



INSTR # M2015000214
DATE FILED 02/11/2015 11:31:30 AM
CHRISTINE HALLORAN
TOWN CLERK
EASTON CT

April 28, 2014

MINUTES

Easton Town Meeting

April 28, 2014 -- 8:00 p.m.

Samuel Staples Elementary School, 515 Morehouse Road, Easton

Present:

Adam W. Dunsby, First Selectman; Scott Centrella, Selectman; Robert Lessler, Selectman;
Christine Halloran, Town Clerk

Attendees:

Over 100 members of the public

The First Selectman convened the meeting at 8:03 p.m.

The First Selectman asked for a motion to appoint a Moderator. Roy Gosse nominated Dennis Laccavole. The motion was seconded. The nomination was approved by voice vote.

The call of the meeting was read (copy attached). The Moderator preceded with agenda items.

Item 1: Acceptance of the 2013 Annual Town Report

MOTION:

The Moderator called for a Motion to vote on the acceptance of the 2013 Annual Town Report. A resident moved. The motion was seconded. No further discussion, public comment or questions. Motion carried by voice vote.

Item 2: Discussion of the proposed annual Town budget of \$41,993,878 for fiscal year July 1, 2014 through June 30, 2015 as recommended by the Board of Finance. NOTE: The Town Meeting may act to reduce, but not to increase the proposed annual Town budget. The Moderator called for presentation of official comments, public comment and questions.

Official Comments: Chris Griffin, Chairman, Board of Finance

Town of Easton, Annual Town Meeting, Budget Proposal FY 2014/2015 (attached)

Overview of budget, main drivers and conclusions

- Budget of \$41,993,878 as proposed represents an increase over last year of 1.81%
- Tax impact of a little over a 2% increase year over year
- Revenues slightly down
- Workmen's Compensation costs up by about \$125,000 over last year

- Region 9 portion of budget based on population (\$285,000 additional costs incurred by Easton)
- Salary increases many in second and third year (contract costs reflected in budget)
- Re-evaluation mandated to do – costs spread out over two years at cost of about \$67,000/year
- Reduction of over \$630,000 from original proposed budgets from several different areas
- Health care costs continue to go up; however, this year on town and education side town was able to bid for services and effectively lower costs for town in aggregate over \$280,000
- In addition, Board of Finance has had reductions in proposed capital of \$350,000 savings
- A few areas to highlight for reduction from budget: Police Department extra patrolman on third shift and contingent kindergarten teacher
- Invest in areas: additional funds for math books, expansion of world language program, expansion of social worker hours, parks and rec seasonal help, new computers for Town Hall, and in process of upgrade to town website
- AAA rating for bonding purposes with undesignated fund balance ending at higher value
- Pension 91% funded
- Morehouse Road improvements

Public Comments:

Four residents commented on the Board of Finance presentation.

Official Comments: Jeff Parker, Region 9 Board of Education

Easton Board of Education Fiscal Year 2014-2015 Operating Budget Request Presentation (attached)

Mr. Parker gave a slide presentation for the Board of Education Budget.

Public Comments:

One resident questioned the math curriculum.

Official Comments: Christopher Hocker, Chairperson, Board of Education, Region 9 School District

Projected enrollment slightly down over next few years. Increase of 3.1% in contractual increases in teacher wages offset by teacher retirements and new teachers with lower compensation. Capital reserve fund for 5 figure items (\$00,000) and lower debt service. Further review of slide presentation.

Public Comments:

One resident questioned the Common Core.

Item 3: Five year capital plan.

MOTION:

The Moderator called for a Motion to vote on the acceptance of the Five year capital plan. Victor Alfandre moved. The motion was seconded. No further discussion, public comment or questions. Motion carried by voice vote.

Item 4: Set July 1, 2014 for the grand list bills.

MOTION:

The Moderator called for a Motion to set July 1, 2014 for the grand list bills. Matt Gachi moved. The motion was seconded. No further discussion, public comment or questions. Motion carried by voice vote.

