

**Town of Easton South Park Advisory Committee  
Special Meeting  
May 4, 2020**

**Location: Virtual Meeting via Zoom**

**Meeting ID: 573 146 5822**

**Password: SPAC0504**

**Total attendees: 31**

1605 Call to order by John Cunningham

Committee members present: John Cunningham, Ross Ogden, Tara Sanft, Lisa Keane, Bob Schrage, Jeff Becker, Elliot Leonard, Andy Kachele, Dwight Senior

1. Reviewed minutes from April 20, 2020 meeting, correction to minutes by A Kachele, revise council with counsel, as appropriate; and per J Becker, correct Justin Giorlando's title to reflect he is a consultant to the Easton Land Use department, motion to approve revised minutes by J Becker, second by T Sadft, vote was unanimous.

2. Public comment: Elliot Leonard - Remarks on committee tours of the property, he was aghast at the state of the property; it has been neglected by the town and needs attention.

Debra Klein, 114 Cedar Hill Rd- Why is there not a member of CFE on the SPAC? J Cumnningham advised that the committee members were appointed by the BOS. June Logie, 140 Rock House Rd- Please have persons state their name when commenting, as some participants are calling in and do not have a name attached to their Zoom picture.

3. Old Business:

A. No comments from committee members regarding last meeting.

B. A Kachele and C Calvert state that bond counsel will get back to the town by next week regarding bond specifics, if part of property is sold and how it would affect repayment. The bond is in fact for the \$6.1 million purchase price for South Park.

C. The town website is accurately reflecting meeting minutes and supporting documents.

D. Discussion on committee member tours of the property- T Sandt: Property is stunning, river is an asset, in my opinion, and can see the need to preserve, the rest of the property is dilapidated and could present dangers to the public. E Leonard: Can the town meet its obligations to keep the property clean? A Kachele: The steward of the property is the BOS, it has not been handed over to Park and Rec or the Conservation Commission to maintain, and there has never been a push or request for funding from the public/town to do anything with the property. R Ogden: What portion of the property does the renter actually have, can we get the lease information? J Becker: We should clean up the property, keep space open or

farmed, while protecting the river. L Keane: Remarks land is beautiful but shocked as well at state of property, and need for removing debris. D Bindelglass clarifies, he can't find evidence that the prior selectmen have done anything to clean up, but believes it should be the BOS' responsibility.

E. This committee's advisory letter to the First Selectman regarding an appraisal and ecological study was received and noted, the First Selectman responded with a public letter. D Bindelglass comments he is seeking bids for studies/appraisals on the entire property. He states he would hope to fund it with service and fees account of the BOS.

#### 4. New Business:

A. Agriculture Commission presentation by Victor Alfandre, member. The commission formulated a plan a couple years ago for the S Park property. Divide the property into thirds, 1/3 a buffer for the river, give the existing house to a farmer and, in exchange, 1/3 of the land would be farmed for profit for the town, possibly growing hops. It's in high demand, easy to grow and profitable. A Kachele: This should be added to this committee's list of recommendations but ensuring that growing of crops does not impact the river, even if organic, precautions are still needed. J Becker: Were there interested parties? Yes there was interest; the Ag Commission could help with this. J Cunningham: Would a 10 acre farm be able to support the proposal? Yes, by giving land and housing, it can be profitable.

B. Citizen's for Easton presentation by Verne Gay, president. See attached slides presented in 2016. CFE background, it was founded due to South Park property interests and an interest to maintaining town's zoning requirements. They support the verbiage in the town hall referendum to pass the bond. CFE believe nothing should be done with the property; it should be preserved. CFE's mandate is to support open space in Easton and South Park is a part of this. Grant Monsarrat reads the referendum for the purchase of the property. A Kachele responds with T Herrmann's discussion at the said town hall meeting, see the minutes of the said meeting in the Town of Easton annual report of 2008. Bill Kupinse, CFE member, comments that this property needs to be preserved; it's an important gateway to our town. Verne Gay echoes Bill and states there is confusion as to what the property should be, but if it could be clarified, it would help the future of the property. J Cunningham asks: Does CFE have an opinion on ALT obtaining all or a part of the property? Bill Kupinse responds that CFE is fine with ALT having all or a part of the property for preservation.

5. Public comment: Grant Monsarrat, 370 N Park Ave- Concerned that the minutes from 4/20/2020 meeting did not reflect that P&Z chairman suggested that a commercial building could be put on the property, this could be accomplished by a "simple text change" please keep this in mind.

Debra Klein, 114 Cedar Hill Rd- States town did cut the field twice last year, it would be nice if the town could get over there again and cut the grass.

Dori Wollen, 8 Cedar Hill Ln- Clarifies the property was never put under the Conservation Commission's open space, for them to maintain. It would need to be

labeled as open space for them to maintain, like Paine open space. Maintenance could be done but the commission would need funds.

June Logie, 140 Rock House Rd- Would love to see the property as a beautiful park like Wolfe Park, service the town and would draw outside residents in, and we even could charge for up keep. R Ogden responds that turning it into a Wolfe Park, we would not be preserving the trout habitat. J Becker agrees.

Dori Wollen- The Conservation Commission has prior ecological studies that have been done and she will share. D Bindelglass confirms that he has received Dori's reports, thank you.

Dolly Curtis, 35 Flat Rock Rd- Points out the gas line that goes through the S Park Property, precautions have to be taken. A Kachele responds there are markers for gas line, gas company has right of way.

Joan Winter, 16 Old Orchard Rd- She has a DEEP report from 2016 and 2018, see attached, there are 3 species of concern, the sharp shinned hawk, endangered, and the wood turtle and the box turtle, both of which are of concern. Please be mindful of them and their nesting sites.

6. Planning: Trout unlimited and DEEP will be presenting for 5/18/2020, A Kachele notes that we should have BOS that were on the board a couple years ago when 5 proposals were received by the town. We have to continue looking at other options, could the property be a solar farm, providing a taxable revenue for the town? J Becker states that he is concerned that we only had 31 participants at this meeting, starting at 4pm, maybe we could start later?

