



AGENDA
PLANNING AND ZONING COMMISSION
Tuesday, March 17, 2026
7:00 PM
Town Council Chambers, 505 Silas Deane Highway

| | | | | | |
|----------------------|-----------------|-----------------|----------------------|--------------------|-----------------|
| Chairman | Joseph Hammer | Members: | Christopher Brechlin | Alternates: | Krystal Cocolla |
| Vice Chairman | Peter Leombruni | | Tom Dean | | Joseph Ercolani |
| Clerk | Anthony Homicki | | David Drake | | Paul Thompson |
| | | | Dave Edwards | | |
| | | | Anna Laurie | | |
| | | | Richard Roberts | | |

1. CALL TO ORDER

1.1 ROLL CALL & SEATING OF ALTERNATES (5 members required for a quorum)

2. OLD BUSINESS

3. NEW BUSINESS

3.1 Pre-Application # PAR-26-1, Proposed Agritourism Use, submitted by 7 Acres Farm, for property located at 100 Great Plain Lane

4. OTHER BUSINESS

5. MINUTES

5.1 February 18, 2026

6. PUBLIC COMMENT (On Non-Agenda Items)

7. CORRESPONDENCE

7.1 Capital Project Priority Rankings Memo FY26-27, by the Capital Improvement Advisory Committee (CIAC), 3/10/2026

8. STAFF REPORTS

9. APPLICATIONS RECEIVED TO BE HEARD AT FUTURE MEETINGS

9.1 Application # 2229-26-Z, Site Plan and Change of Use Application, submitted by Brian Batizta, for property located at 239 Silas Deane Highway, from Medical/Dental to Retail <10,000 SQ. FT.

10. ADJOURNMENT

If you wish to review the applications on file, please email planning@wethersfieldct.gov, or call 860-721-2838 or visit the Community Development Office. (To submit comments or emails, the deadline is 3:00 p.m. on the day of the meeting. Please include your name and address as it will be read into the record). The meeting packets including application materials will also be posted on the Town website at <https://Wethersfieldct.gov> under [Key links - Agendas & Minutes](#).



WETHERSFIELD ECONOMIC & COMMUNITY DEVELOPMENT

Economicdevelopment@wethersfieldct.gov

Planning@wethersfieldct.gov

(860) 721-2838

Pre-Application Review Form

Project Title 7 Acres Farm U-Pick
Property Address 100 Great Plain Lane
Existing Zoning AG Site Acreage 22

Property Owner Discenza Family Farm LLC
Address 20 thorn Bush Rd Wethersfield

Telephone [REDACTED]
E-Mail [REDACTED]

Applicant/Agent Name Morgan Dodge 7 Acres Farm
Address 1094 Neapsic Rd Glastonbury

Telephone [REDACTED]
E-mail [REDACTED]

Project Description: (Attach written narrative) _____

It is suggested that the following information is submitted with this form:

| | | |
|---|---|--|
| <input checked="" type="checkbox"/> Site Plan | <input type="checkbox"/> Building Floor Plans | <input type="checkbox"/> Exterior Elevations |
| <input checked="" type="checkbox"/> Photographs | <input checked="" type="checkbox"/> Landscape Plans | <input checked="" type="checkbox"/> Lighting Plans/Details |
| <input type="checkbox"/> Sign Details | <input type="checkbox"/> Material Listing | |

I understand that in accordance with C.G.S Section 7-159b I have requested a Pre-Application Review with the Town of Wethersfield Planning and Zoning Commission and/or Town Staff. I further understand that any plan or ideas presented, or the comments made by any Commission member or staff are non-binding in the event an application is made later. I understand that the Pre-Application Review shall be considered only informational and advisory in nature and no development rights shall attain to the review or consideration of any proposed project. The filing of a Pre-Application Review is not a formal development application and does not initiate the processing time frames of the Connecticut General Statutes.

Applicant's Signature:

Date: 3/9/2026

[Handwritten Signature]

Site Plan:

The property is designed to provide safe and accessible movement for visitors throughout the u-pick flower farm. All pedestrian areas consist of flat, grassy walkways that are maintained to remain level and easily navigable. Due to the smooth and even terrain, these walkways are accessible for wheelchairs and other mobility aids.