Item 5: Discussion and possible approval of a revision of a Conservation Easement at 25 Rock House Road.

The Moderator called for presentation of official comments.

Official Comments: Roy Gosse, Conservation Commission

Mr. Gosse discusses the request from new owner of 25 Rock House Road to alter boundary line of conservation easement to follow the property line.

Public Comments:

One question regarding reason for conservation change taking place at town meeting.

MOTION:

The Moderator called for a Motion to vote on the approval of a revision of a Conservation Easement at 25 Rock House Road. Adam Horowitz moved. The motion was seconded. No further discussion, public comment or questions. Motion carried by voice vote.

Item 6: Discussion and possible approval of a Right to Farm Ordinance.

The Moderator called for discussion on the Right to Farm Ordinance.

Official Comments: Jean Stetz-Puchalski and Victor Alfandre, Agricultural Commission
Right to Farm Ordinance offers a policy statement that follows the Right to Farm law in Connecticut and supports local farmers. This is best practice specific to Easton, re-affirms the town's commitment to farming, and provides greater opportunity for farms to receive grant funding.

Public Comments:

Over 10 people commented on the Right to Farm Ordinance.

MOTION:

The Moderator called for a Motion to vote on the approval of a Right to Farm Ordinance. After discussion, public comment and questions, a resident requested a "Call the Question" signifying a motion for a stop to the discussion and a movement to a vote on the ordinance. The Moderator called for a Motion on the discussion indicating that "aye" signifies no further discussion, and "nay" signifies continuing the discussion the ordinance. Motion carried by voice vote. No further discussion.

The Moderator called for a Motion to vote on the approval of the Right to Farm Ordinance. A resident moved. The motion was seconded. Motion carried by voice vote.

Item 7: Discussion and possible approval of \$19,900 as a second appropriation for 660 Morehouse Road, Town Hall, and Library natural gas conversion from the Unassigned Fund Balance.

The Moderator called for discussion on the appropriation.

Official Comments: Ed Nagy, Department of Public Works

Mr. Nagy discussed the availability of grant funds to increase the efficiency of gas boilers in Town Hall and the Easton Library providing for a long-term cost reduction. This is a reimbursable project from United Illuminating.

No further discussion or public comment.

MOTION:

The Moderator called for a Motion to vote on the approval of \$19,900 as a second appropriation from the Unassigned Fund Balance. John Broadbin moved. The motion was seconded. Motion carried by voice vote.

Item 8: Discussion and possible approval of \$282,500 from LoCIP funds for the reconstruction of Morehouse Road.

The Moderator called for official comments on the use of LoCIP funds for the reconstruction of Morehouse Road.

Official Comments: Ed Nagy, Department of Public Works

- 100% state funded grant reimbursable by Connecticut

Public Comments:

Two residents inquired about the project.

MOTION:

The Moderator called for a Motion to vote on the approval of \$282,500 from LoCIP funds for the reconstruction of Morehouse Road. Ray Martin moved. The motion was seconded. Motion carried by voice vote.

Item 9: Adjournment of the Town Meeting to a machine vote to be held on May 6, 2014 at Samuel Staples Elementary School to vote on the annual budget for fiscal year 2014-2015 of \$41,993,878 or such lower amount as may be approved by the Town Meeting.

MOTION:

The Moderator called for a Motion to vote on adjournment of the Town Meeting to a machine vote May 6, 2014. Aaron Flagg moved. The motion was seconded. No further discussion. Motion carried by voice vote.

Item 10: Adjournment.

The Moderator, Dennis Laccovole, called to adjourn the meeting. Ray Martin moved. The motion was seconded. Motion carried by voice vote. The meeting adjourned at 9:35 p.m.