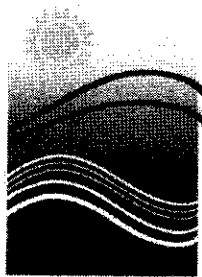
1737 Motion to adjourn by J Becker, second by D Senior, vote was unanimous.

Zoom recording:

<https://us02web.zoom.us/rec/share/7JUpHbzf-zhIYauW11v-fqwHMdW7aaa80yVK-vANyU-kVQlxFdcazeMLKPsC4i3S>

password: 2C\*!%^4\$

Minutes submitted on May 6, 2020 by Lisa Keane, SPAC secretary



Connecticut Department of

ENERGY &  
ENVIRONMENTAL  
PROTECTION

August 13, 2018

Ms. Joan Winter  
16 Orchard Road  
Easton, CT 06612  
[jhwinter@sbcglobal.net](mailto:jhwinter@sbcglobal.net)

Project: Preliminary Site Assessment for South Park Property Located at 18 -22 South Park Avenue in Easton, Connecticut  
NDDB Preliminary Assessment No.: 201810000

Dear Joan,

I have reviewed Natural Diversity Data Base maps and files regarding the area delineated on the map provided for the preliminary site assessment for the South Park property located at 18 -22 South Park Avenue in Easton, Connecticut.

According to our records there are known extant populations of State Listed Species known that occur within or close to the boundaries of this property. I have attached a list of these species to this letter. Please be advised that this is a preliminary review and not a final determination. A more detailed review will be necessary to move forward with any subsequent environmental permit applications submitted to DEEP for the proposed project. **This preliminary assessment letter cannot be used or submitted with your permit applications at DEEP.** This letter is valid for one year.

To prevent impacts to State-listed species, field surveys of the site should be performed by a qualified biologist when these target species are identifiable. A report summarizing the results of such surveys should include:

1. Survey date(s) and duration
2. Site descriptions and photographs
3. List of component vascular plant and animal species within the survey area (including scientific binomials)
4. Data regarding population numbers and/or area occupied by State-listed species
5. Detailed maps of the area surveyed including the survey route and locations of State-listed species
6. Conservation strategies indicating how impacts can be avoided for all state listed species present
7. Statement/résumé indicating the biologist's qualifications

The site surveys report should be sent to our CT DEEP-NDDB Program ([deep.nddbrequest@ct.gov](mailto:deep.nddbrequest@ct.gov)) for further review by our program biologists along with an updated request for another NDDB review. **Incomplete reports may not be accepted.**

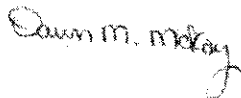
79 Elm Street, Hartford, CT 06106-5127  
[www.ct.gov/deep](http://www.ct.gov/deep)  
Affirmative Action/Equal Opportunity Employer

If you do not intend to do site surveys to determine the presence or absence of state-listed species, please let us know how you will protect the state-listed species from being impacted by this project. You may submit these best management practices or protection plans with your new request for an NDDB review.

Natural Diversity Data Base information includes all information regarding critical biological resources available to us at the time of the request. This information is a compilation of data collected over the years by the Department of Energy and Environmental Protection's Natural History Survey and cooperating units of DEEP, private conservation groups and the scientific community. This information is not necessarily the result of comprehensive or site-specific field investigations. Consultations with the Data Base should not be substitutes for on-site surveys required for environmental assessments. Current research projects and new contributors continue to identify additional populations of species and locations of habitats of concern, as well as, enhance existing data. Such new information is incorporated into the Data Base as it becomes available. The result of this review does not preclude the possibility that listed species may be encountered on site and that additional action may be necessary to remain in compliance with certain state permits.

Please contact me if you have further questions at (860) 424-3592, or [dawn.mckay@ct.gov](mailto:dawn.mckay@ct.gov).  
Thank you for consulting the Natural Diversity Data Base.

Sincerely,



Dawn M. McKay  
Environmental Analyst 3

## Species List for NDDB Request

Scientific Name	Common Name	State Status
Vertebrate Animal		
<i>Accipiter striatus</i>	Sharp-shinned hawk	E
<i>Glyptemys insculpta</i>	Wood turtle	SC
<i>Terrapene carolina carolina</i>	Eastern box turtle	SC

E = Endangered, T = Threatened, SC = Special Concern, \* Extirpated

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# Citizens for Easton

While many surrounding towns in Fairfield County have lost their woodlands, open spaces, farms and antique homes to development, Easton has done an admirable job of preserving much of its open spaces, agriculture, and ancient stone walls as well as protecting the region's public drinking water supply.

This has taken much hard work and included the efforts of leaders, commissions, residents and local community organizations, like Citizens for Easton.

Citizens for Easton was founded in the early 1970s, and we celebrate the uniqueness of our town and its role as steward of the watershed with our mission of pursuing, supporting and encouraging efforts that preserve Easton's scenic, rural, agrarian and small town characteristics. In addition to those efforts, CFE has a broad range of past and present initiatives.