Vehicle traffic is managed through a one-way circulation pattern to ensure safety and avoid congestion. All vehicles enter and exit through a single main gate, which is the only location where vehicles may briefly pass one another. Once inside the property, vehicles follow a clearly marked one-way route to the designated parking area and then proceed to the exit, preventing any two-way traffic within the farm.

After parking, visitors will walk to a central check-in station where they will purchase a u-pick flower jar before entering the flower fields.

The flower production area consists of raised wooden planting beds arranged in rows. Grass lawns and maintained grass walkways run between the beds to allow easy movement for visitors while protecting the planted areas.

Guests are welcome to remain on the property and enjoy the flower fields for as long as they wish during operating hours.

Parking and Traffic Management

All visitor parking for the farm will be accommodated on-site. No roadside parking will be required or permitted. The property has sufficient open field space to accommodate an estimated 400–500 vehicles during peak attendance periods.

Parking operations will be managed by designated parking attendants who will direct vehicles as they enter the property and guide visitors to available parking spaces in an orderly manner. This system allows for efficient use of the available parking area while maintaining safe traffic circulation within the farm.

Visitor arrivals are expected to occur gradually throughout the operating hours of the farm rather than all at once, allowing parking to be managed through a steady and continuous flow of traffic during the day.

During larger events or periods of higher attendance, additional parking attendants will be present to assist with traffic direction and parking management to ensure safe and efficient vehicle movement.

Visitor Management and Farm Operations

Upon parking, visitors will follow clearly posted signage directing them to the designated check-in area. The check-in station will serve as the central point for visitor orientation, purchases, and access to the u-pick flower fields. At this location, guests may purchase items for sale as well as participate in the u-pick flower experience.

Visitors wishing to pick flowers will purchase either a small or large jar, which serves as the container for the flowers they collect in the field. At the time of purchase, visitors will also be provided with hand shears for cutting flowers.

After checking in, visitors may proceed to the designated flower fields where raised planting beds and maintained grass walkways allow safe movement throughout the picking areas. Staff members will periodically walk the fields to assist visitors and answer any questions. Signage and staff guidance will help ensure that visitors remain within designated public areas of the farm.

Restroom facilities will be located near the check-in and checkout area for visitor convenience. A first aid kit will also be maintained at the check-in station.

Upon completing their visit to the flower fields, guests will return past the check-in station to return the provided shears before departing the property.

During larger event days, the overall visitor flow through the farm will remain the same. All guests will continue to enter through the check-in area before accessing the flower fields. In addition to the u-pick activity, visitors may also have the option to visit vendor booths or small entertainment areas located within designated portions of the property.

Hours of Operation and Seasonal Schedule

For the 2026 growing season, the farm intends to operate from mid-July through mid-October. During this period, the anticipated public visiting hours will be Friday through Sunday from 9:00 AM until sunset.

The farm does not utilize site lighting in the flower fields or visitor areas. As a result, operations will conclude before dark each day to ensure safe visibility for visitors and staff.

Hours and days of operation may be adjusted as needed based on weather conditions, flower availability, and seasonal changes in daylight hours.

For future growing seasons, the farm anticipates expanding operations to include additional seasonal offerings, which may include limited spring and early summer hours as flower production allows.

