire's tax and also adopts Governor's proposal to phase out the \$100 property tax credit for the highest income taxpayers (\$12M each year) and assumes a continued delay in the phase-in of an increased exemption and credit for single filers (\$12M). The balance of the income tax revenue increases can be achieved by increasing the marginal rate from 4.5% to some higher rate(s) on AGI over \$200,000 (or some higher minimum AGI). The following table illustrates some of the possible options:

	<b>Option 1</b>	<b>Option 2</b>	<b>Option 3</b>	<b>Option 4</b>	<b>Option 5</b>
<b>AGI Income Range</b>	<b>Marginal Tax Rate</b>				
\$0 to \$200,000	Current Rate	Current Rate	Current Rate	Current Rate	Current Rate
\$200,000 to \$500,000	5.0%	4.75%	4.75%	4.75%	Current Rate
\$500,000 to \$1M	5.5%	5.25%	5.25%	5.0%	5.0%
\$1M to \$2M	6.0%	5.75%	5.75%	5.5%	5.5%
\$2M+	6.5%	6.5%	6.25%	6.0%	6.0%
<b>Additional Revenue</b>	<b>\$509M</b>	<b>\$458M</b>	<b>\$417M</b>	<b>\$349M</b>	<b>\$325M</b>
<b>% of Filers Affected</b>	<b>4.6%</b>	<b>4.6%</b>	<b>4.6%</b>	<b>4.6%</b>	<b>1.3%</b>

The *One CT* plan proposes to increase tax rates to 4.9% on AGI \$200-\$500K, 5.5% on AGI \$500K-\$1M, 6.3% on AGI > \$1M, and three-year 0.45% surtax on AGI >\$2M (bringing tax rate on AGI >\$2M to 6.75% for the three-year period and 6.3% thereafter). This would generate about \$555M/year, allowing enhanced add-backs to essential programs and services that have been severely cut through earlier deficit-mitigation measures as well as needed new investments (e.g. transportation

infrastructure). Another option to increase revenue from the income tax is to include as taxable income the net casino and lottery winnings of non-residents (\$2.4M in FY 03 and \$6M in FY 04).

Creating a more graduated rate structure in Connecticut's personal income tax is an economically-efficient and fair way to generate additional state revenues for the following reasons: a) the state income tax is deductible on the federal income tax form so taxpayers affected by these proposed changes are out-of-pocket for about 2/3<sup>rd</sup> the cost of each additional dollar in state income tax, and the other 1/3 is subsidized by the federal government; b) only the wealthiest 4.5% of state taxpayers are affected; they have enjoyed the greatest average income growth over the 1990s of all Connecticut families (the bottom 40% of Connecticut families actually having *lost* real income) and also are benefiting most from federal income tax cuts; c) the income tax is more closely tied to current ability to pay than other taxes (sales, property) and a graduated rate structure that asks wealthier taxpayers to pay a greater share of their income in tax makes the state's overall state and local taxes more equitable since lower and middle income taxpayers pay a greater share of their income in sales and property taxes than do high income taxpayers; and d) income tax revenues grow with the economy and so provide a more stable, long-term revenue source than consumption taxes (for example).

<sup>viii</sup> This is the approximate cost of a 10% refundable state earned income tax credit. Such a credit would help offset some of the more regressive revenue increases included in this proposal, as well help mitigate the impact of cuts to funding for programs serving the eligible population. The credit would also act as an economic stimulus.

<sup>ix</sup> Annualization of increase adopted in FY02.

<sup>x</sup> The plan adopts Governor's proposal to further increase per pack tax from \$1.11 to \$1.51. FY 03 includes \$6.6M for floor tax and \$2.0M for additional tax collections. SFY 04 includes \$4.8M in additional sales tax collections. In addition, extends tax increase to other tobacco products (\$3.3M/year)

<sup>xi</sup> This is a net increases resulting from new tax on self-storage units (+\$1.5M), defer by two years the phase-out of sales/use tax on computer & data processing services (+\$10.0M), and retroactive sales tax exemption for various services related to aircraft (-\$0.8M, retroactive eff. to 1/1/94)

<sup>xii</sup> The plan adopts the Governor's proposal to increase the rate on computer & data processing services from 1 to 3% and maintain indefinitely (\$8.1M in FY 03 and \$20.5M in SFY 04) and reduce the clothing & footwear exemption from \$75/item to \$50/item (\$13.6M in FY 03 and \$33.6M in FY 04). An additional \$3M in FY 04 revenues is gained by eliminating the sales tax free week (suspending sales tax on clothing/footwear costing from \$75-\$300/item).