# Citizens for Easton

- Partnered with the Coalition to Preserve Trout Brook Valley, the late Paul Newman and other entities to support the preservation of Trout Brook Valley, “the lungs of Fairfield County”
- Hosts Annual Meetings with speakers such as Dan Cruson, author and former Barlow teacher, on the history of local cemeteries. And "Meet Easton's Farmers"
- Supported the design of the new Samuel Staples School to echo our agricultural heritage & advocated for the land in front of the school to be farmed, providing educational enrichment to schoolchildren
- Funded the documentary “Keep on the Sunny Side”, a film promoting farming in Easton
- Raised money for the Easton Agricultural Land Preservation Fund



# Citizens for Easton

- Supported the formation of the Easton Agricultural Commission
- Hosts a non-partisan Candidates Forum, a public informational event during local elections
- Hosted Newcomers Welcome reception for those new to town
- Initiated the Easton Photography Contest (now an Arts Council event) with winning photos on view at Town Hall
- Supported enacting the Scenic Road Ordinance
- Played an integral part in protecting the public drinking water supply by participating in legal proceedings preventing high density development on 124.7 acres in the Easton watershed
- Created and hosts the ever-popular, family-friendly Farm Tour, now in its 12<sup>th</sup> year, which supports and promotes our local agriculture and takes place the 2nd Saturday of every August

*Citizens for Easton:*

# South Park Avenue Parcel Presentation



# MILL RIVER PARK

...Forever Yours or Forever Gone



# REFERENDUM –JUNE 17, 2008

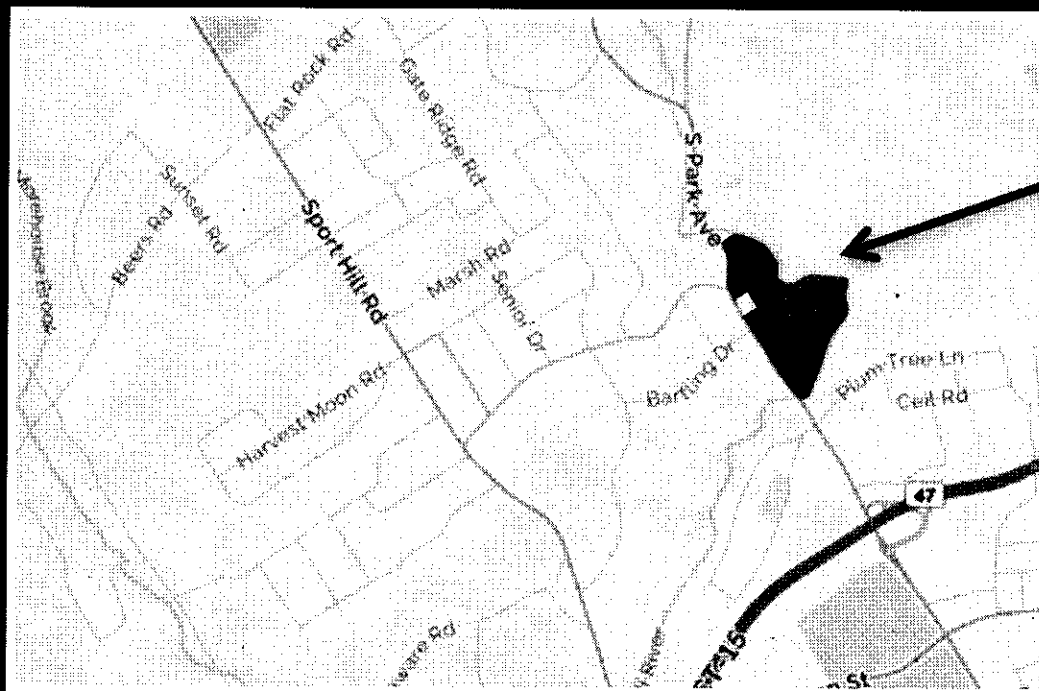
- 1. SHALL THE TOWN OF EASTON APPROPRIATE \$6,150,000 FOR THE ACQUISITION OF APPROXIMATELY 30 ACRES OF LAND LOCATED ON SOUTH PARK AVENUE FOR PRESERVATION, CONSERVATION AND LAND USE CONTROL PURPOSES AND AUTHORIZE THE ISSUANCE OF BONDS AND NOTES OF THE TOWN IN THE SAME AMOUNT, OR SO MUCH THEREOF AS MAY BE NECESSARY AFTER THE DEDUCTION OF GRANTS THEREFOR, TO FINANCE SUCH APPROPRIATION?
- This referendum passed by a wide margin— 1,249 votes in favor (75%) and 412 votes against (25%)

# For Current and Future Generations



Citizens for Easton advocates retaining town ownership of this valuable natural asset and preserving it in perpetuity as passive open space for current and future generations.

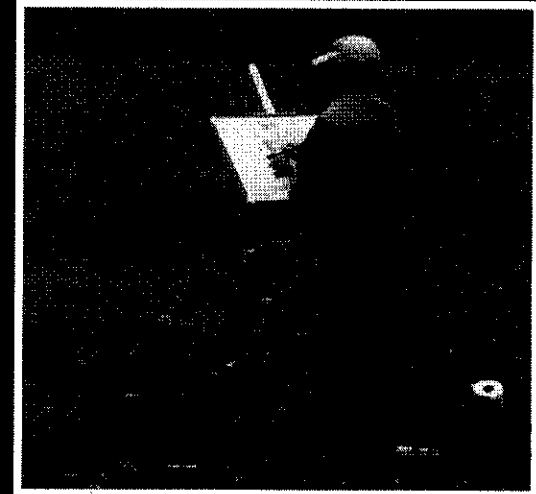
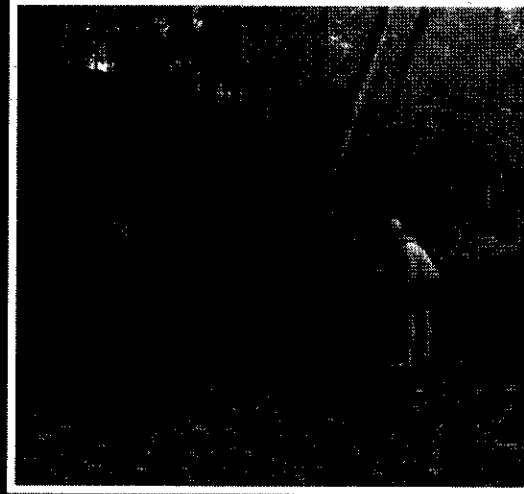
# A Neighborhood Park for Lower Easton



Mill River  
Park

Mill River Park would be an ideal neighborhood park for southern Easton, since it is much more accessible than the open space in the northern part of town.