Intended Agritourism Usage

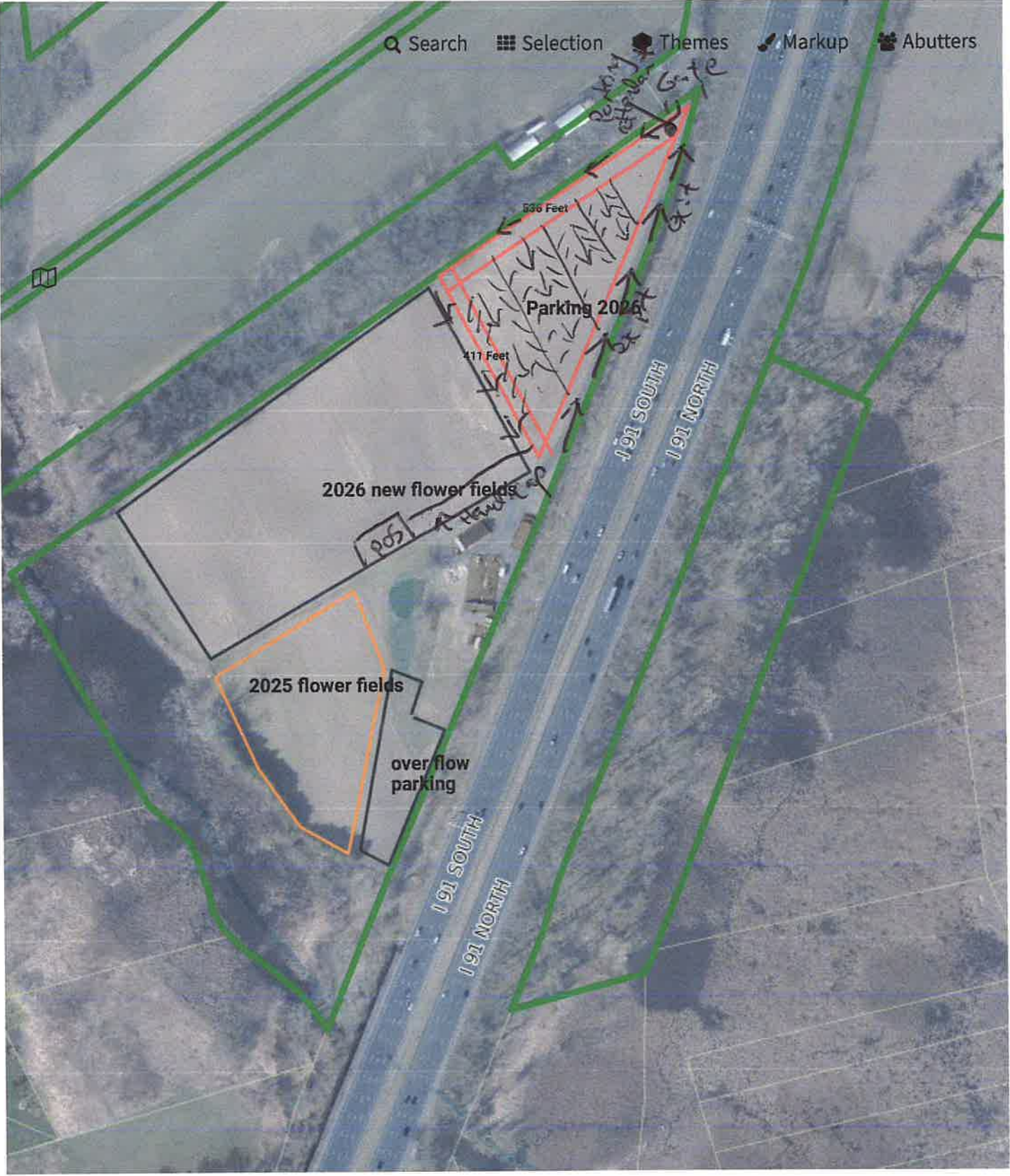
The primary use of the property will be agricultural, focused on the cultivation of specialty cut flowers and the operation of a seasonal u-pick flower farm open to the public during the growing season.

As an extension of this agricultural use, the farm intends to incorporate limited agritourism activities designed to support and promote the farm's flower production and visitor experience. These activities may include occasional special events held during the operating season, such as vendor fairs featuring local artisans and agricultural products, small-scale live music performances, food trucks, and special ticketed evening events.

All events will take place within designated areas of the farm and will operate in coordination with the existing visitor management, parking, and traffic procedures described in this application. These activities are intended to complement the primary agricultural use of the property and provide visitors with opportunities to engage with the farm and local agricultural community.

The farm may also periodically offer small workshops, educational programs, photography sessions, or seasonal markets related to flower farming and agriculture, provided that these activities remain consistent with and supportive of the primary agricultural use of the property.

The size and frequency of agritourism activities will remain consistent with the on-site parking capacity and overall site management plan in order to maintain safe operations and minimize impacts to surrounding properties.



