



Town Office Building

TOWN OF KILLINGWORTH

SELECTMAN'S OFFICE

323 ROUTE 81

KILLINGWORTH, CT 06419-1298

Catherine Iino
First Selectman

July 20, 2010

Ms. Brenda L. Sisco, Acting Secretary
Office of Policy & Management
Budget & Financial Division
450 Capitol Avenue
Hartford, CT 06106

Attn: Barbara Rua

Dear Ms. Rua,

I am pleased to submit the enclosed updated application for a STEAP grant for the development of Killingworth's Parmelee Farm as a historic, cultural, and environmental education center for the community. As you know, we submitted an application in March; since then, a combination of natural events and continued planning have led us to make some alterations in our application. The mission of the farm remains the same.

The town purchased the property in 2000, and volunteers have put hundreds of hours into conserving and improving the property and planning for its future uses. The Parmelee Farm is evolving into a genuine center of community life, something that has been sorely lacking in our town. We understand the fiscal constraints on the State of Connecticut, but we hope you will appreciate the value of this project for our town's future.

We are attaching letters of support from numerous local groups. Meanwhile, please do not hesitate to contact me with any questions or concerns. My email address, again, is ciino@townofkillingworth.com.

Thank you for your consideration.

Sincerely,

Catherine Iino
First Selectwoman

cc: Senator Ed Meyer
Representative Brian O'Connor
Undersecretary for Intergovernmental Policy David LeVasseur

Proposed Project

ADAPTIVE RE-USE OF THE HISTORIC PARMELEE FARM AS A MULTI-USE COMMUNITY SITE

The project for which we seek STEAP funds is the restoration and conversion of the historic Parmelee Farm to serve as a community center that celebrates our Connecticut heritage. We seek funding for the following improvements:

- ✓ **Farmhouse.** Restoration of the circa-1865 farmhouse to provide a permanent home for the Killingworth Historical Society, in which the society can house its archival collection of artifacts and documents. The work includes structural repairs; the installation of HVAC, climate control, electrical upgrades and wiring; ADA upgrades (including access ramp, bathroom modifications, door width modifications); installation of handrails at stairs; chimney pointing and repairs; and structural and electrical upgrades in the basement.
- ✓ **Post & Beam Barn.** We had hoped to repair and restore the circa-1865 barn on the property (for which we received a study grant from the CT Trust for Historic Preservation), but the storm disaster of March 2010 accelerated the deterioration of the building, and we were forced to demolish it. We expect to replace it with a new or relocated structure that can serve as meeting, exhibition, and instructional space.
- ✓ **Stone Barn.** Adaptive re-use of a 1930s half-stone, half-timber barn, with its large, circa-1950s concrete addition, as an educational center. Originally used as a processing facility on what was then a commercial turkey farm, the building will provide much-needed 1,500 square feet of space for classes, workshops, lectures, exhibits, and demonstrations. (Currently there is no suitable indoor space for these activities anywhere in our town.) This building needs a new roof, and its former and now dilapidated shed roof, ill-designed to accommodate the snow loads of our Connecticut winters, may be reconfigured and rebuilt to accommodate an array of solar panels. We intend to work toward a “net-zero” site, and the power generated from these panels will help to fill our electrical needs for the property.
- ✓ **Pavilion.** We are exploring the use of a standing 40’ x 140’ pole barn, which once housed livestock, as a covered, open-air pavilion for large-scale community events, fairs and markets, festivals and performances, and seasonal town meetings. This structure could also support a large solar array to produce electricity. If the current structure cannot be stabilized and repurposed, we will replace it with a structure that can play the same role.
- ✓ **Community Gardens and Orchard Equipment.** Until now we have relied upon the generosity of individuals within the community who have donated their time and equipment for field reclamation and the preparation of the Community Garden site and plots. For the future, we need to obtain the equipment to maintain the site,

including a farm tractor with accessories such as a sickle bar mower, trailer for spray equipment with a 100-gallon tank, and PTO pump.

- ✓ **Storage Shed for Tractor and Farm Equipment.** We will need to erect a storage shed suitable for a tractor and other farm equipment.
- ✓ **Emergency Vehicle Access Road.** We need to install a secondary access road approximately 1,000 linear feet into the site to accommodate larger vehicles for ongoing construction and maintenance, event set-up, emergency personnel, and fire equipment. (We are, however, seeking other funding for this portion of the project.)

