



**MINUTES
ENFIELD TOWN COUNCIL
SPECIAL MEETING
July 17, 2023
6:15 PM - Scitico Room**

1. Roll Call

Present: Gina Cekala, Robert Cressotti, Matthew Despard, Douglas Finger, Michael Ludwick, Cynthia Mangini, Ken Nelson Jr., Marie Pyznar, John Santanella, Lori Unghire

Absent: Nick Hopkins

Also Present were Town Manager, Ellen Zoppo-Sassu; Assistant Town Manager, Steve Bielenda; Town Attorney, James Tallberg; Assistant Town Attorney, Mark Cerrato; Director of Economic and Community Development, Nelson Tereso; and Town Clerk, Sheila Bailey.

2. Executive Session

Motion #6646 Motion: Cynthia Mangini Seconded: Ken Nelson Jr.

to go into Executive Session to discuss the following item(s).

Upon a **SHOW OF HANDS** vote being taken, the Chair declared **MOTION #6646** adopted.

Yes: Gina Cekala, Robert Cressotti, Matthew Despard, Douglas Finger, Michael Ludwick, Cynthia Mangini, Ken Nelson Jr., Marie Pyznar, John Santanella, Lori Unghire No: None
Abstain: None

A. Impact Residential Development Purchase and Sale Agreement

B. Fast Track Realty Fixed Tax Assessment

The Executive Session of the Enfield Town Council was called to order by Chair Cressotti at 6:16pm.

Peter Wood, representing Impact Residential Development, attended the meeting at 6:16pm and left at 6:35pm.

Councilor Nelson left the meeting during discussions regarding Fast Track Realty's Fixed Tax Assessment Agreement and returned at 6:53pm.

Chair Cressotti reconvened the Special Meeting at 6:53pm and stated that during the Executive Session, no votes or actions were taken by the Council.

3. PA 490 Open Space Ordinance Discussion

Town Manager Ellen Zoppo-Sassu reviewed the proposed PA 490 Open Space Ordinance and stated that she received a letter from the Connecticut Water Company concerning the Public Hearing scheduled later in the evening objecting to the exclusion of the Water Company from the proposed ordinance. Five of their seventeen parcels are already in the PA 490 program through forestry.

Ms. Zoppo-Sassu also reviewed the recommendation from the Conservation Commission for twenty-five percent of the value of properties in open space. She spoke with the Assessor's office, who stated that it is a widely held belief within the assessment community that open space land should be valued greater than farmland due to the nature of the hard work it takes to farm. The Assessor is recommending that if the Council includes a percentage amount, it should be fifty percent.

4. Adjournment

MOTION #6647 by: Ken Nelson Jr., Seconded: Matthew Despard to adjourn.

Upon a **SHOW-OF-HANDS** vote being taken, the Chair declared **MOTION #6647** adopted unanimously, and the meeting stood adjourned at 6:54 pm.

Respectfully submitted,

Sheila M. Bailey, Town Clerk
Clerk of the Council