Lawn space / Flower rows



2025 Check in area







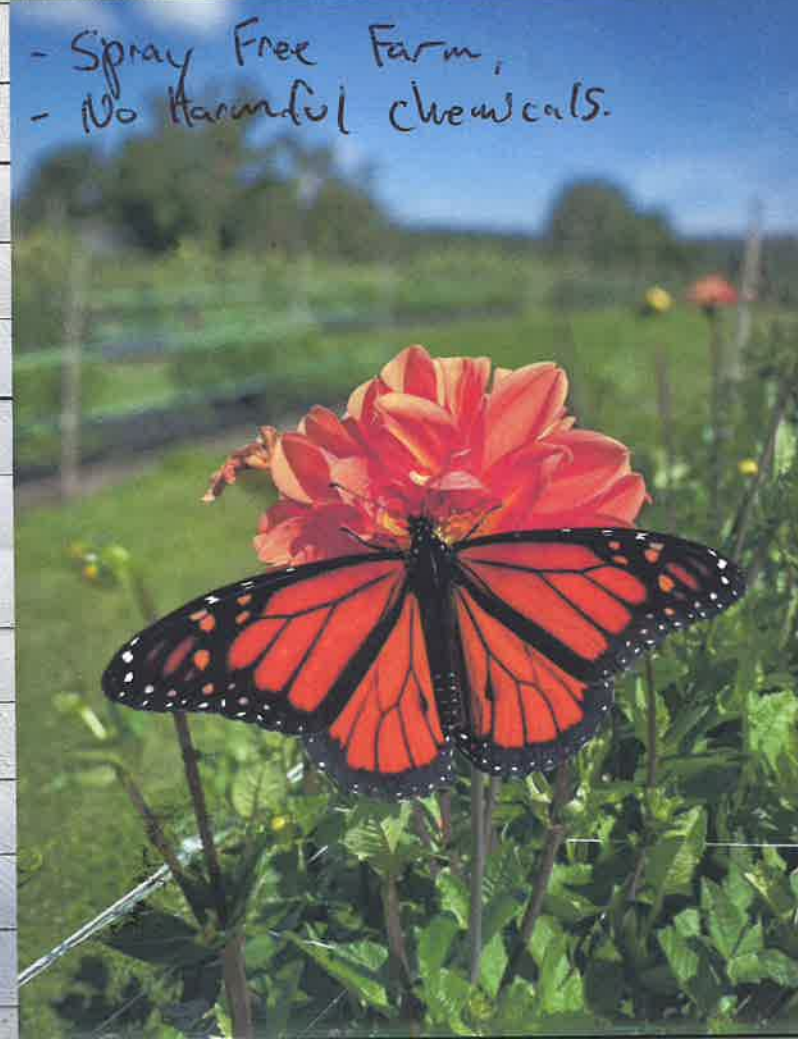
Photography Sessions



Family Friendly Lawn Space



Photo Spot



- Spray Free Farm,
- No Harmful Chemicals.



7 Acres farm U-Pick

Farm

[PLACE DETAILS](#)



Bella Blue Photography Boudo Janine



★★★★★ 5 months ago

7Acres Wildflower Farm is pure magic. My clients loved every second of their time here and couldn't stop smiling. The setting is gorgeous for photos, and the best part is you get to enjoy the u-pick after your session and bring home your own bouquet. Truly an unforgettable experience.



Like

Share



★★★★★ 6 months ago

We went for the sunset views and were pleasantly surprised by this place! The staff is super friendly. We didn't want to pick flowers, and they said it was totally fine to just go walk around and enjoy the views. There were giant connect four games and Jenga, and plenty of space for picnics. The surrounding landscapes are gorgeous and my partner and I had an absolutely lovely time. We cannot wait to come back and have been telling everyone about it.



 Like  Share

7 Acres farm U-Pick

Farm

[PLACE DETAILS](#)



Chelsea Tripp



★★★★★ 5 months ago

The owners were so sweet and the flowers were insanely beautiful. Such a good price for so many flowers!



 Like

 Share

7 Acres farm U-Pick

Farm

[PLACE DETAILS](#)



Tracy Miller



★★★★★ 6 months ago

My first time here! The ladies working were very kind and genuinely interested in how I heard about their flowers. I originally was going to purchase the small mason jar but then when I saw how beautiful the field was I opted for the large one! It's a set price and you can fill your jar with however many stems will fit in your jar!



 Like

 Share

7 Acres farm U-Pick

Farm

[PLACE DETAILS](#)



Jill MG



★★★★★ 4 months ago

So cool! Had a great time picking our own flowers.



 Like

 Share

7 Acres farm U-Pick

Farm

[PLACE DETAILS](#)



Abigail Rochette



★★★★★ a year ago

This U-pick flower farm was such an amazing birthday gift from my boyfriend. The owner was kind and the flowers are priced very fairly. The flowers are absolutely beautiful and I'm surprised at how stunning they are every time I look at them. Genuinely these are the prettiest bouquets I have ever had. I would go here time and time again and will be recommending this experience to every single one of my friends.