Q.2 How will the completion of the proposed project impact and benefit the community?

The proposed project will provide the community with a much-needed multi-use space where we can conduct educational programs relating to the environment, ecology, energy sustainability, farming, and gardening, as well as a place to host such community-building functions as town picnics, fairs, farmers' markets, harvest festivals, concerts, and arts programs. It will provide miles of hiking trails, a house museum for exhibits relating to Killingworth's history, an indoor meeting space for workshops on traditional crafts and rural living skills, and an educational community orchard.

Q.3 What, if any, planning or design work has begun on this project?

The Parmelee Steering Committee, established by the Killingworth Board of Selectmen in 2008, and the Municipal Land Use Committee, which oversees the use of town properties, have put in scores of volunteer hours overseeing current use of the property, developing a site plan, and initiating discreet activities. We have already:

- ✓ Conducted a conditions survey and feasibility study for the restoration of the circa-1865 farmhouse and post-and-beam barn. (The cost for this work was matched with two grants from the Connecticut Trust for Historic Preservation and included an in-kind gift of services from an historic paint expert to conduct a survey of the historic paint colors and finishes for the farmhouse.) We used these documents to prepare RFP's for contractors to implement some of the recommendations.
- ✓ Repaired deteriorated clapboards, trim, windows, and cellar door and painted the exterior of the farmhouse in its original colors.
- ✓ Prepared specifications for the interior restoration of the farmhouse.
- ✓ Established the Killingworth Community Gardens in 2007 and expanded them in 2008, and obtained a grant for \$10,000.00 to install a solar panel and well pump for irrigation. Volunteers installed the slab, array, pump, wiring, and piping for the panel.
- ✓ Established Volunteer Days twice yearly to clear brush, remove dangerous fencing, clear the barns of debris, and remove overgrowth, trees, and brush around the

- house and barns. Through the Spring of 2010, we have logged well over 600 hours from community volunteers, many of whom have contributed the use of heavy equipment as well as their time and energy.
- ✓ Hosted two Dry Stone Wall Building workshops, conducted by nationally recognized experts, which resulted in 140 feet of the historic dry stone walls being rebuilt on the site as well as \$1,000.00 donated to the project. These workshops are to be conducted twice yearly at the site.
 - ✓ Hosted a maple-sugaring workshop for the community.
 - ✓ Cleared the long-abandoned fields by brush mowing.
 - ✓ Created 2.7 miles of woodland trails. Volunteers from the Killingworth Land Conservation Trust mapped and cut these trails, which officially opened on National Trails Day in June 2010.
 - ✓ Organized a fundraising concert, under the auspices of the Killingworth Lions Club, which raised \$11,000.00 for the project.
 - ✓ Built an information kiosk and a rustic bridge—two successful Eagle Scout projects.
 - ✓ Applied for a grant, in response to an invitation by the Fruit Tree Planting Foundation, that will provide us with a municipal fruit orchard, including assistance with orchard planning and planting and access to a renowned orchardist. This foundation's funding is limited to two years, and we had been advised to act on this opportunity immediately. The value of this grant is approximately \$5,000.00. We can defer the planting for one year but we urgently need a tractor or funds to hire one, in order to prepare the orchard site. We have already secured a committee of volunteers for the maintenance and oversight of the future orchard.
 - ✓ Won a small private grant to create consistent signage for the farm.
 - ✓ Negotiated the donation of one of Killingworth's historic one-room schoolhouses, currently in private hands. We are studying the feasibility of different methods of moving the schoolhouse to the farm.
 - ✓ Commissioned two volunteer professional landscape architects to create a long-range site-plan that will guide phased development of the property. The final plan, incorporating the results of extensive discussions and research involving all the stakeholders, will allow us to move forward in a rational and cost-effective manner as more funding is available.

Q. 4 Is the proposed project consistent with the State Conservation and Development Policies Plan?

Yes. This project actively promotes all of the Conservation Area Policies.

Q. 5 Will the project require the conversion of lands currently in agricultural use to non-agricultural use? Does the project area contain prime or important agricultural soils that are greater than 25 acres in area?

No.

Q.6 Project Funding. What is the total cost of the project?

\$609,139

Q.7 How much has been secured for the project to date?