# Passive Enjoyment Appealing to All



- Family-friendly
- Catch and release fishing
- En plein air painting
- Picnicking
- Walks
- Photography
- School study groups
- Bird watching

# Mill River Park

## Makes Sense for Financial Reasons



# Economic Benefits of Open Space

Too many community leaders feel they must choose between economic growth and open space protection. But no such choice is necessary. Open space protection is good for a community's health, stability, beauty, and quality of life. It is also good for the bottom line.\*

*\*Trust for Public Land  
"The Economic Benefits of Parks and Open Space"*

# Economic Benefits of Open Space

- Homeowners receive more services than their taxes support.
- Cost to leave the property natural is minimal.
- In some instances, a community's bond rating may actually rise after it has shown it can control growth by purchasing open space.\*

*\*Thomas, "The Economic Benefits of Land Conservation"*

# Mill River Park: Makes Good Sense

- Currently\* it costs the Town of Easton less than 1% of an approximate \$44 million dollar annual budget to keep the property.
- After December 15, 2029, it will cost us virtually nothing except minimal upkeep.

If the property were to be developed in the future, it would most likely cost the town more in

- annual tax dollars than retaining the property as preserved open space.

If the property is sold, there is no guarantee of a positive cash flow.

*\* As of 1/1/2020*

# Long Term Financial Benefits

- In the long term, open space is less costly to the town because it requires less services than development.
- Median cost of services in Connecticut for municipalities: \$1.11 of every dollar collected goes to provide services for residences, whereas only 31¢ of every dollar collected provides services for open space/forest/farmland.\*
- Studies have shown homes near open space increase their fair market value.

*\*Connecticut Farm Bureau Association*

# Controlling Property Saves Money

- Before being acquired by the town of Easton, the South Park Avenue property was the object of contentious development proposals over the years, including assisted living and other high density uses.
- Consequently, the Town incurred legal costs for defense. Now that the property is town owned, it would be unwise to lose control of it again to another developer.
- If property is sold, no matter what current proposal is on the table, purchaser would be free to sell to whomever they wish, resulting in unknown consequences.

# Mill River Park

## Makes Sense for Planning and Zoning Reasons

# Plan of Conservation & Development

*“...The 2005 Plan cited a location in southern Easton, off the public supply watershed, for possible evaluation as a potential site for more intensive housing. Thorough engineering studies over the past two years have demonstrated conclusively that intensive housing development at this location would adversely affect the water quality of the adjacent Mill River. Consequently, the 2006 Plan recommends single family residential use here at no greater density than for the other non-watershed land in the South Park Avenue neighborhood”*

*– Easton Town Plan of Conservation & Development  
Executive Summary, Revised April 2007*

Rather than building residential, single family housing that would create more of a tax burden, Mill River Park would avoid those expenses and protect the water quality of the river.

# Easton Town Plan of Conservation & Development:

Executive Summary, Revised April 2007

*The summary included twelve major policy recommendations with excerpts below:*

## Town's Role in the Region

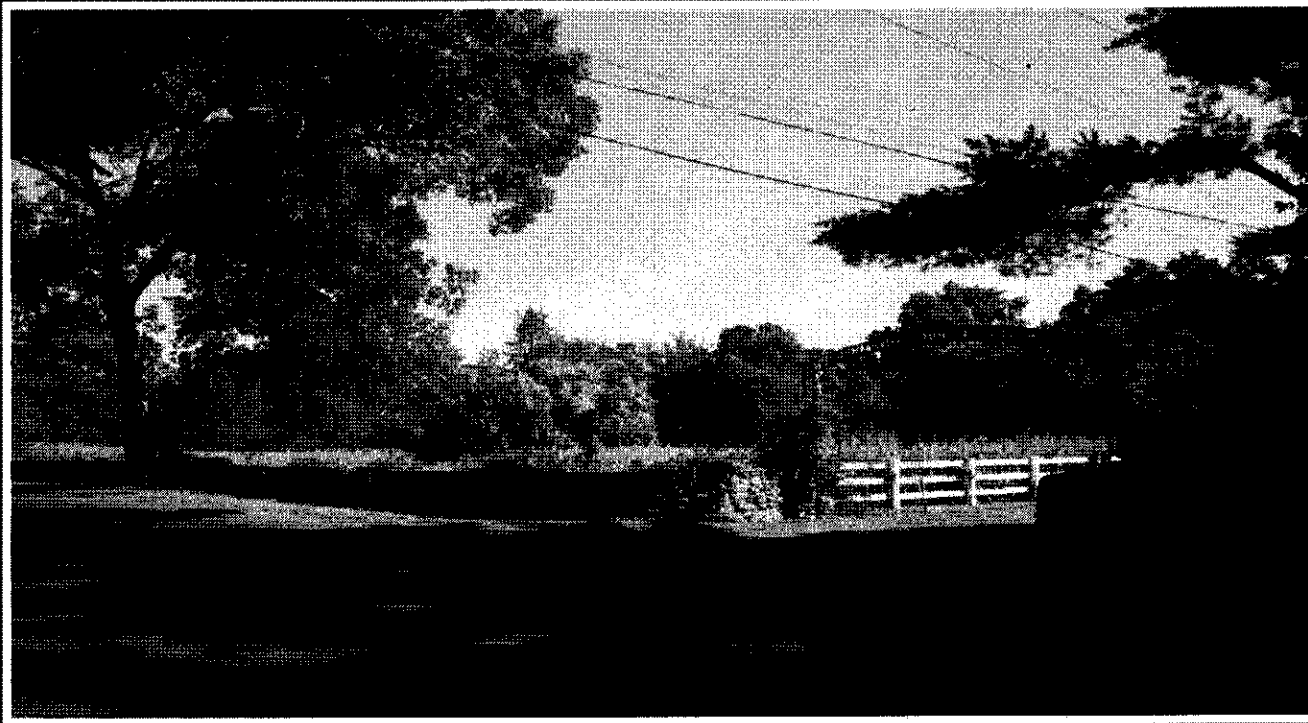
- Easton's role within the densely developed region of southwestern Connecticut should be primarily that of providing pure water, clean air and permanent green space to support a livable environment for the half million people of the area.