 Like

 Share



PLANNING AND ZONING COMMISSION MINUTES

Wednesday, February 18, 2026

7:00 PM

Town Council Chambers, 505 Silas Deane Highway

1. CALL TO ORDER

Chairman Hammer called the meeting to order, welcoming all to the Planning & Zoning Commission meeting, and asked Clerk Homicki to begin roll call.

1.1 ROLL CALL & SEATING OF ALTERNATES (*5 members required for a quorum*)

| Member Name | Present | Absent |
|--------------------------------|---------|--------|
| Joseph Hammer, Chairman | X | |
| Peter Leombruni, Vice Chairman | X | |
| Anthony Homicki, Clerk | X | |
| Christopher Brechlin | X | |
| Thomas Dean | X | |
| David Drake | X | |
| David Edwards | X | |
| Richard Roberts | X | |
| Tracy Gionfriddo | X | |
| Alternates: | -- | -- |
| Paul Thompson | X | |
| Joe Ercolani | X | |
| Anna Laurie | X | |

Also Present: Town Planner, David Elder, and members of the public.

Chairman Hammer noted that there were nine (9) members and three (3) alternates in attendance. He stated that all nine (9) members will be voting. Chairman Hammer explained the process and procedures of the meeting.

2. OLD BUSINESS - None

3. NEW BUSINESS

3.1 Public Hearing-Adoption of the [2025 10-year Plan of Conservation and Development](#) in accordance with Section 8-23 of the Connecticut General Statutes (CGS).

Chairman Hammer opened the public hearing and requested that Town Planner David Elder provide an

overview of the proposed Plan of Conservation and Development.

Staff Presentation

Mr. Elder explained that the POCD had been in development for several years and was prepared concurrently with the Affordable Housing Plan. He noted:

- The POCD was referred to the Town Council on December 1, 2025, in compliance with statutory requirements requiring referral at least 65 days prior to adoption.
- An advisory committee was formed pursuant to statute to assist in the preparation of the Plan.
- The Plan aligns with both the Capital Region Council of Governments (CRCOG) POCD and the State Plan of Conservation and Development.
- The document had been publicly available for review since December 2025 and earlier in draft form.
- Two written comments were received:
 - Removal of language indicating that Beaverbrook Linear Park currently contains walking trails (revised to remove reference to existing trails).
 - Addition of “shuffleboard” as an amenity at Standish Park.

Mr. Elder provided revised language for Beaverbrook Linear Park and confirmed that both revisions were incorporated into the draft before the Commission.

Chairman Hammer briefly explained to the public that the POCD is a ten-year policy document outlining goals and recommendations for the Town and is distinct from zoning regulations, though it informs future land use decisions.

Public Comment

Kevin Sullivan, 79 Wright Road, also representing BikeWalk Wethersfield, expressed support for the Plan and thanked staff and volunteers. He emphasized the importance of bicycle and pedestrian infrastructure, noting the Plan’s inclusion of traffic calming, walkability, and active transportation as significant advancements. He stated that enhancing walking and biking infrastructure would improve economic vitality and quality of life. He encouraged continued emphasis on these strategies, particularly within the Town Center concept and the forthcoming redesign of the Silas Deane Highway, which he described as potentially transformative for the Town.

Tom Carson, 12 Avalon Place, also expressed support for the Plan and highlighted the increased use of the terms “walkable” and “walkability.” He discussed the Town Center zoning district and the long-standing effort to create a recognizable center of town along the Silas Deane Highway corridor. He referenced the Safe Streets for All study currently underway and urged the Commission to wait for the completion of that study before making changes to the Town Center zoning district. He emphasized the importance of designing spaces for people rather than vehicles and supported continued placemaking efforts.

Rob O’Connor, 180 Main Street, also affiliated with BikeWalk Wethersfield, commended the comprehensive nature of the Plan. He encouraged implementation of identified strategies, including the proposed rail-with-trail concept along the rail corridor paralleling the Silas Deane Highway. He described

the potential economic and safety benefits of expanded trail connectivity, including linkage from the Putnam Bridge northward. He thanked staff and consultants for public engagement efforts and expressed appreciation for updated imagery reflecting completed trail improvements.