\$13,414 (See below)

Q.8 What are the sources of other funds in place for the project?

\$11,000 Donated by the Lions Club

\$1,414 Donated by private individuals

\$1,000 KBE 50 Ways to Make a Difference grant

Q. 9 If all the funds have not been raised or secured, what is the anticipated source and timeline for the remaining funds?

We plan to implement the project in phases, as resources become available. We are exploring grants and other funding sources.

**PARMELEE FARM STEAP GRANT APPLICATION
KILLINGWORTH**

SUMMARY

• House, HVAC, Interior & Electrical Upgrades	\$97,500
• Barns, Pavilion, Shed & Tractor, Misc.	277,500
• Barn/Pavilion Solar System(s)	96,725
• Contingency	20,000

TOTAL STEAP FUNDING	\$491,725
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NON-STEAP ALLOCATIONS

• Local Source Funds	\$13,414
• Access Driveway, Gate & Culvert	104,000

TOTAL PARMELEE PROJECT	\$609,139
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**PARMELEE FARM STEAP GRANT APPLICATION
KILLINGWORTH**

Sustainable Site Project

- Utilize ½ the rooftop area of (1-2) pavilions and/or barn(s) for arrays
- Photovoltaic (PV) panel-based system
- Each roof to support up to 9000 watts of power
- Installation of the arrays
- Installation of the inverter(s)
- System coordination, start-up and approvals

Total Price for a Turn-Key Solar System

\$96,725

The above does not include "Green Energy" grant programs, incentives or other savings. Such savings are likely available through the state, federal government or Connecticut Clean Energy Fund (CCF).

**PARMELEE FARM STEAP GRANT APPLICATION
KILLINGWORTH**

Access Driveway & Culvert

TOTAL \$104,000

We are seeking non-STEAP funding for this portion of the project.

This page must be read and signed by the chief executive official of the municipality in order for the municipality/ project to be considered for STEAP funding.

My signature below, as First Selectman, Mayor or Town Manager of the Town of Killingworth indicates acceptance of the following and further certifies that:

1. I will comply with any grant terms and conditions required by the administering agency;
2. I understand that should this grant application be approved I will be required to sign an assistance agreement with the assigned administering agency delineating the terms and conditions of this grant;
3. I understand that various permits may be required by the administering agency as required by either the Connecticut General Statutes or Connecticut regulations;
4. I understand that funding associated with this grant application is one-time in nature and that there is no obligation for additional funding from the Office of Policy and Management or the State of Connecticut;
5. I understand that if this project warrants a Connecticut Environmental Policy Act (CEPA) review pursuant to Sections 22a-1 through 22a-1h of the Connecticut General Statutes that I will comply with such an environmental assessment. Further, if a CEPA is required, I understand that there are costs associated with such a review and that the municipality is in a position to continue with the proposed project despite this cost;
6. I understand that this application will be examined by the Intergovernmental Policy Division of the Office of Policy and Management for consistency with the State Plan of Conservation and Development and that I may be contacted if additional information is required for that review; and
7. I understand that projects which convert twenty-five or more acres of prime farmland to a nonagricultural use will be reviewed by the Commissioner of Agriculture, in accordance with Section 22-6 of the General Statutes.


Applicant's Signature

First Selectwoman
Title

7/20/2010
Date

**PARMELEE FARM STEAP GRANT APPLICATION
KILLINGWORTH**

House HVAC, Interior & Electrical Upgrades

• Heating, Chimney Liner & Ductwork	\$26,500
• Boiler for Hot Water	2,500
• Electrical Service; Road to House	4,300
• Electrical Wiring & Panel Upgrades	13,000
• Plumbing Connections & Well Pump	7,200
• ADA Bathroom, Walls & Doorways	6,000
• ADA Ramp (No Roof/Awning)	7,000
• Gravel Parking & ADA Bituminous	6,000
• Attic Insulation	2,000
• Chimney/Foundation Patch/Re-Pointing	4,000
• Basement Structural Bracing	12,000
• Basement Stairs, Railings & Ext. Landings	3,500
• Storm Windows	3,500

TOTAL	\$97,500
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**PARMELEE FARM STEAP GRANT APPLICATION
KILLINGWORTH**

Barns, Pavilion(s), Shed & Tractor, Miscellaneous

• Replace Post & Beam Barn & Annex	\$95,000
• Repairs to Stone Barn & Annex	50,000
• Open Air Pavilion(s)	92,000
• Farm Tractor & Accessories	33,000
• Tractor Shed	7,500

TOTAL	\$277,500
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Q.10 What is the municipality financially contributing to the project?