## Open Space

- Conserve Easton's extensive watershed lands, wilderness areas, existing public open space preserves and other open lands as permanently dedicated open space.



# Additional Benefits to Lower Easton



- Stability
- Resolution
- Quality of life
- Harmony with area
- Open space access
- Property values

In addition to Citizens for Easton,  
listen to what others are saying:

# Easton Residents

*“Wouldn’t it be great to maintain the lower Park Avenue area as open space so that there is a convenient open space location for most of our residents to enjoy? Imagine how nice it would be for our younger residents to be able to come home from school, jump on their bikes and ride over to an open space area near their homes on South Park Avenue to enjoy the streams, hike the trails and observe nature.”*

*–Letter to Easton Courier  
June 4, 2015*

# Easton Residents

*“Easton’s open spaces, along with our farms, are touted as the town’s defining feature. It has been a combination of serendipity, vigilance, hard work, and perseverance that have kept those water bodies secure and the forests intact. There is no question that posterity will struggle with the repercussions of this generation’s undervaluation of the importance of Earth’s natural systems, but over four decades, Easton’s citizens have done their part to protect those systems. I hope our leaders recognize their responsibility in continuing in that vein.”*

*– Letter to Easton Courier  
July 23, 2015*

# Easton Residents

*“We have an opportunity and a responsibility to protect this extremely fragile ecosystem for future generations. It is important that the legacy we leave to our children is one that says we choose to protect the environment. We must retain town ownership and not let our treasured landscape be ruined by development.”*

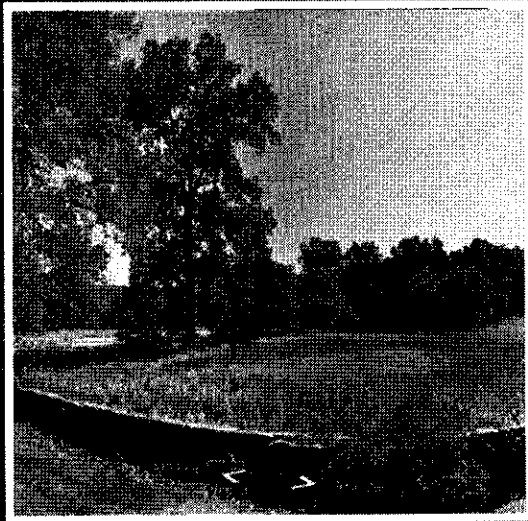
*– Letter to Easton Courier  
-June 18, 2015*

# Easton Residents

*“I am so grateful for our regulations and those who have worked with such dedication to develop and uphold them. But we have seen, again and again, that regulations can only do so much to preserve and protect the South Park Avenue property and that stretch of the Mill River. The town must retain ownership.”*

*– Letter to Easton Courier  
June 18, 2015*

# Greater Bridgeport Regional Council



Open meadows



Sparkling Streams



Stone walls and winding roads

*“Although Easton now lies on the fringe of an increasingly urban and suburban area of Fairfield County, it remains distinctively different from its neighbors. Here there still exist extensive forests, open meadows, sparkling streams and lakes, country homes and stone-wall-bordered winding roads and lanes.”*

*Greater Bridgeport Region Council*

# Connecticut Metropolitan Council of Governments

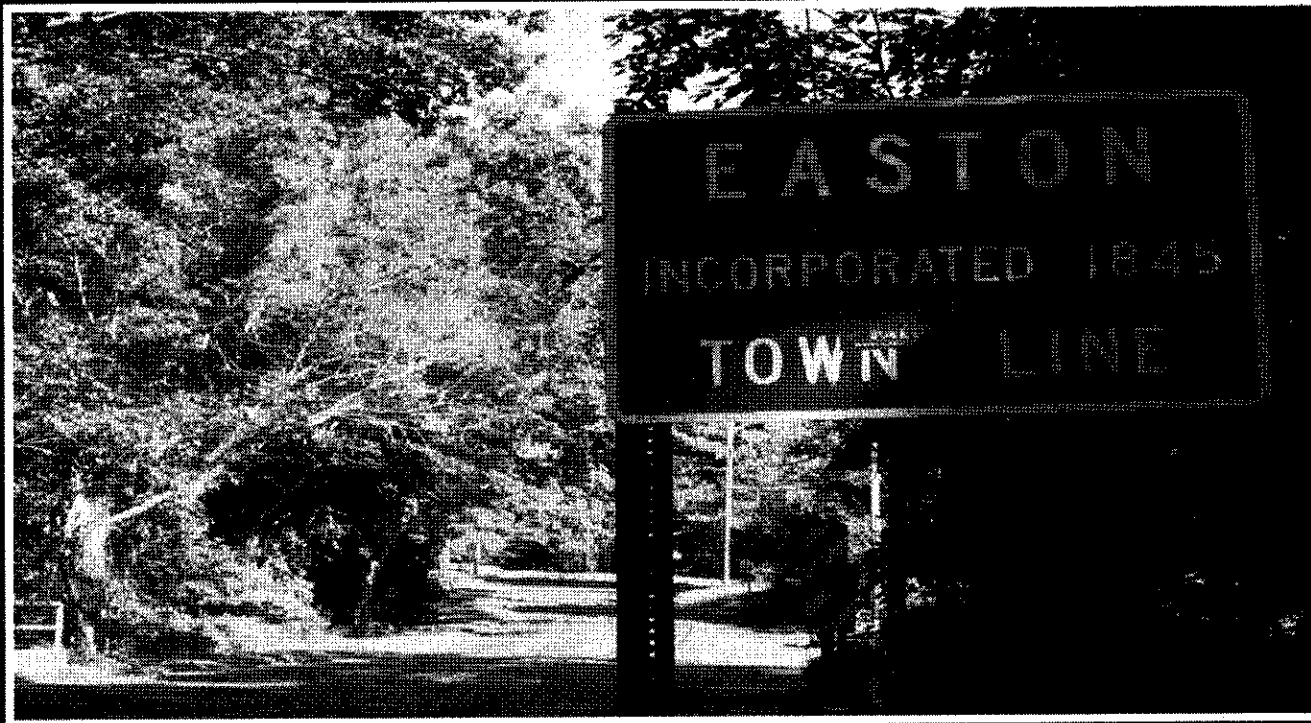
State entities also recognizes the role that Easton plays in the region. The creation of Mill River Park as passive open space fits perfectly with Easton's identity.