Respectfully submitted,
Christine Halloran, Easton Town Clerk

RECEIVED

2014 MAY -6 A 10: 27

EASTON TOWN CLERK

on calendar
5/6/14 @ 11:12

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TOWN OF EASTON
ANNUAL TOWN MEETING
BUDGET PROPOSAL
FY 2014/2015

April 28, 2014

SAMUEL STAPLES ELEMENTARY SCHOOL
8:00 PM

4/24/2014

PH

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INARY OF EXPENDITURE REQUESTS

	<u>Original Adopted</u>	<u>Requested</u>	<u>%</u>	<u>Requested</u>	<u>% Change</u>
<u>TOWN ACCOUNTS</u>	<u>Budget 2013/2014</u>	<u>Budget 2014/2015</u>	<u>Total</u>	<u>\$ Amount Change</u>	<u>Original</u>
				<u>From Prior Year</u>	
Compensation	\$ 5,387,429	5,485,852	13.06%	\$ 98,423	1.83%
Fringe Benefits (Health & Fica)	2,292,672	2,267,091	5.40%	\$ (25,581)	-1.12%
Pension Costs	1,042,435	996,910	2.37%	\$ (45,525)	-4.37%
Operating Costs	2,401,978	2,548,798	6.07%	\$ 146,820	6.11%
Liability/WC Insurance Costs	764,473	889,759	2.12%	\$ 125,286	16.39%
Debt Service	3,355,148	3,443,426	8.20%	\$ 88,278	2.63%
Total Town Accounts	\$ 15,244,135	\$ 15,631,836	37.22%	\$ 387,702	2.54%
<u>EDUCATION</u>					
Easton Board of Education	\$ 15,421,810	15,403,766	36.68%	\$ (18,044)	-0.12%
(on 9 Board of Education-a)	10,132,633	10,417,741	24.81%	\$ 285,108	2.81%
Total Education	\$ 25,554,443	\$ 25,821,507	61.49%	\$ 267,064	1.05%
<u>CAPITAL EXPENDITURES REQUEST</u>					
Town Capital Expenditures	\$ 448,475	540,535	1.29%	\$ 92,060	20.53%
TOTAL EXPENDITURES REQUESTS	\$ 41,247,053	\$ 41,993,878	100.00%	\$ 746,826	1.81%
<u>a) Region 9 Board of Education</u>					
Easton's Share	\$ 10,132,633	10,417,741	45.90%	\$ 285,108	2.81%
Redding's Share	12,324,443	12,278,862	54.10%	\$ (45,581)	-0.37%
Total Region 9 BOE	\$ 22,457,076	\$ 22,696,603	100.00%	\$ 239,527	1.07%

Town of Easton

The Town of Easton Budget for fiscal year July 1, 2014 through June 30, 2015 as recommended by the Board of Finance for public approval at the Annual Town Meeting on April 28 2014 at 8:00 p.m. in Samuel Staples Elementary School to adjourn to a machine vote on May 6, 2014.

Easton Board of Finance Members: Christian Griffin-Chair
Fred Knopf-Clerk
C. Lee Hanson
Andrew R. Kachele
Arthur Laske III
Paul Lindoerfer

Board of Finance Alternate Members: Matthew Gachi
Elise Nappi
Gabriel Rossi

Estimated property tax receipts of \$39,172,034 on the Current List with estimated collections of 98.785% during the fiscal year ending June 30, 2015 based on a rate of 29.9 on the Grand List of \$1,326,365,165

RECONCILIATION

Revenue changes from original budget:

2014	Estimated Revenue	\$	41,406,812	
2014	Budgeted Revenue		<u>41,247,053</u>	
				<u>\$ 159,759</u>

Expenditures less than original budget:

2013/2014	Budgeted Appropriations	\$	41,247,053	
2013/2014	Estimated Expenditures		<u>41,150,315</u>	
				<u>\$ 96,738</u>

Estimated change in revenue plus estimated
unexpended appropriations

\$ 256,497

FUND BALANCE

Indesignated Fund Balance 7/1/2013 \$ 3,568,300
Amount applied to current year budget to date 0