The municipality has already made the following contributions to the project:

Land Purchase:	\$740,000
Maintenance: (Close in and protect farmhouse)	25,000
Planning, Conditions Survey & Feasibility Study/House	7,460
Planning, Conditions Survey & Feasibility Study/Barn	5,200
Middlesex County Community Fund	3,000
Killingworth Historical Society	250
Private Individual In-kind Donation	2,000
Volunteers: Maintenance & clearing	7,836
Volunteers: Funding research, planning & grant writing	9,747
Volunteers: Website design & maintenance	4,000
Volunteers: Start-up Community Gardens	15,135
Volunteers: Coordinate Workshops	4,632
Volunteers: Create hiking trails	3,178
Volunteers: Construction management	2,422
Volunteers: Donated equipment & labor	6,000

Total Municipality Contribution to date **\$835,860**

Budget: Please complete the following table detailing the project sources and use of funds.

Sources	Non-STEAP Funds	STEAP Funds	Total
STEAP Grant		\$491,725	\$491,725
Local Funds	\$13,414*		\$13,414
Federal Funds			
Other	\$104,000		\$104,000
Total	\$116,414	\$491,725	\$609,139
Uses			
Professional Services	\$12,414	\$5,000	\$17,414
Acquisition			
Construction/Renovation	\$105,000	\$476,725	\$581,725
Other			
Contingency		\$10,000	\$10,000
Total	\$115,414	\$491,725	\$609,139

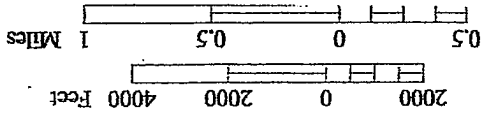
* Refer to page 5, questions #7 & #8.

Attach the following material

- 1. Site Location Map (if applicable) Attached**
- 2. Real Estate appraisals (if land acquisition is proposed) N/A**
- 3. Proposed project schedule Years 2010 through 2011-2012**
- 4. Project cost estimates supporting the request for funding (if available)**
Please see attachment
- 5. List of necessary local/state/federal permits and approvals required for the project.**
Numerous local and some state permits and approvals will be secured as specific construction plans are adopted.

Please include the items requested above with your application for STEAP assistance and forward to:

Brenda L. Sisco, Acting Secretary
ATT: Barbara Rua
Office of Policy Management
Budget and Financial Division
450 Capitol Avenue
Hartford, CT 06106