No further public comment was offered.

Commission Discussion

Commission members discussed the Plan’s development process and content. Commissioners noted:

- The Plan reflects a multi-year collaborative effort.
- The advisory committee and consultants engaged extensively with the public.
- The document is comprehensive yet concise.
- The Plan includes detailed data, including crash activity mapping and housing statistics.
- The Capital Region Council of Governments provided favorable comments, commending alignment with regional and prior municipal goals.
- The Plan serves as an aspirational policy document guiding future municipal decisions and resource allocation.

Commissioners expressed appreciation for staff, consultants, and advisory committee members.

Vice Chair Leombruni motioned “**TO CLOSE THE PUBLIC HEARING.**” Seconded by Commissioner Brechlin.

Vote: All members, including the Chairperson, voted. The motion **PASSED** 9-0-0.

Commissioner Dean motioned “**TO ADOPT THE 2025 PLAN OF CONSERVATION AND DEVELOPMENT AS SUBMITTED AND AMENDED TO INCLUDE THE BEAVERBROOK TEXT REVISION AND ADDITION OF SHUFFLEBOARD AT STANDISH PARK.**” Seconded by Vice Chair Leombruni.

Vote: All members, including the Chairperson, voted. The motion **PASSED** 9-0-0.

Commissioner Roberts asked for confirmation whether the commission needed to set an effective date.

Mr. Elder stated that he did not think setting an effective date was required, but there would be no harm in setting an effective date after an appeal period should the commission choose to do so.

Upon review of §8-23 CGS, the Commission reopened deliberation for the limited purpose of establishing an effective date.

Commissioner Roberts motioned “**TO ESTABLISH AN EFFECTIVE DATE OF MARCH 10, 2026, TO ALLOW FOR PUBLICATION OF NOTICE.**” Seconded by Chairman Hammer.

Vote: All members, including the Chairperson, voted. The motion **PASSED** 9-0-0.

3.2 Adoption of the [2025 Municipal Affordable Housing Plan](#)

Mr. Elder explained that the Affordable Housing Plan was prepared concurrently with the POCD pursuant to Public Act requirements. While recent legislative changes have modified future update requirements, the Plan provides valuable data regarding housing conditions and market analysis.

Commissioner Homicki motioned **“TO ADOPT THE 2025 MUNICIPAL AFFORDABLE HOUSING PLAN.”** Seconded by Commissioner Roberts.

Vote: All members, including the Chairperson, voted. The motion **PASSED** 9-0-0.

4. OTHER BUSINESS

4.1 Pre-Application – 657 Silas Deane Hwy, Neil’s Donuts

Chairman Hammer explained that the item was a non-binding pre-application discussion intended to provide informal feedback.

Carmelo Gugliotti, property owner, along with Leonardo Gugliotti, his son and business partner, presented a proposal to lease approximately 4,800 square feet of the 14,400-square-foot building at 657 Silas Deane Highway to Neil’s Donuts, a specialty bakery. The proposal included indoor seating and a drive-through component.

Mr. Gugliotti described prior renovations to the building, the size of the 2.3-acre parcel, and the availability of approximately 115 parking spaces. He stated that the drive-through queue would accommodate up to 20 vehicles and that hours of operation would be limited primarily to morning and early afternoon hours. He emphasized that the use would generate minimal evening activity and that significant landscaping buffers exist at the rear of the property.

Rob Bukowski, Neil’s Donuts’ Co-Owner and representative, confirmed:

- Donuts would be produced on-site.
- Approximately 30% of sales at comparable locations are drive-through.
- Peak traffic occurs primarily on weekend mornings.
- Approximately three overnight employees would prepare baked goods beginning at 10:00 p.m.

Commission Discussion

Commission members discussed:

- The current Town Center zoning district does not permit drive-through facilities.
- Approval would require amendment of the zoning regulations, followed by a separate special permit application.
- The Town Center zone emphasizes pedestrian-friendly development.
- Potential traffic impacts at a congested corridor, including proximity to Wells Road.
- Concerns regarding precedent and whether a zoning amendment would apply broadly within the district.
- Consideration of potential acreage thresholds or additional conditions if regulations were amended.
- The need for traffic and possibly sound analysis if a formal application were submitted.
- Whether an additional drive-through would align with recently adopted POCD goals.
- The number of existing drive-through facilities along the Silas Deane Highway corridor.