Estimated net changes from original budget 256,497

Estimated Fund Balance on 6/30/2014 3,824,797

Surplus Appropriated to Finance Budget (180,000)

Estimated Fund Balance on 7/1/2014 \$ 3,644,797

October 1

	<u>2012</u>	<u>2013</u>
Grand List Values	\$ 1,323,072,671	\$ 1,326,365,165
Dollar Value of 1.0 Mill	\$ 1,323,072	\$ 1,326,365
Mill Rate	2013/2014 Currently in force 29.3	29.9
	2014/2015 Proposed mill rate	0.6
	Net change in mill rate	

REVENUE

Revenue Type		Revenue Actual 2012/2013	Revenue Budget 2013/2014	Revenue Forecast 2013/2014	Revenue Estimate 2014/2015
Property Taxes:					
Current List	98.785%	\$ 37,490,024	\$ 38,298,142	37,960,783	39,172,034
Prior List		219,124	150,000	495,000	150,000
Interest & Fees		192,469	110,000	253,000	110,000
Estimated Motor Vehicle Supplementary List			150,000	230,000	150,000
Telephone Access		18,296	19,856	18,296	18,296
Town Funded Elderly Tax Relief		(335,203)	(380,000)	(335,203)	(345,000)
State Funded Elderly Tax Relief - Circuit Breaker		(37,211)	(44,917)	(37,211)	(37,211)
Sub-Total		\$ 37,547,499	\$ 38,303,081	\$ 38,584,665	\$ 39,218,119
Town Department's Receipts:					
Town Clerk Fees		\$ 207,161	\$ 176,000	176,000	\$ 176,000
Building Permits		140,176	150,000	150,000	180,000
Health Permits		18,481	18,000	18,000	18,000
Planning & Zoning Permits		20,940	16,785	18,000	18,000
Conservation Permits		5,578	4,000	5,000	7,000
Police Department		417,688	125,000	195,000	125,000
First Selectman		124,193	85,450	93,461	93,920
Municipal Building Lease		338,222	367,000	396,095	388,410
Fire Marshal		180	20	180	500
Bd. Of Education - Tuition		12,899	7,682	8,433	4,370
Region 9 - Tuition		5,794	5,964	5,964	3,097
Parks & Recreation Field Usage Fund		0	5,000	5,000	5,000
Parks & Recreation Activity Fund		16,051	19,541	19,541	19,541
Recycling			14,000	14,000	14,000
Highway Department & Recycling		2,728	1,500	2,500	2,500
EMS Department		95,000	95,000	95,000	100,000
Various Other Departments		234	368,500	168,000	95,000
Sub-Total		\$ 1,405,325	\$ 1,459,442	\$ 1,370,174	\$ 1,250,338
Treasurer Interest Earnings - General Fund		92,482	175,000	125,000	125,000
Sub-Total		\$ 92,482	\$ 175,000	\$ 125,000	\$ 125,000
State Grants:					
School Aid for SSS & HKMS:					
Education Cost Sharing Grant (ECS)		\$ 597,891	\$ 651,536	651,536	\$ 593,868
Special Education	Inc. In ECS above				
Bond Subsidy, Principal & Interest:					
Helen Keller & Samuel Staples		5,374	4,200	5,468	4,986
Bond Subsidy-Progress Payments					0
Adult Education			182	179	202
Transportation		295	182	290	290
School Aid for District #9 - total			12,000	0	0
Transportation					0
Bond Subsidy, Principal & Interest					0
Town Aid Roads - Maintenance		113,478	226,956	227,623	227,623
Local Capital Improvement (Infrastructure)		0	345,504	312,633	282,500
In Lieu of Tax Loss - Boats			0	0	0
Elderly Tax Relief - Freeze			0	0	0
Elderly Tax Relief - Circuit Breaker		37,211	44,917	37,211	37,211
Tax Relief for the Totally Disabled		112	0	112	0
State Owned Property		57,581	0	57,581	52,469
Pequot Grant		8,759	0	8,568	7,250
Civil Preparedness		0	3,785	3,785	3,785
Property Tax Relief (Veterans)		10,043	8,200	7,735	7,735
Other		215,125	500	2,502	2,502
Sub-Total State Grants		\$ 1,045,869	\$ 1,297,962	\$ 1,315,223	\$ 1,220,421
Fund Balance:					
Surplus Appropriated to Finance Budget		\$ 145,000	\$ 11,750	\$ 11,750	\$ 180,000
Total Revenue and Non-Revenue Sources		\$ 40,236,175	\$ 41,247,235	\$ 41,406,812	\$ 41,993,878