*“Easton, with the lowest population density in the region, is a town with much of its New England character intact due to a combination of family owned farms — over 70% of the region's agricultural land is here — and the town's location in a watershed area.”*

– Connecticut Metropolitan Council of Governments



# Iconic Gateway to Easton

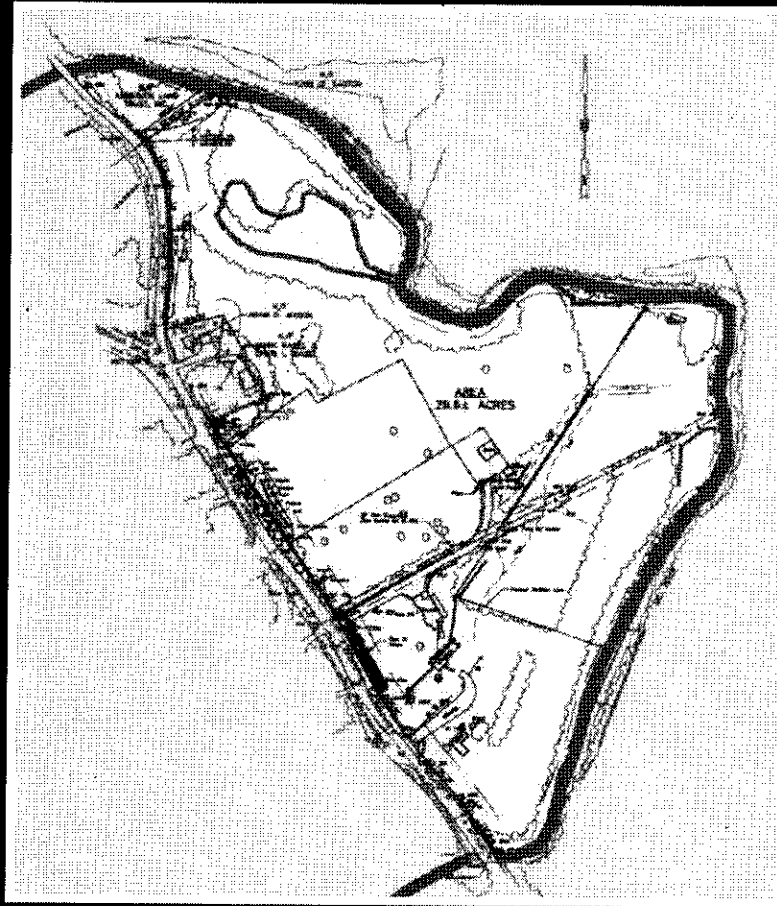


The property creates a scenic gateway to Easton from the south, just past the “Easton Town Line” sign. A pastoral landscape and prime example of Easton’s heritage.

# Mill River Park

## Makes Sense for the Protection of Natural Resources

# Endangered Species



Designating it as protected open space with a conservation plan in place would ensure the preservation of the Mill River, which encircles much of the property. Out of over 300 streams in Connecticut, the Mill River is one of only nine Class A Wild Trout Streams left in the state. The river is unique because it is pure and cold enough to sustain wild trout, which are sensitive to any changes.

# DEEP Wildlife Conservation Plan

- Wild brook and wild brown trout are listed in the “Most Important” category of fish designated as Greatest Conservation Need in the August 2015 draft of the Connecticut DEEP 2015 Wildlife Action Plan.
- Cold water streams and associated riparian zones are noted as “Select Habitats” at risk.

*The creation of Mill River Park would preserve a unique, natural area and protect species that are considered threatened, endangered, or of special concern.*

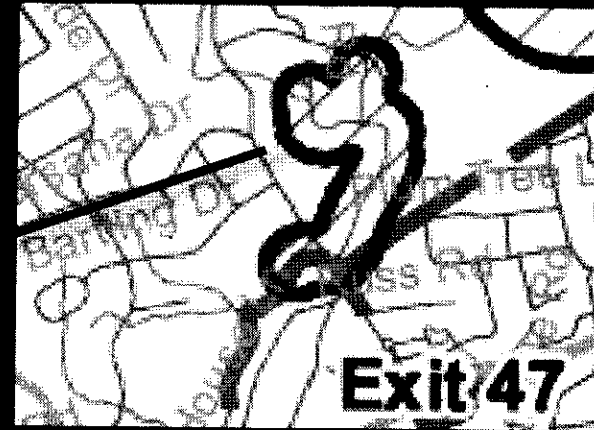
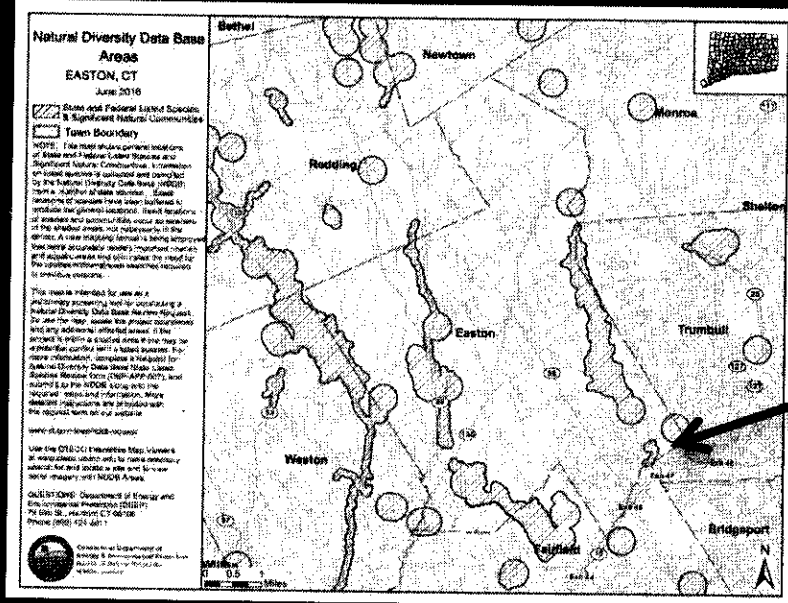
# Web of Life