CLINTON

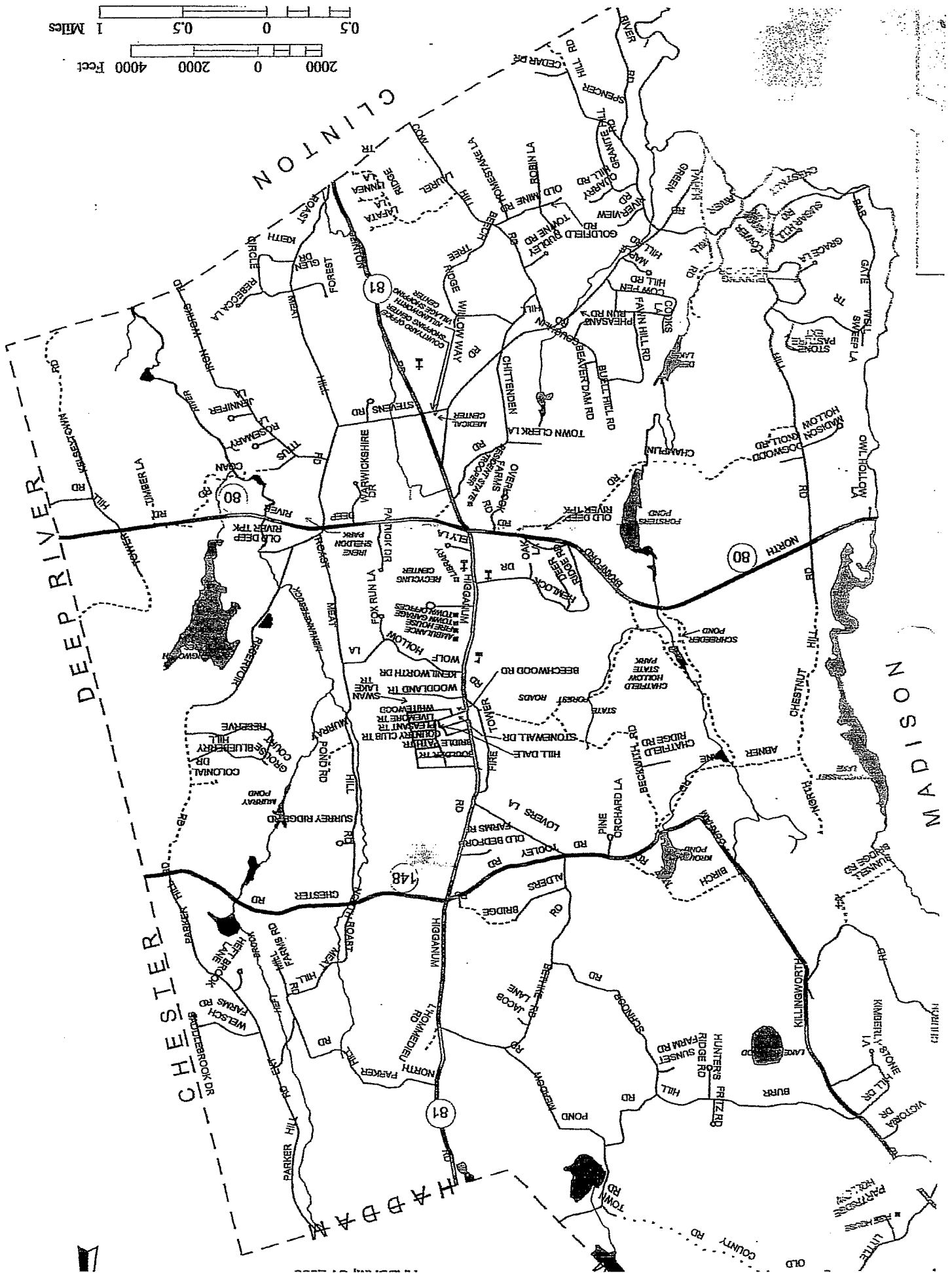
DEEP RIVER

MADISON

CHESTER

HABDASH

E
D
C
B



THE PARMALLEE FARM

A Regenerative Agricultural, Research & Education Center

"Working to ensure a healthy and diverse environment for future generations."

WORKING FARM

- ✓ Sustainable crops
- ✓ Heirloom species
- ✓ Native plant propagation
- ✓ Organic
- ✓ Livestock (Conservancy List)
- ✓ Draft/Work Animals
- ✓ Apiary
- ✓ Flower & Herb Gardens
- ✓ Compost & Mulch
- ✓ Greenhouse (hydroponics, seed heritage)
- ✓ Aquaculture (fish farm)

ARCHITECTURAL HERITAGE PRESERVATION

- ✓ Historical Society & House Museum
- ✓ Historic Barns restored and possible adaptive reuse

RESEARCH & EDUCATION CENTER

- ✓ Visitor Welcome Center
- ✓ Parking
- ✓ Showcases a green building – heated and cooled with alternative energy, green building materials. Re-use materials.
- ✓ Rotating Educational Exhibits/Lectures/Programs
 - > Kids gardening & environmental Programs
 - > Organic Pest control
 - > Climate Change
 - > Natural Resources
 - > Alternative Energy
 - > Deer Control
- ✓ Rented for local workshops & business symposiums
- ✓ Partner with non-profits
- ✓ Traditional Crafts Workshops
 - > Dry Stone Walling
 - > Maple Sugaring

OPEN SPACE

- ✓ Arboretum with walking trails ("Braille Trail" & Handicapped accessible)
- ✓ Hiking Trails
- ✓ Bird Sanctuary
- ✓ Sculpture Garden

RECREATION & TOURISM

- ✓ Seasonal gardens with seating (rented for weddings/parties during Spring & Summer)
- ✓ Farmer's Market (Offering booths for Community Non-Profits & Programs)
- ✓ Community Garden Plots (Peg Scofield project)
- ✓ Annual Town Ag Fair