

**TOWN OF CANTON, CONNECTICUT
ANNUAL TOWN MEETING
Wednesday, January 26, 2005**

The Annual Town Meeting of the Town of Canton was held on Wednesday, January 26, 2005, at 7:30 p.m. in the Canton Public Library and Community Center, 40 Dyer Avenue, Collinsville, CT.

Shirley Krompegal, Moderator, called the meeting to order at 7:35pm and reminded everyone that this was a non-voting meeting. The Town Clerk, Linda Smith, read the call of the meeting and the return of notice.

Mary Tomolonius, First Selectman, started the discussion on the impact of residential and commercial growth by listing some of the activity:

*The Shoppes at Farmington Valley is the largest commercial development the town has seen. At this point it is almost all 'built out' and its projected tax revenue is \$750,000 to \$1 million (equal to the top 10 commercial tax payers in town combined).

*Collinsville Savings Bank is a 15K sq ft building opening in Spring '05.

*The Collinsville area-Blumen Laden has doubled their business since they moved from Avon.

*Canton Commerce Park-Boulder Ridge senior housing & M&S Foods gift packaging

*The increase in residential building:

Griswold Farms (90 unit subdivision approved in 2000)

Oxbow Ridge (active adult)

Mrs. Tomolonius stated that she anticipates that future subdivisions will be smaller and that there is nothing additional on the books that is as large as Griswold or Oxbow.

She further briefed the audience about open space and the development rights purchase of Cherry Brook Farms. Although funding is an issue, the Open Space, Preservation and Acquisition Committee is actively looking at Canton properties and prioritizing sites important to preserve.

Zoning regulations will be rewritten for the first time in nearly 30 years. This will be funded and completed in the next fiscal year. The Design Review Subcommittee is looking at commercial development and will develop standards that will determine what our future developments looks like.

The Hilltop Overlay District will affect those locations that are visible from a public location. Regulations will control some of the cutting that is done on those properties. Controlling clear cutting will keep the 'look' of Canton, permitting growth that 'hides among the trees' and protects views.

The impact all of these issues involves:

*6.5 more miles of accepted town roads (a 10% increase)

*the need for another dump truck to plow/maintain roads

*another highway worker

*Fire and EMS protection need to be monitored/Additional expense may need to be incurred in the future.

*The BOE will be looking at future needs. All current improvements will be completed by Fall 2005.

At this point in the meeting, Mrs. Tomolonius opened the discussion up to members of the audience.

Jean Russo, 2 Whitney Lane-How much acreage is available for future commercial development? Only 5% of Canton's land is zoned non-residential. Commercial development requires public water and sewer that is very limited in Canton. Future development is available however on Route 44, Powder Mill Drive, River Road, as well as at Commerce Park and @Collinsville.

Bill Volovski, Gildersleeve Ave-Do we own or rent the portable classrooms? We Rent them.

Would we consider using subcontractors instead of hiring additional personnel and buying another truck? The needs of the highway department would be year-round and using a subcontractor would be more costly than hiring/buying outright.

What is our sewer/water capacity? We are rated at 800,000 and our current flow is at 600,000. Art Enderle, Superintendent of the WPTP, is making improvements and efficiencies to the sewer treatment plant and we may have more capacity than previously thought.

Mrs. Tomolonius discussed the maintenance situation of our buildings. She spoke about the new Director of Physical Plant, Anatoly Konyukhov, and the work he has been doing. He is responsible for all buildings and custodial staff and is analyzing the needs of each town building. Mark Quattro, Selectman, spoke about the Permanent Municipal Building Committee and how Anatoly's position came to be. Both Mark and Mary emphasized how lucky the town is to have the dedication and expertise of both Art Enderle and Anatoly Konyukhov.

Mark Quattro made a motion to adjourn the meeting.

Gary Miller seconded.

The meeting adjourned at 8:26pm.

Linda Smith_____

Linda Smith, Town Clerk

Smith_____

Received for record January 27, 2005

Linda

Linda Smith, Town Clerk