**2014/2015
CAPITAL EXPENDITURE REQUESTS**
(included in Town's account totals)

01-19 Gen.Gov., Assessor	\$ 67,000
01-24 Gen.Gov., Planning & Zoning	6,000
01-32 Gen.Gov., 660 Morehouse Rd.	10,200
02-36 Public Safety, Police Dept.	41,635
02-37 Public Safety, Fire Dept.	97,000
03-42 Public Works, Hwy Dept.	22,200
 Total Capital Expenditure Request	 <u>\$ 244,035</u>
 03-42 Public Works, Hwy Dept-Road Work	 296,500
 Totals	 <u><u>\$ 540,535</u></u>

ANIMAL CONTROL - DOG FUND
(included in Department's account totals)

	Budget Appropriated <u>2013/2014</u>	Budget Request <u>2014/2015</u>
	87,108	84,348
less revenue	<u>(6,000)</u>	<u>(6,000)</u>
Funds from taxes	\$ 81,108	\$ 78,348

**Easton Board Of Education
Fiscal Year 2014-2015
Operating Budget Request Presentation**



April 28, 2014

1

Our Objective Today

- To explain to our fellow residents how the proposed operating budget supports quality programs and meets taxpayer concerns.

Current Year Appropriations = \$15,421,809

Proposed Budget = \$15,403,766

Decrease of \$18,043 or -0.12%



2

Budget Priority: Contour Staffing to Enrollment Decline

- HKMS Contraction of 1.6 FTE in four core subject areas
- Due to Program Improvement Increments,
Net Contraction = 0.3 FTE

Breakdown	
1.6 - Reductions	
-0.8 - World Language at SSES	
-0.3 - Social Worker at SSES	
-0.2 - Writing at HKMS	
= 0.3	



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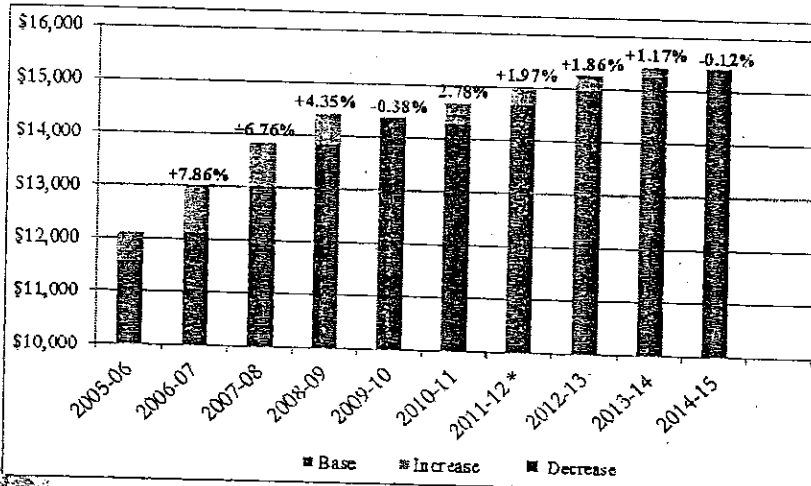
Budget Priority: Sustain Enhancements