*“Some insects on the river have the same requirements as the brook trout. And those insects feed frogs, salamanders, turtles and more... Altering one part shifts everything.”*

*– Easton Courier, July 9, 2015*

# State Natural Diversity Database



Mill River and adjoining land

This map shows general locations of State and Federal Listed Species and Significant Natural Communities. Information on listed species is collected and compiled by the Natural Diversity Data Base (NDDDB) from a number of data sources. Exact locations of species have been buffered to produce the general locations. Exact locations of species and communities occur somewhere in the shaded areas, not necessarily in the center.

Hear what State and other noted  
organizations have to say:

# Archeological Significance



*“The majority of the parcel is on level to very gently sloping terrain comprised of well-drained soils within a bend of the Mill River. This type of environmental setting frequently is associated with Native American settlement. Based on the known archeological resources in the vicinity, it is the opinion of this office that the property has the potential to contain significant archeological resources.”*

*– Catherine Labadia, Deputy State Historic Preservation Officer  
Staff Archeologist, State of Connecticut Historic Preservation Office*



# Aspetuck Land Trust



*“...the Mill River, which in its upper section is a pristine tail water fishery that flows from the bottom of the Easton Reservoir and ultimately makes its way to Long Island Sound through Southport Harbor in Fairfield, CT.*

*The upper section of the Mill River, which is the portion of the river adjacent to the preserve, is designated by the state as a Class 1 Wild Trout Management Area (WTMA) that by definition means it hosts an abundant population of wild trout and is never stocked.”*

*– Aspetuck Land Trust website*

# *The Connecticut Audubon Society, Executive Director*

*“The Connecticut Audubon Society joins with Citizens for Easton in its concern about the future of 29.6 acres on South Park Avenue adjacent to the Mill River. Development of this town-owned land will compromise a small but beautiful wildlife habitat that plays an important watershed protection role for the river, and is a much-used and enjoyed passive outdoor recreational area for birdwatchers, anglers, artists and school groups.*

*The Connecticut Audubon Society is the state’s original, independent Audubon. We and our many members in Easton look forward to your leadership as exemplary stewards of the environment by supporting the preservation the 29.6 acres on South Park Avenue as open space in perpetuity for current and future generations.”*

*– Nelson North, Executive Director  
Connecticut Audubon Society*

# *The Connecticut Audubon Society, Vice President, National Audubon*

*“Audubon Connecticut, the state office of the National Audubon Society, supports the Citizens for Easton in their efforts to prevent the proposed development of approximately 30 acres of town-owned land on South Park Avenue in Easton, adjacent to the Mill River.*

*The Mill River is a critical aquatic resource, providing habitat for wild native brook trout and brown trout; and it has been the subject of intense conservation focus in recent years. The South Park property serves as a natural buffer to protect water quality for the river. Keeping the land as open space, as advocated by the Citizens for Easton, for passive recreation would protect the watershed, local wildlife, and preserve an area that is valued by anglers, birdwatchers, and many others who appreciate it’s natural beauty.”*

*– Stewart J. Hudson  
Executive Director Audubon Connecticut  
Vice President, National Audubon Society*

# Potatuck Club, Newtown, CT

December 2, 2015

Connecticut Department of Energy & Environmental Protection  
Office of the Commissioner  
Office of Planning & Program Development  
Land Acquisition & Management

Re: 22 South Park Avenue Property, Easton, CT

Greetings:

My name is Wayne Michalka and I am a board member of the Potatuck Club, Inc., a Connecticut non-stock corporation located at 100 Mile Hill Road in Newtown, CT 06470.

Our club is a fish and game club that has been in operation since 1868. As a member of this club, I am familiar with the relatively long section of the Mill River that forms a border of the above-mentioned South Park Avenue property (see attached map).

This stretch of river is well-known as a superb class A river, home to native brown trout. Preventing development on this land will ensure the continued vitality of the Mill River.

Our organization therefore strongly endorses the preservation of this land.

Sincerely,

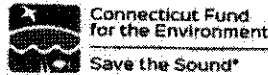
Wayne Michalka DDS



*"I am familiar with the relatively long section of the Mill River that forms a border of the above-mentioned South Park Avenue property. This stretch of river is well-known as a superb Class A river, home to native brown trout. Preventing development on this land will ensure the continued vitality of the Mill River. Our organization therefore strongly endorses the preservation of this land."*

— Wayne Michalka  
Potatuck Club, Inc. Newtown, Connecticut  
A letter to CT DEEP, December 2015

# Connecticut Fund for the Environment and Save the Sound



August 15, 2016

Honorable Adam Densky, First Selectman  
Honorable Robert Lessler, Selectman  
Honorable Carolyn Colangelo, Selectman  
Town Hall  
225 Center Road  
Easton, CT 06621

Dear Selectmen,

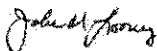
The Connecticut Fund for the Environment, Inc. (CFE) and its bi-state program Save the Sound, on behalf of its approximately 7,000 members in Connecticut and New York, join with Citizens for Easton in its concern about the future of 29.6 acres of town owned land at 22 South Park Avenue adjacent to the Mill River and in its effort to preserve this land from development.

CFE was founded in 1976 to protect and improve the land, air, and water of Connecticut using advocacy and scientific expertise to achieve results that benefit our environment for current and future generations. CFE has represented the interests of its membership in legal proceedings before trial and appellate courts and federal and state administrative agencies in various proceedings in which CFE sought to protect the environment and natural resources for its members and the citizens of Connecticut. Save the Sound was founded in 1972 as the Long Island Sound Taskforce to preserve and protect the Sound. In 2004, the two organizations merged. As a program within CFE, Save the Sound seeks to protect, conserve and protect the environmental health and natural resources of the Long Island Sound. Together, CFE and Save the Sound, among other things, advocate for wise policies that protect and preserve critical wildlife habitat and valuable open space and to protect the water quality of our rivers and Long Island Sound. The Mill River is a critical wildlife habitat in need of such protection.

As you may know, the Mill River is unique in that its waters are pristine and cold enough to sustain wild trout; in fact it is one of only nine Class A Wild Trout Streams remaining in Connecticut. Additionally, the 2015 Connecticut Wildlife Action Plan lists wild brook and brown trout among 17 fish species in the "most important fish category". Because of the limited number of cold water streams in Connecticut, the Mill River is a rare and fragile resource and any activity that could jeopardize this resource must be prohibited.

Development of this 29.6 acre property would eliminate a unique natural habitat and replace it with impervious surfaces which, in turn, cause runoff and damage to the water quality of the river. Connecticut Fund for the Environment/Save the Sound support the effort of the Citizens for Easton to preserve the 29.6 acres on South Park Avenue adjacent to the Mill River as open space in perpetuity for the use and enjoyment of current and future generations.

Very truly yours,

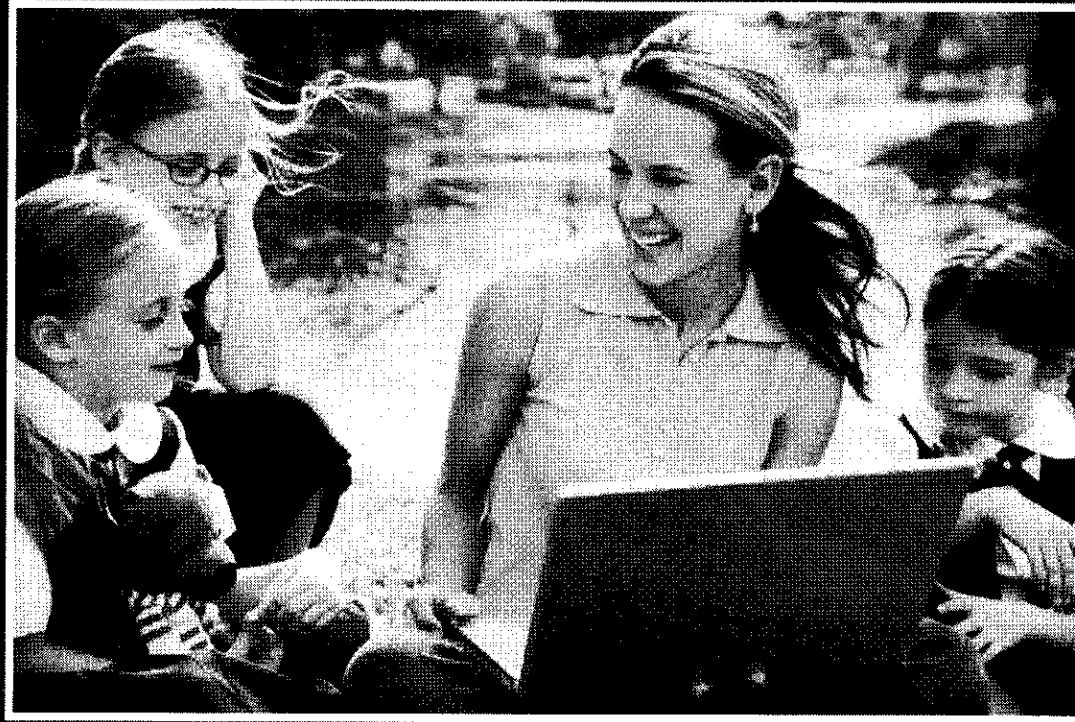
  
John M. Looney  
Staff Attorney

*"Development of this 29.6 acre property would eliminate a unique habitat and replace it with impervious surfaces which, in turn, cause runoff and damage to the water quality of the river.*

*Connecticut Fund for the Environment/Save the Sound support the effort of Citizens for Easton to preserve the 29.6 acres on South Park Avenue adjacent to the Mill River as open space in perpetuity for the use and enjoyment of current and future generations."*

— John M. Looney, Staff Attorney  
Connecticut Fund for the Environment  
Save the Sound

# Educating the Next Generation



Mill River Park would serve an ideal environmental field study area for school groups and educational professionals. Easton schools could model a program similar to Fairfield's award-winning River-Lab program, which meets state standards for science education.

# Kids Can “Unplug” and Make Memories



Studies show that children who explore the outdoors are happier, more alert and curious. Kids who are out chasing butterflies and making mud pies even have more complex brain structures than those who spend hours in front of a computer screen, since experiencing new smells, sounds, sights, textures and terrains actually promotes brain development.

— PBS Parents  
Expert Q&A, Diane MacEachern

# Summary



It All Adds Up:

+ Financial  
+ Planning & Zoning  
+ Protection of Natural Resources  
+ More!  
= Mill River Park

*Open Space Preserved in Perpetuity for All*

*Support preservation in perpetuity...*

# MILL RIVER PARK

*...Forever Ours*