<sup>xiii</sup> Increased corporate tax revenues through: a) credit limit on R&D credit "refunds" (\$13M); b) business entity tax on pass-through corporations (\$28M); c) limit use of tax credits to no more than 70% of tax liability (\$30M); d) changes to alternative minimum tax (\$0.5M).

<sup>xiv</sup> The plan proposes to restore \$94M in corporate tax revenues in FY 03 and \$236M in FY 04 (of the more than \$1.3 billion cut since 1991). It does not specify precisely how to achieve this, but urges consideration of the measures outlined in the *One CT* budget plan, including: a) reducing tax avoidance by mandating unified reporting or, alternatively, adopting measures to avert tax avoidance (e.g., enacting a throw-back rule, assigning all non-operational income to CT for CT corporate income tax); b) further restricting the use of tax credits to offset substantial tax liability (e.g. capping use of credits to allow a 30% offset of tax liability, capping R&D credit at \$1M/filer/year and total credit program at \$30M/year with DECD review); c) increasing tax on pass-through corporations that are totally exempt from CT corporation tax (e.g., by adding \$150/owner processing fee, requiring withholding of state income tax from out-of-state owners/partners of pass-throughs at maximum individual income tax rate (for individual partners) and maximum corporate tax rate (for business entity partners) and other measures such as those adopted in New Jersey last year; and d) increase alternative minimum tax from \$250 to \$500. The decoupling from federal bonus depreciation changes should also be continued.

<sup>xv</sup> The plan adopts the Governor's proposal to suspend oil companies tax transfers to the Special Transportation Fund (\$20M for FY 03 only). Also increases oil companies tax rate from 5% to 6% (\$11M in FY 03 and \$22M in FY 04).

<sup>xvi</sup> The plan proposes to increase public utility tax rate from 5% to 6% (\$18M in FY 03 and \$36M in FY 04)

<sup>xvii</sup> The plan proposes to decouple CT's estate tax from federal estate tax changes (i.e., freeze amount of credit at amount as of January 1, 2001), as all other states in our region already have done (\$25M in FY 03 and \$62M in FY 04). Only the wealthiest 4.3% of CT estates were large enough to be subject to the estate tax in 1999.

<sup>xviii</sup> The inheritance tax phase-out for Class B and Class C beneficiaries is delayed for one year (November 2001 Special Session)

<sup>xix</sup> The plan proposes to roll-back the inheritance tax phase-out to its status as of 1/1/99 and permanently freeze the phase-out (i.e. there would be no tax on transfers to spouse, on transfers to immediate family if less than \$800,000/person, or on transfers to other relatives if less than \$200,000/person)(at least \$12M in FY 03 and \$28M in FY 04).

<sup>xx</sup> Defer partial phase-down of gift tax at 2001 rates until 1/1/04.

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<sup>xxi</sup> The plan proposes to continue the delay of the phase-out of the gift tax, and roll its phase-out back to 1/1/01 levels (i.e. no tax on taxable gifts <\$25,000/person/year). Note: more than half of all gift tax returns filed in 2000 reported taxable gifts of less than \$25,000/recipient, while 750 gift tax returns reported taxable gifts of more than \$200,000/recipient (generating more than \$13 million of the \$19.4 million collected).

<sup>xxii</sup> The plan adopts the Governor's proposal to increase real estate conveyance tax rate on transfers between \$300,000 to \$800,000 from 0.5% to 1.0% and for transfers greater than \$800,000 from 1.0% to 2.0% and to increase the rate on transfers of commercial property from 1.0% to 2.0%.

<sup>xxiii</sup> The petroleum products gross earnings tax transfer to the Special Transportation Fund is reduced by the increase in the diesel tax (which is credited to the Transportation Fund). This results in \$25M of General Fund revenues not being transferred and remaining available for General Fund use.