- New Math Materials
- New Elementary World Language Experience (0.8 FTE)
- Expand Capacity to Meet Student Behavioral/Emotional Needs
 - More Time (0.3 FTE) for SSES Social Worker (Makes position 0.8 FTE)
- Emphasize Writing Across HKMS Subject Areas
 - Example: Writing Instruction for Project Lead the Way Students (0.2 FTE)



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Budget Growth Over Time



* 2011-12 - \$141,000 operating surplus returned to the town

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Proposed Variance Comparison

Town	BOE Approved Budget
Westport	4.20%
New Canaan	3.80%
Darien	5.90%
Brookfield	3.53%
Wilton	2.97%
Weston	3.93%
Fairfield	3.86%
Bethel	3.49%
Trumbull	2.90%
Ridgefield	2.86%
Monroe	2.22%
Newtown	0.42%
Easton	-0.12%
Redding	-1.61%



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Budget Drivers

Budget Drivers		YOY Budget Change	Impact on Overall Budget
Contractual Salary Obligations <i>Teachers: 1.07% GWI, non-cert's TBD; 2.8% administrators</i>	\$260,469	2.8%	1.67%
Health Insurance	-\$110,408	-6.4%	-0.70%
Transportation—contractual increase and diesel cost increase	\$72,798	6.9%	0.47%
Total Budget Drivers	\$222,859		1.44%



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Budget Additions

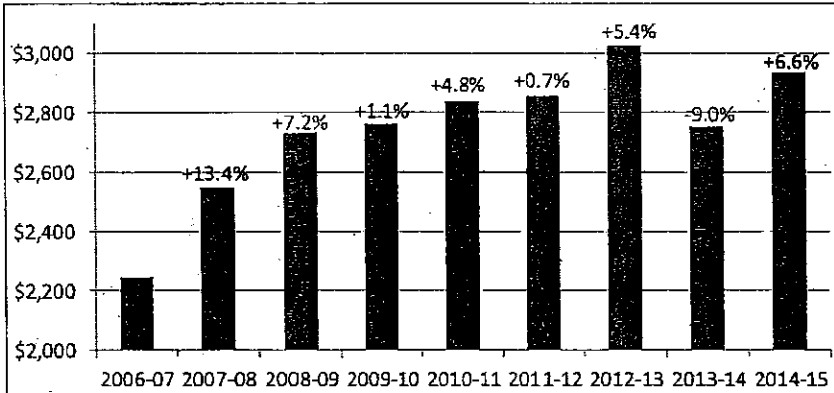
Additions		% Impact
0.8 World Language Teacher at SSES	\$43,146	0.28%
0.3 Social Worker at SSES	\$23,920	0.16%
0.2 Writing Across the Disciplines at HKMS	\$11,690	0.08%
1 Kindergarten Teacher	\$60,000	0.39%
Increase in Outside Special Ed Tuition and Transportation Net of Reimbursement	\$90,944	0.59%
Repairs	\$21,661	0.14%
Total Additions	\$251,361	1.64%



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Special Education Cost Details

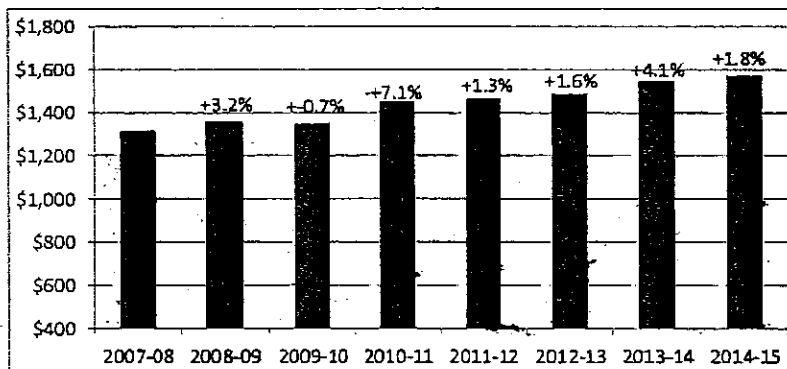
- Special Education costs comprise 18.8% of the budget
- Increase reflects current activity, identified service needs, and 1 new out-placement
- Budget does not contain any contingency expense



