

# TOWN OF ASHFORD

## Office of the Selectmen

Cathryn E. Silver-Smith  
First Selectman

### LEGAL NOTICE

**PUBLIC INFORMATIONAL HEARING/PUBLIC HEARING  
SPECIAL TOWN MEETING  
SATURDAY, OCTOBER 19, 2024, 12:00 P.M.  
LOWER LEVEL MEETING ROOM  
TOWN OFFICE BUILDING  
To be held in person only**

The electors and citizens qualified to vote in the Town Meetings in the Town of Ashford, Connecticut, are hereby notified and warned that a Public Informational Meeting, a Public Hearing and a Special Town Meeting will be held on Saturday, October 19, 2024 at 12:00 P.M. in the Lower Level Meeting Room of the Town Office Building. The meeting will be held "IN PERSON" only. Members of the public will choose a moderator to preside over all parts of the meeting.

- 1 The moderator will call the Public Informational Meeting to order. The purpose of this meeting is to present a general overview of the planned addition of a solar array to the newly replaced Ashford School roof. Following the end of discussion, the Moderator will close the Public Informational Meeting.
- 2 The moderator will call the Public Hearing to order to:
  - a. Present information for the revision of Ashford ordinance Chapter 253, Article VI – Tax Exemption for Farm Buildings as in accordance with CGS Sec 12-91(c) as amended by Public Act 24-151 as recommended by the Ashford Agriculture Commission;
  - b. Present information for the enactment of an ordinance enabling the issuance of an additional tax exemption for farm machinery in accordance with CGS Sec. 12-91(b) as amended by Public Act 24-151 as recommended by the Ashford Agriculture Commission;
  - c. Receive information on the proposed reallocation of \$64,370 of American Rescue Plan funds remaining in underspent projects and adjustments necessitated by projects that were overspent. All projects had been approved at duly noticed town meetings.
    - a. KMH – ADA access front doors - \$20,000
    - b. KMH – gutters - \$6,480

- c. Spectrum broadband buildout - \$32,490
- d. Senior Center split units - \$5,100
- e. AMP basketball court resurfacing - \$200
- f. Senior Center counter replacement \$100

At this time the Moderator will close the Public Hearing.

- 3 The moderator will call the Special Town Meeting to order for the purposes of acting on the reallocation and appropriation of American Rescue Plan funds, adoption of revisions to Ashford's Farm Building ordinance and enactment of an ordinance enabling the issuance of an additional tax exemption for farm machinery in accordance with Connecticut General Statute, Sec. 12-91(b) as amended by Public Act 24-151.

**You must attend the meeting in person to be eligible to vote on the following American Rescue Plan appropriations.**

1. Approve reallocation of \$35,000 to under-funded or new projects meeting criteria established by the U.S. Department of the Treasury:
  - a) Approval of an additional appropriation in the amount of \$10,000 to supplement previously approved allocation of an \$8,500 request to fund the erection of safety fencing in Ashford Memorial Park for a total of \$18,500
  - b) Approval of funding in the amount of \$25,000 for the purchase and installation of a solar powered automated speed enforcement device.

THE ABOVE APPROPRIATIONS WILL BE VOTED ON SEPARATELY BY THOSE ATTENDING THE SPECIAL TOWN MEETING IN PERSON ONLY.

2. Consider approval of revisions to Ashford Code, Chapter 253, Article VI – Tax Exemption for Farm Buildings
3. Consider adoption of an ordinance in accordance with CGS Sec 12-91(b) as amended by Public Act 24-151 enabling the issuance of an additional tax exemption on farm machinery
4. Adjournment

Cathryn E. Silver-Smith  
First Selectman

Roger Phillips  
Selectman

William Falletti  
Selectman

**Town of Ashford Ordinance**

“An Ordinance Providing a Property Tax Exemption for Farm Buildings”

Approved 6/17/2013. Effective for 10/1/2013 Grand List.

**Section 1. Title.**

This Ordinance shall be known and may be cited as “An Ordinance Providing a Property Tax Exemption for Farm Buildings.”

**Section 2. Legislative Authority.**

This Ordinance is enacted pursuant to the provisions of Section 12-91(c) of the Connecticut General Statutes, as it may be amended from time-to-time.

**Section 3. Findings and Purpose.**

The Selectmen and Town Meeting of the Town of Ashford finds that the preservation of farming and farmland is vitally important to retaining Ashford’s rural character and quality of life, as well as promoting economic and environmental sustainability. Therefore, pursuant to *Connecticut General Statutes* § 12-91(c), as amended, the Town of Ashford seeks to protect, preserve and promote the health, welfare and quality of life of its people by providing a tax exemption for certain farm buildings.

**Section 4. Applicability and Benefits.**

- (a) Except for any farm property whose owner is currently benefitting from any tax abatement pursuant to the Town of Ashford ordinance permitting tax abatements for dairy farms, fruit orchards including vineyards and any additions approved by the legislative body, any building used actually and exclusively in farming, as “farming” is defined in Section 1-1 of the Connecticut General Statutes, except for any building used to provide housing for seasonal employees of such farmer, upon proper application being made in accordance with this section, shall be exempt from property tax to the extent of an assessed value of one hundred thousand dollars. Such exemption shall increase to five hundred thousand dollars effective with the assessment year beginning on October 1, 2024.
- (b) This exemption shall not apply to any residence of any farmer.
- (c) Annually, within thirty days after the assessment date, each individual farmer, group of farmers, partnership or corporation shall make written application to the Assessor for the exemption provided in subsection (a) of this section, including therewith a notarized affidavit certifying that such farmer, individually or as part of a group, partnership or corporation, derived at least fifteen thousand dollars in gross sales from such farming operation or incurred at least fifteen thousand dollars in expenses related to such farming operation, with respect to the most recently completed taxable year of such farmer prior to the commencement of the assessment year for which such application is made, on forms prescribed by the Commissioner of Agriculture. Failure to file such application in said manner and form within the time limit prescribed shall be considered a waiver of the right to such exemption for the assessment year. Any person aggrieved by any action of the Assessor shall have the rights and remedies for appeal and relief as are provided in the general statutes

for taxpayers claiming to be aggrieved by the doings of the Assessor.

## ORDINANCE PROVIDING AN ADDITIONAL TAX EXEMPTION FOR FARM MACHINERY

In accordance with Connecticut General Statute, Sec. 12-91(b), the Town of Ashford hereby provides an additional exemption from property tax for all farm machinery qualified for exemption under section (a) of said statute to the extent of an assessed value of \$250,000 (two hundred fifty thousand dollars), subject to the same limitations as the exemption provided under subsection (a) and further subject to the application and qualification process provided in subsection (c) of said statute, this ordinance to be effective with assessment years beginning October 1, 2024.

Approved by Special Town Meeting, Saturday, October 19, 2024.

TAXPAYER	DBA		Location	Farm Machinery Assessment	CURRENT Farm Machinery Exemption Amount (maximum allowed under CGS 12-91(a) is 100k)	If AAC PROPOSAL #1 is adopted, Additional 100k assessment exemption for a max of 200k
MERCIER CAROLINE	RENDEZ-VOUS FARM	86	BEBBINGTON RD	2,000	2,000	0
MURPHY JOSEPH W	DAY SPRING FARM	174	WATERFALL RD	2,580	2,580	0
ROWLEY MONIQUE & SAMPERI TOM	GREEN ACHERS	161	PUMPKIN HILL RD	4,330	4,330	0
STENGLEIN PATRICK	SEAN PATRICKS PLANTS	34	EAST HOWEY RD	5,040	5,040	0
BEERS KENNETH	WYNNVALE FARM LLC	129	BEBBINGTON RD	7,880	7,880	0
EASTFIELD FARM LLC	C/O FILEWICZ CHARLES KELLY + GINA	12	KIDDER BROOK RD	12,370	12,370	0
BRNDIAR DANIEL	HILLSIDE FARM		HILLSIDE RD	13,500	13,500	0
PROULX WILLIAM J & AMY S	RIVERS EDGE SUGAR HOUSE	326	MANSFIELD RD	13,610	13,610	0
COUZENS MATTHEW	HORSE LISTENERS ORCHARD LLC	317	BEBBINGTON RD	14,980	14,980	0
GERSTENLAUER GARY + MORGAN		130	KIDDER BROOK RD	17,000	17,000	0
KNOWLTON JAMES	KNOWLTON FARM	92	KNOWLTON HILL RD	19,410	19,410	0
LARESE DANIELLE + WEINSTOCK NICK	BOTL FARM LLC	859	WESTFORD RD	22,360	22,360	0
EIDSON KATHRYN		459	ZAICEK RD	28,250	28,250	0
ZAICEK DANIEL		297	ZAICEK RD	33,220	33,220	0
ZLOTNICK PAUL JR		430	PUMPKIN HILL RD	33,250	33,250	0
MOLNAR RAYMOND JR	RANLOM DAIRY FARM	213	KENNERSON RES RD	36,460	36,460	0
GOODWIN GREGORY B + TAMMY P	SCARLET OAK FARM	20	SNOW LANE	38,080	38,080	0
BALOGH KARRY	WILLOW RIDGE FARM	20	BICKNELL RD	45,380	45,380	0
KRUKOFF GLENN M JR	GRASS HILL FARM	778	WESTFORD RD	51,600	51,600	0
ZULICK RICHARD & TRACY		400	NOTT HIGHWAY	62,590	62,590	0
BRAUCH MEGAN & LUTHER	NARNIA STABLES	210	WORMWOOD HILL RD	116,630	100,000	16,630
HEFFLEY DENNIS & SYLVIA	PARADISE FARM LLC	213	WORMWOOD HILL RD	132,390	100,000	32,390
VARGA PAUL A	VARGA FARMS	368	ZAICEK RD	156,810	100,000	56,810
			<b>Total Assessment/Exemption:</b>	<b>869,720</b>	<b>763,890</b>	<b>105,830</b>
			<b>Tax amount exempted:</b>		<b>\$26,250</b>	<b>\$3,637</b>

## Tax Impact for current farm building exemption

Taxpayer	Location		CURRENT Farm Building Exemption Amount	Additional Exemption Amount if Farm Building Exemption Amount is increased	
PHILLIPS RUSSELL B	107	ZAICEK RD	1,930	0	
BRAUCH LUTHER & MEGAN	210	WORMWOOD HILL RD	2,590	0	
STENGLIN FAMILY TRUST U/A DATED 4/17/18	34	EAST HOWEY RD	6,200	0	
GOODWIN GREGORY B & TAMMY P	20	SNOW LANE	9,310	0	
ROWLEY MONIQUE A + SAMPERI TOM	161	PUMPKIN HILL RD	10,510	0	
PROULX WILLIAM J + AMY S	326	MANSFIELD RD	12,650	0	
LARESE DANIELLE M +	859	WESTFORD RD	14,420	0	
BURRELLO JOTHAM & (2 accts)	141	AMIDON RD	19,180	0	
ZULICK RICHARD V & TRACY L &		ZAICEK RD	20,090	0	
VARGA PAUL A & MARGARET J		ZAICEK RD	29,070	0	
KRUKOFF GLENN JR + KRZESICKI JENNA	782	WESTFORD RD	35,910	0	
MURPHY JOSEPH M + LEE ELAINE	174	WATERFALL RD	36,610	0	
ZLOTNICK PAUL J JR+MARYELLEN JOINT REV T		PUMPKIN HILL RD	42,000	0	
BALOGH JOHN IV & KARRY A	20	BICKNELL RD	43,400	0	
ZAICEK DANIEL E	297	ZAICEK RD	44,100	0	
MOLNAR RAYMOND JR & DONNA L	224	KENNERSON RES'V RD	100,000	25,230	one bldg exceeds 100k
KNOWLTON THOMAS E	92	KNOWLTON HILL RD	125,580	0	multiple bldgs with assmnt less than 100k
MERCIER NORMAND & DENISE	86	BEBBINGTON RD	222,380	348,090	two bldgs exceed 100k (245,800 & 102,290)
HEFFLEY DENNIS R & SYLVIA P *	213	WORMWOOD HILL RD	292,090	48,920	one bldg exceeds 100k
		<b>Total Assessment Exemption:</b>	<b>1,068,020</b>	<b>422,240</b>	
		<b>Tax amount exempted:</b>	<b>\$36,701</b>	<b>\$14,510</b>	