

**ORDINANCE TO ESTABLISH
A FLOOD AND EROSION CONTROL BOARD**

Adopted: June 29, 1992

Effective: July 23, 1992

A Flood and Erosion Control Board is established for the Town of Woodstock, Pursuant to section 25-84 of the General Statutes, as amended. The board shall be composed of five (5) members as follows: every member of the Board of Selectmen; the Chairman of the Conservation Commission; and the Chairman of the Inland Wetlands and Watercourses Commission. Their terms on the Flood and Erosion Control Board to run with their terms in the allocating position.

The Flood and Erosion Control Board will have all of the powers and duties specified in sections 25-84 to 25-98 of the General Statutes.

This ordinance shall become effective fifteen days after publication thereof in a newspaper having circulation in the Town of Woodstock.

**ORDINANCE REGARDING TAX ABATEMENTS
FOR DAIRY FARMS**

Adopted: June 29, 1992

Effective: July 23, 1992

**AMENDMENT I: ORDINANCE REGARDING TAX ABATEMENTS FOR DAIRY
FARMS & FRUIT ORCHARDS**

Amended: May 3, 1999

Effective: June 4, 1999

**AMENDMENT II: ORDINANCE REGARDING TAX ABATEMENTS FOR
QUALIFYING FARMS**

Amended: October 12, 2021

Effective: UPON PASSAGE

WHEREAS, the Board of Selectmen of the Town of Woodstock (Board of Selectmen) believes that the preservation of farmland and open space is vitally important to retaining Woodstock's rural character and its high quality of life; and

WHEREAS, Connecticut General Statutes §12-81m, allows towns to abate up to fifty percent of the property taxes on any of the following properties, provided such property is maintained as a business: (1) dairy farm, (2) fruit orchard, including a vineyard for the growing of grapes for wine, (3) vegetable farm, (4) nursery farm, (5) any farm which employs nontraditional farming methods, including, but not limited to, hydroponic

farming, (6) tobacco farms, or (7) commercial lobstering businesses operated on maritime heritage land, as defined in Section 12-107b of the Connecticut General Statutes (each, a "Qualifying Farm"), and to recapture abated taxes in certain circumstances in the event of a sale of the property; and

WHEREAS, the Board of Selectmen wishes to establish a mechanism whereby tax relief can be granted to Qualifying Farms, as provided by law;

NOW, THEREFORE, BE IT ORDAINED, that the Town of Woodstock ("Town") may abate property taxes on Qualifying Farms, and recapture taxes so abated in the event of sale, in accordance with the following procedures and requirements:

1. Any action by the Town concerning the abatement of property taxes for Qualifying Farms, or the recapture of any taxes so abated, is done pursuant to Connecticut General Statutes §12-81m, as such statute or any successor statute may be amended from time to time.
2. A request for an abatement must be made by application to the Board of Selectmen and to the Town's Board of Finance (the "Board of Finance") by the record owner of the property, or tenant with a signed, recorded lease of at least three years, which lease requires tenant to pay all taxes on the Qualifying Farm as part of the lease.
3. In order for an abatement to apply for the tax year beginning July 1, of any year, the application must be submitted by October 1 of the preceding year.
4. Abatement hereunder is only available for Qualifying Farms. The applicant must provide the Board of Selectmen and the Board of Finance with evidence to support the status of the farm as a Qualifying Farm.

In determining whether a farm is a Qualifying Farm, the Board of Selectmen and the Board of Finance shall take into account, among other factors, as applicable: the acreage of the farm or orchard; the nature of the barns, other structures, and equipment on the farm; the number and types of livestock on the farm; the quantities of milk or other products sold by the farm or orchard; the gross income of the farm derived from activities directly related to the dairy farm, fruit orchard, vegetable farm, nursery farm or non-traditional farm; the gross income of the farm or orchard derived from other types of activities; and such other evidence as either the Board of Selectmen or the Board of Finance reasonably deem necessary to determine whether and, if so, to what extent the property is eligible for a tax abatement hereunder..

Residential dwellings and residential lots are excluded from this abatement ordinance.

5. Upon affirmative vote by both the Board of Selectmen and the Board of Finance, the Town may abate up to fifty percent (50%) of the property taxes for a Qualifying Farm.