<sup>xxiv</sup> The plan proposes to have unclaimed bottle deposits escheated to the state. This was a part of Governor Rowland's budget proposal last year. \$15M is expected in each of FY 03 and FY 04.

<sup>xxv</sup> The plan adopts relatively modest targets of \$30M in FY 03 and \$100M in FY 04 in new federal funds. Sources of these funds can include new or enhanced federal grants, federal maximization (i.e., increasing claims for federal reimbursements through Medicaid and Title IV-E for services currently provided with state funds), and new "homeland security" funds/reimbursements. This proposed budget proposes a *net* increase in revenues in these amounts, recognizing that there may be some additional costs (administrative, state match) necessary to claim some of these additional federal funds.

<sup>xxvi</sup> The plan proposes to re-direct additional funds from the Pequot & Mohegan Fund to cities and towns, rather than credit them to the General Fund. They would be distributed to municipalities according to the established formula.

<sup>xxvii</sup> The plan proposes a comprehensive review of CT's state and local tax system. Review of the property tax should include evaluation of the merits of eliminating the property tax credit against the income tax and re-directing these restored revenues to other purposes (e.g., re-directing the funds to create a homestead exemption against the property tax and institute a state-wide property tax to generate state additional funds for K-12 education) and other ways of reducing reliance on the local property tax. Review of corporate taxation should include review of the recently-enacted New Jersey corporate tax revitalization model to identify the best ways to update the corporate tax and make it more equitable for small businesses (including evaluation of NJ's alternative minimum assessment). Review of sales taxes should include assessment of current scope of taxation of services and the cost-effectiveness of eliminating sales tax exemptions and lowering the sales tax rate, and more effective collection of the use tax. The Commission should also review CT's other state taxes, assessments and fees and evaluate the merits of having CT join the Multi-state Tax Commission and/or of adopting the emerging multi-state compacts (e.g. on sales tax).

## ATTACHMENT 3

## LEGISLATORS SUPPORTING THE ONE CONNECTICUT BUDGET PLAN

R081 Rep. Bruce Zalaski Southington (860) 620-9231	West Hartford (860) 523-7424	North Grosvenordale (860) 923-9656
R001 Rep. Kenneth Green Hartford (860) 242-0277	R020 Rep. David McCluskey West Hartford (860) 521-3554	R053 Rep. Michael Cardin Tolland (860) 896-1229
R004 Rep. Evelyn Mantilla Hartford (860) 246-0385	R025 Rep. John Gergosian New Britain (860) 224-1701 (860) 827-3482	R054 Rep. Denise Merrill Mansfield Center (860) 423-7155
R005 Rep. Marie Kirkley-Bey Hartford (860) 728-1733 (860) 240-8500	R034 Rep. Gail Hamm East Hampton (860) 267-2799	R058 Rep. Kathy Tallarita Enfield (860) 741-6759
R007 Rep. Annette Carter Hartford (860) 242-0815	R036 Rep. James Spallone Essex (860) 767-8615	R064 Rep. Roberta Willis Lakeville (860) 435-0621
R008 Rep. Joan Lewis Coventry (860) 742-3231	R045 Rep. Steven Mikutel Norwich (860) 376-4615 (860) 376-4615	R083 Rep. James Abrams Meriden (203) 237-9646 (203) 949-9422
R011 Rep. Michael Christ East Hartford (860) 289-3527	R049 Rep. Walter Pawelkiewicz Windham (860) 423-8082	R084 Rep. Christopher Donovan Meriden 203) 630-3863 (860-296-5172
R013 Rep. John Thompson Manchester (860) 643-8991 (860) 649-9766	R050 Rep. Jefferson Davis Pomfret Center (860) 974-2917	R089 Rep. Vickie Nardello Prospect (203) 758-4219
R018 Rep. Andrew Fleischmann	R051 Rep. Shawn Johnston	R091 Rep. Peter Villano Hamden