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Central Office and Building Administration Cost Details

- Includes a 0.63% increase in Central Office costs



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REGION 9 SCHOOL DISTRICT EASTON & REDDING, CT

Board of Education's Proposed Budget
2014 - 2015

April 28, 2014

Joel Barlow High School The Measure of an Education

"The measure of an education, that which will sustain learners beyond Joel Barlow High School, is the vital exchange between educators and students. We hold to the tenets of that exchange: *the stimulation of the intellect, the cultivation of inquiry, the fostering of thoughtful behavior, the enhancement of a sense of wonder, the quest for truth.*" (from JBHS Guiding Principle)



Region 9 Budget Summary

2014 – 2015

Proposed Budget	\$22,696,603	+1.07%
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Easton's Share	\$10,417,741	+2.81%
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Redding's Share	\$12,278,862	-0.37%
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Overall K-12 Budget by Town

Easton

A. K-8 = -0.12%

B. 9-12 = +2.81%

K-12 Increase = +1.05%

Redding

A. K-8 = -1.61%

B. 9-12 = -0.37%

K-12 Increase = -1.16%



6

Building The Budget - Changes

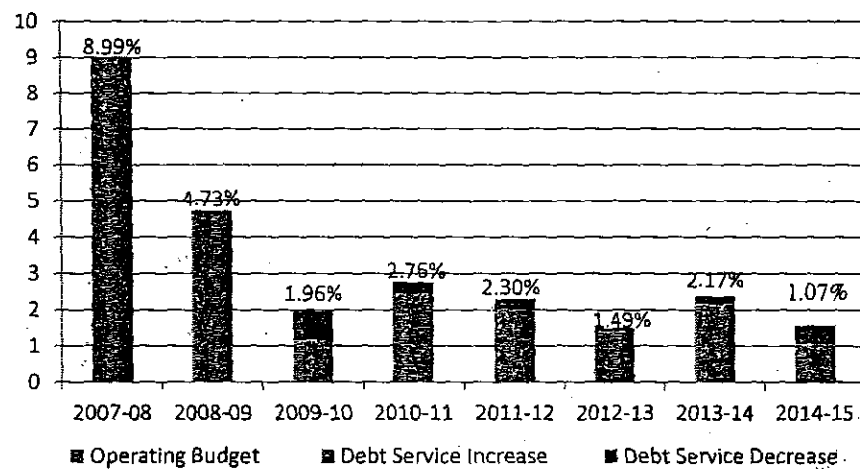
Additions and Reductions

Contractual Salary Increases	\$307,709
Health Insurance Increase	\$41,099
Add 3.0 FTE Behavioral Therapists	\$142,584
Reduction in Outplaced Student Tuitions	-\$96,401
Increased Contribution to Capital Reserve Fund	\$113,974
Reduction in Debt Service	-\$113,300

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Recent History of Region 9 Approved/Proposed Budgets



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TOWN OF EASTON RIGHT TO FARM ORDINANCE

Statutory Reference or Authority: Conn. General Stat. 1-1(q), Conn. General Stat. 19a-341

SECTION 1: PURPOSE AND INTENT.

Agriculture is a significant part of the Town of Easton's heritage, and is an integral part of the Town's future. The Town officially recognizes the importance of farming to its rural quality of life, heritage, public health, scenic vistas, tax base, wetlands and wildlife, open space and local economy. This Right to Farm ordinance:

- Encourages the pursuit of agriculture
- Promotes agriculture-based economic opportunities
- Protects farmland within Easton by allowing agricultural uses and related activities to function with minimal conflict with abutting property holders and Town agencies, consistent with the Town Master Plan of Conservation and Development
- Acts as a policy statement providing an opportunity to educate Town residents from both the farming and non-farming communities about a farmer's "Right to Farm" under Connecticut General Statutes sections 1-1(q) and 19a-341.