Commission members expressed mixed opinions regarding a potential zoning amendment. Several members indicated they could support a narrowly tailored amendment; others expressed concern that the proposal conflicted with Town Center planning objectives.

Chairman Hammer advised the applicant that the discussion was informal only and that any formal proposal would require a public hearing process.

During the discussion, Chairman Hammer asked Commissioners to go around the table and provide an informal indication as to whether they would theoretically support a zoning regulation amendment to allow drive-through facilities within the Town Center zoning district. Commissioners offered preliminary, non-binding feedback reflecting differing viewpoints. Some Commissioners indicated they might be open to considering a narrowly tailored amendment with specific limitations or conditions, while others expressed concerns regarding consistency with the intent of the Town Center zone, potential traffic impacts, and possible precedent for additional drive-through uses within the district. Concepts discussed included the possibility of limiting such uses through additional regulatory criteria, such as minimum parcel size requirements or other conditions intended to restrict where drive-through facilities could be permitted.

The Chairman reiterated that the comments were part of an informal pre-application discussion only and did not represent a decision or commitment by the Commission. It was noted that any future proposal would require a formal zoning regulation amendment application, public hearing, and Commission vote. No formal action was taken.

4.2 Subdivision Application 2222-25-Z-90 Filing Extension Request – 1730 Berlin Turnpike

Mr. Elder reported that the applicant requested a 90-day extension of the filing deadline for the subdivision approval in order to allow additional time to prepare and record required easements. He stated the request was submitted by letter dated February 12, 2026. Mr. Elder also noted that the property owner is currently out of the country and that legal counsel retained for the closing was not aware of the filing deadline requirement.

Vice Chair Leombruni motioned **“TO APPROVE THE 90-DAY EXTENSION REQUEST.”** Seconded by Commissioner Gionfriddo.

Vote: All members, including the Chairperson, voted. The motion **PASSED** 9-0-0.

4.3 Nomination and Election of Representative to the Capitol Region Council of Governments

Chairman Hammer motioned **“TO DESIGNATE COMMISSIONER BRECHLIN AS THE COMMISSION'S REPRESENTATIVE TO THE CAPITAL REGION COUNCIL OF GOVERNMENTS.”** Seconded by Commissioner Dean.

Vote: All members, including the Chairperson, voted. The motion **PASSED** 9-0-0.

Chairman Hammer motioned **“TO DESIGNATE COMMISSIONER ROBERTS AS THE COMMISSION'S ALTERNATE REPRESENTATIVE TO THE CAPITAL REGION COUNCIL OF GOVERNMENTS.”** Seconded by Commissioner Dean.

Vote: All members, including the Chairperson, voted. The motion **PASSED** 9-0-0.

5. MINUTES

5.1 February 3, 2026

Commissioner Homicki motioned **“TO APPROVE THE FEBRUARY 3, 2026 MEETING MINUTES.”** Seconded by Vice Chair Leombruni.

Vote: All members, including the Chairperson, voted. The motion **PASSED** 9-0-1, with Commissioner Thompson abstaining.

6. PUBLIC COMMENTS (ON NON-AGENDA ITEMS) – None

7. CORRESPONDENCE

7.1 Connecticut Federation of Planning and Zoning Agencies

Mr. Elder informed the commission that the Connecticut Federation of Planning and Zoning Annual Conference is scheduled for March 26, 2026. He then stated that if any of the Commissioners would like to attend to send him an email. The town will be covering the cost of admission.

Mr. Elder introduced Curt Leng, the Town’s Economic and Development Director, who was present at the meeting and had been working with the property owner, Mr. Gugliotti, in connection with the pre-application discussion.

8. STAFF REPORTS

9. APPLICATIONS TO BE HEARD AT NEXT PZC MEETING – March 3, 2026

10. ADJOURNMENT

Commissioner Homicki motioned **“TO ADJOURN THE MEETING.”** Seconded by Commissioner Roberts

Vote: All members, including the Chairperson, voted. The motion **PASSED** 9-0-0.

Respectfully Submitted,

Kassandra Felipe, Recording Secretary

Town of Wethersfield

505 SILAS DEANE HIGHWAY
WETHERSFIELD, CONNECTICUT 06109



MEMO

To: Planning & Zoning Committee
From: Capital Improvement Advisory Committee
Re: CIAC Project Priority Rankings FY26-27
Date: March 10, 2026

Attached please find the Capital Improvement Advisory Committee (CIAC) project rankings recommendations for the FY26-27 budget year.

A total of 30 projects were submitted and 28 were ranked in priority groupings.

The 18 projects highlighted in **yellow** represent the committee's highest ranked projects, in no particular order. These projects reflect staff ranked priorities that the committee reviewed and endorsed.

The four projects whose titles are in white represent the second highest ranked grouping of projects. Within this list is the Stone Sidewalk replacement project – Committee members recommend funding the stamped concrete option for \$45,000 rather than the funding the stone material option for \$125,000.

The projects shown in **blue** represent those ranked as the next tier of projects behind those in yellow and white. It was expressed that projects may be able to utilize other sources of funding, therefore they were not ranked within the yellow or white lists.

Lastly, two projects were removed from the submitted projects list; (1) Replace Antiquated Floor Scrubbers/Carpet Extractors in All Schools – because it will be moving to the capital non-recurring expenses purchasing request group for consideration, and (2) Wethersfield Public Library Front Door Upgrade – because this project's scope has changed and it now required further investigation.

**If you would like to review information regarding the projects submitted for funding, please visit this [digital Capital Improvement Project submissions page](#).*

Capital Improvements Advisory Committee Project Rankings FY26-27

| Request Title | FY2027 CIP Request | Total Cost |
|---|--------------------|----------------|
| Generator Replacement at Callahan Site | \$80,000.00 | \$80,000.00 |
| Road Pavement Evaluations - Consultant | \$40,000.00 | \$40,000.00 |
| Heritage Way Trail: Cove Park Phase 1 Matching Funds | \$115,000.00 | \$115,000.00 |
| Replace Roof at Physical Services | \$225,000.00 | \$482,660.00 |
| TAP Collier Rd & Cumberland Ave Area Sidewalk Gap Closures | \$100,000.00 | \$200,000.00 |
| Greenfield Softball Field Dugout Replacement and Safety Improvements | \$50,000.00 | \$50,000.00 |
| Replacement of Radio Shelter HVAC | \$60,000.00 | \$60,000.00 |
| Replace Domestic Hot Water System at the Police Department | \$27,000.00 | \$27,000.00 |
| Town Dam Inspections and Emergency Action Plans | \$75,000.00 | \$75,000.00 |
| Cedar Street Playground Basketball Court Safety and Surface Improvements | \$25,000.00 | \$25,000.00 |
| Update Multiple School Building's Security Systems | \$69,608.00 | \$69,608.00 |
| Playground Equipment Replacement – Safety and Compliance | \$50,000.00 | \$250,000.00 |
| Architectural Services to Design "Man Traps" in the schools | \$27,000.00 | \$27,000.00 |
| Town and School Parking Lot Improvements (Ambulance Building) | \$200,000.00 | \$1,000,000.00 |
| Solomon Welles House Repairs | \$100,000.00 | \$540,000.00 |
| LOTICIP Main St Reconstruction Phases 1 & 2 - Design (Trail Only) | \$180,000.00 | \$180,000.00 |
| Town Dam Repairs | \$100,000.00 | \$300,000.00 |
| Stone Sidewalk Repairs | \$125,000.00 | \$200,000.00 |
| Begin Restoration Phasing of the Remaining SDMS Roofing Systems | \$265,000.00 | \$1,765,000.00 |
| Replacement of Coppermill Road Culvert along Goff Brook - Final Design and Construction | \$100,000.00 | \$375,000.00 |
| Mill Woods Park Multi-Use Field: Initial Funding | \$100,000.00 | \$450,000.00 |
| Replace Town Hall Carpeting | \$40,565.00 | \$80,565.00 |
| Replace Town Hall Chiller | \$297,000.00 | \$297,000.00 |
| Community Center HVAC Replacement | \$250,000.00 | \$1,200,000.00 |
| Control Station Replacement | \$30,000.00 | \$30,000.00 |
| Guiderail Improvements | \$75,000.00 | \$350,000.00 |
| Elm St Access Road Reconstruction Near the Meadows | \$100,000.00 | \$100,000.00 |
| HVAC Systems Replacement at the Nature Center | \$20,000.00 | \$80,000.00 |