(203) 562-5251

R093  
Rep. Toni Walker  
New Haven  
(203) 562-0830

R096  
Rep. Cameron  
Staples  
New Haven  
(203) 773-9123

R097  
Rep. Robert Megna  
New Haven  
(203) 469-4327

R088  
Rep. J. Brendan  
Sharkey  
Hamden  
(203) 281-4647

R110  
Rep. Bob Godfrey  
Danbury  
(203) 778-5127

R119  
Rep. Richard Roy  
Milford  
(203) 878-8030  
(203) 878-8030

R126  
Rep. Christopher  
Caruso  
Bridgeport  
(203) 374-1655

R128  
Rep. Lydia  
Martinez  
Bridgeport  
(203) 366-7673

R129  
Rep. Robert Keeley  
Bridgeport  
(203) 384-9888

R130  
Rep. Felipe Reinoso  
Bridgeport  
(203) 335-8038  
(203) 333-6961

R139  
Rep. Kevin Ryan  
Oakdale  
(860) 848-0790

R024  
Rep. Tim O'Brain  
New Britain  
(860) 225-1575



# FIRST TOWN DOWNTOWN, INC.

*A Connecticut Main Street Community*

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(860) 683-8410

Windsor, CT 06095  
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## Mission Statement

The mission of First Town Downtown is to position and promote Windsor Centre as a premier New England town center that protects and utilizes its proud heritage as the basis for developing vibrant recreational, economic and cultural activity well into the 21<sup>st</sup> century.

## Vision Statement

Windsor Center will be the historic heart of a dynamic town. All citizens of Windsor will feel comfortable coming to the Center, which will meet their many and diverse commercial, cultural and social needs. A sense of community will abound. The historic features and natural assets of the Center will be nurtured and promoted, serving as the basis for creating a charming and unique social center bustling with energy and activities. The streetscape will provide pedestrian-friendly access and provide a unique backdrop for all enterprises utilizing buildings and public spaces to their fullest potential. The Center will be the main gathering place for all of the Windsor Community serving as a living symbol of collaboration, partnership and grassroots self-determination. The look and life of the Center will be a source of community pride.

## Strategic Goals

### GOAL #1

To ensure that the existing commercial space and opportunities for in-fill development in Windsor Center have the highest and best mix of uses based on market opportunities, and leverages the significant mix of existing assets.

### GOAL #2

To develop and implement a marketing and public relations plan for Windsor Center that promotes Windsor Center's distinct existing assets and opportunities and is communicated to carefully identified target markets to draw more people, businesses and investors into Windsor Center.

### GOAL #3

To further develop a revitalization program, with First Town Downtown positioned as the central coordinating agency, based on collaboration, focus and continuity by involving and integrating the diverse interests in the community on a shared and long-term agenda for Windsor Center.

### *First Town Downtown's Mission:*

*To position and promote Windsor Center as a premier New England town center that protects and utilizes its proud heritage as the basis for creating vibrant recreational, economic and cultural activity well into the 21<sup>st</sup> century.*

**FIRST TOWN DOWNTOWN  
ORGANIZATIONAL WORKPLAN**

Strategic Goals of FTDT	Organization Committee	Promotion Committee	Design Committee	Economic Enhancement Committee
<p>To ensure that the existing commercial space and opportunities for in-fill development in Windsor Center have the highest and best mix of uses based on market opportunities, and leverages the significant mix of existing assets.</p>			<p>Corridor Enhancement Design Audit Design Guidelines Plan of Development</p>	<p>Market Analysis</p>
<p>To develop and implement marketing and public relations plan for Windsor Center that promotes Windsor Center's distinct existing assets and opportunities and is communicated to carefully identified target markets to draw more people, businesses and investors into Windsor Center.</p>	<p>Speaker's Bureau Annual Meeting Event Support</p>	<p>Quarterly Newsletter Website Development Discover Windsor Bike Tour Press Releases Image &amp; Branding of Windsor Center</p>	<p>"Thumbs-Up" Campaign Railroad Bridge Enhancement District Markers Design Incentives Clean Up Days</p>	<p>Market Position Statement Business Recruitment Business Retention</p>
<p>To further develop a revitalization program, with First Town Downtown positioned as the central coordinating agency, based on collaboration, focus and continuity by involving and integrating the diverse interests in the community on a shared and long-term agenda for Windsor Center.</p>	<p>Membership Campaign</p>	<p>Revolutionary Windsor Family Arts and Eats Halloween Calendar of Events Chili Fest</p>	<p>Walking Tour Move-able Chairs on Green Flowerbots</p>	

Approved by the Board of Directors 1-7-03