6. Any abatement will continue in force for five years, or until such time as the property is sold, or until such time as the property ceases to be a Qualifying Farm, whichever comes first.

7. The property owner receiving the abatement must notify the Board of Selectmen and the Board of Finance in writing within thirty (30) days of the sale of the property or the cessation of operations as a Qualifying Farm.

8. Upon sale of the property, and subject to the provisions of section 9 herein, the property owner must pay to the Town a percentage of the original amount of the taxes abated, pursuant to the following schedule:

<u>Number of Years Sale Follows Abatement for Given Tax Year</u>	<u>Percentage of Original Amount of Taxes Abated which Must be Paid</u>
More than 10	0
Between 9 and 10	10%
Between 8 and 9	20%
Between 7 and 8	30%
Between 6 and 7	40%
Between 5 and 6	50%
Between 4 and 5	60%
Between 3 and 4	70%
Between 2 and 3	80%
Between 1 and 2	90%
Between 0 and 1	100%

9. Upon affirmative vote by the Board of Selectmen and the Board of Finance, the Town may waive any of the amounts which would otherwise be owed pursuant to Section 8 herein if the property continues to be a Qualifying Farm after the sale of the property or continues to be used as "farm land", "forest land" or "open space", as those terms are defined in Section §12-107b of the Connecticut General Statutes, after the sale of the property.

10. The Taxes owed to the Town pursuant to Sections 8 and 9 hereof shall be due and payable by the record property owner/grantor to the Town Clerk of Woodstock at the time of recording of her/his deed or other instrument of conveyance. Such revenue received by the Town Clerk shall become part of the general revenue of the Town. No deed or other instrument of conveyance which is subject to the recapture of tax, as set forth in Section 8 hereof, shall be recorded by the Town Clerk unless the funds due under the recapture provisions of Section 8 hereof have been paid, or the obligation has been waived pursuant to section 9 hereof.

11. The tax assessor shall file, not later than 30 days after abatement is approved by the Board of Selectmen and the Board of Finance, with the Town Clerk, a certificate for any Qualifying Farmland that has been approved for a tax abatement, which certificate shall set forth the date of initial abatement and the obligation to pay the recapture funds as set forth in Section 8 hereof. Said certificate shall be recorded in the land records of the Town of Woodstock.

ORDINANCE DOUBLING EXEMPTIONS OF FARM MACHINERY FROM TAX

Adopted May 1, 2002

Effective May 19, 2002

Pursuant to the authority of General Statutes 12-91(b), the Town of Woodstock hereby provides an additional exemption from property tax for all farm machinery qualified for exemption under section (a) of said statute to the extent of an additional assessed value of one hundred thousand dollars, subject to the same limitations as the exemption provided under subsection (a) and further subject to the application and qualification process provided in subsection (c) of said statute, this ordinance to be effective with assessment years beginning October 1, 2001.

NUCLEAR FREE ZONE ORDINANCE

Adopted: May 17, 1993

Effective: June 10, 1993

WHEREAS, we the citizens of Woodstock wish to affirm our right to control our own town and exclude nuclear materials which threaten our health and economic well-being,

RESOLVED that the Town of Woodstock shall be and is established as a Nuclear Free Zone, wherein no nuclear materials, radioactive components or nuclear weapons system components, whether experimental, commercial or military, may be manufactured, positioned, stored or disposed of,

EXCEPTING medical applications of nuclear material and the temporary storage of such material on the site where it is used for a period not to exceed one year; industrial radiography and tracer processes, consumer use of radioactive smoke detectors and light emitting watches, and the transmittal of electrical energy that may be of nuclear source to or through the town.

FURTHER, no radioactive wastes or nuclear components of any kind shall be transported through the Town of Woodstock except in clearly marked vehicles and with at least three days advance notice to town officials of times and routes of transit.

FURTHER, neither the Town of Woodstock nor any of its town officials or employees shall participate in any action leading to the siting of a nuclear storage facility in the town.

PENALTY for any person, firm or corporation who violates the provisions of this ordinance shall be a fine of not more than \$500 for each such violation. Each and every violation of this ordinance shall