It is the declared policy of the Town of Easton to conserve, protect and encourage the maintenance and improvement of agricultural land for the production of food and other agricultural products, for protection of the quality of the public water supply watershed, and for conservation of the natural and ecological value of Easton's land. It is hereby further determined that any impact caused to others through generally accepted agricultural practices shall be considered offset and ameliorated by the benefits of farming to the neighborhood, community and society in general.

SECTION 2: DEFINITIONS.

The terms "agriculture" and "farming" shall have those meanings set forth in Section 1-1(q) of the Connecticut General Statutes, as amended.

SECTION 3: RIGHT TO FARM.

No present or future agricultural operation which is conducted or maintained in a manner consistent with generally accepted agricultural practices* and engaged in the act of farming as defined in this ordinance, shall become or be considered a nuisance solely because such activity resulted or results in any changed condition of the use of the land. Agricultural operations may occur any time provided such activities do not violate applicable health, safety, fire, zoning, wetlands, life safety, environmental or building codes and regulations. The term "Agricultural Operations" shall include:

1. The incidental noise from livestock, poultry or farm equipment used in generally accepted farming practices.
2. Odors from livestock, manure, fertilizer or feed.
3. Dust and fumes associated with generally accepted farming practices.
4. Use of chemicals, provided such chemicals and the method of application conform to practices approved

* Agricultural or farming operation is not deemed a nuisance. See Connecticut General Statutes Sec. 19a-341, 22a-430, 22a-471, 22a-471(a), 53-247 in respect to generally accepted agricultural practices.

by the Commissioner of Energy and Environmental Protection, or where applicable the Commissioner of Public Health.

5. Irrigation and water management associated with generally accepted farming practices.

Inspection and approval of the agricultural or farming operation, place, establishment or facility by the Commissioner of the Dept. of Agriculture or his/her designee shall be prima facie evidence that such operations follow generally accepted agricultural practices. These practices must comply with the regulations and requirements of the Easton Conservation Commission, Planning and Zoning Commission, and Building or Health Departments pursuant to the Connecticut General Statutes.

Pursuant to Connecticut General Statutes Section 19a-341, Agricultural or farming operation is not deemed a nuisance.

SECTION 4: ASSISTANCE IN RESOLUTION OF DISPUTES.

Residents of Easton may seek assistance from the Agricultural Commission with any complaints or concerns they have with respect to any agricultural operation, place, establishment or facility located in Easton as well as from any other Easton official, board or commission. The Agricultural Commission, acting in an advisory capacity, may provide assistance with any complaint or concern brought to it or any other official, board or commission. Nothing herein prohibits residents from making complaints to the Connecticut Department of Agriculture.

SECTION 5: IMPACT UPON LAND USE

Nothing contained in this ordinance shall alter or restrict the powers of the Easton Conservation Commission, Planning and Zoning Commission, Building or Health Departments bestowed upon them by the Connecticut General Statutes. In addition, these Boards and Departments are encouraged to adopt regulations consistent with this ordinance and to make the permanent preservation of farmland within the Town an important consideration in their respective planning policy decisions.

SECTION 6: WILLFUL OR RECKLESS CONDUCT NOT PROTECTED.

The provisions of this ordinance shall not apply where a nuisance results from negligence or willful or reckless misconduct in the operation of any such agricultural or farming operation, place, establishment or facility, or any of its appurtenances.

SECTION 7: CODIFICATION.

In accordance with Connecticut General Statutes Section 7-148(b), the town has the right to create this right to farm ordinance.

PUBLIC HEARING:

ADOPTED:

PUBLISHED:

EFFECTIVE: