11+/- Town-Owned Acres at Dianne and Richard Drives
(Assessors Map 250, Lots 53, 54, 55, 56 and 65)

2015 Conservation and Agriculture Commission recommends the sale of 11+/- acres of town-owned property (the “property”) at Dianne and Richard Drives to the Board of Selectmen. The property was obtained through failure to pay taxes.

2016 Board of Selectmen conducts a feasibility study to determine if a clustered age-restricted housing development could be constructed on the property. The study results indicate that the property only has the potential for single-family development.

2017 Board of Selectmen issues Requests for Proposals for the sale of the property that limits development to no more than two (2) units of housing. Selectmen receive three (3) proposals and enter into negotiation with individual proposing highest purchase price or $45,000.00.

2018 Conservation and Agriculture Commission recommends to the Board of Selectmen that due to the property’s proximity to neighboring homes, community water source and aquifer, that the following restrictions be added to the property deed:

- Limit property to ten (10) mature pigs unless a facility is constructed according to plans approved by the UCONN Extension Service or USDA in which the number of pigs shall be limited by capacity of facility;
- Require a minimum 100-foot setback from property lines for all farm animals and poultry from residential property lines located on Dianne Drive, Norman Road and Rita Drive with the exception that pigs shall be setback a minimum 300 feet from all homes other than the property owners;
- Provide a 25-wide drainage easement to be retained by the Town across Dianne Drive and Richard Road over the existing drainage system as shown on Maps 323A and 323B on file in the Town Clerk’s Office and as shown in Schedule A; and,
- Retain the right to enter property with 24-hour notice to inspect for compliance with these restrictions. Should the town determine that these restrictions are in violation, it shall have the right to seek an injunction from the court and request that the property owner pay court and legal fees.

2018 Board of Selectmen vote to send request to sell the property to Town Meeting with Conservation and Agriculture Commission recommendations.

2018 Planning and Zoning Commission issues a favorable (CGS Sec. 8-24) report to Town Meeting, finding that:

- the property abuts several large tracts containing active farmland and is suitable for a hobby farm which is compliant with current zoning for the property;
- the property is sensitive due to its proximity to the abutting residential non-conforming lots; and,
- livestock farming activities should be in compliance with a manure and nutrient management plan and agricultural best practices as recognized by the USDA and CT Departments of Agriculture, Energy and Environmental Protection, and Health.