

Minutes
Land Acquisition and Preservation Authority
Special Meeting November 27, 2023
7:00 PM
Town Hall Conference Room A

Present: Jeff Borofsky, Jordan Baker-Kilner, Paula Barker, Joe Glavan (Zoom), Phil Doremus, Taylor Westlund

Absent: Tom Ganim

1. Jeff Borofsky called the meeting to order at 7:05 PM
2. October Minutes Approved (Paula Barker Motion / Jordan Baker-Kilner second). Motion unanimously approved.
3. Jeff Borofsky followed up his conversation with the Aspetuck Land Trust regarding properties the Authority needs to be aware of:
 - a. Slady Farm discussed:
 - i. Phil mentioned the land is possibly divided as two families are involved with the property. There may be a land grant on one of the parcels.
 - ii. The farm is active with a fruit farm and is selling Christmas Trees on the weekend.
 - b. 394 Judd Road:
 - i. Owner, Vincent Dinapoli is several years behind on property taxes.
 - ii. The parcel is approximately 5 acres.
 - iii. This will be mentioned in a letter being drafted to BoS as a possible acquisition consideration.
 - c. 398 Judd Road:
 - i. Owner, Frederic Baltz (lives in Ohio)
 - ii. The parcel is approximately 5 acres.
 - iii. Aspetuck mentioned needing parking. Phil recommended perhaps shaving off 2 acres for Poindexter parking.
 - d. 91 Freeborn:
 - i. Not high on Aspetuck's list but a consideration.
 - ii. Approximately 3+ acres
 - e. Aspetuck recommended we familiarize ourselves with the Conservation Committee's map of open space that they are tracking.
4. Jordan's conversation with First Selectman Bindelglass:
 - a. The definition of Preservation and Acquisition
 - i. We are not responsible to maintain properties.

- ii. We develop relationships with stakeholders, make recommendations to the BoS for future land use.
 - iii. We have permission to talk openly with all committees.
 - iv. It was recommended we start with Candee Farm, Slady Farm, Saddle Ridge. (note: Saddle Ridge was not discussed at this meeting).
 - v. We have permission to talk with Aquarian about open space and land use.
- b. Snow's Farm:
 - i. Jeff will follow up with the farm owners. Right now it is a working farm supplying stone and mulch.
- c. Candee Farm:
 - i. Paula and Jeff know the family members and will maintain the relationship.
 - ii. The farm is somewhat active with (Silverman's / Shaggy Coos?) leasing and growing strawberries on the property?
- 5. Aspetuck recommended we look at the map of properties being tracked by the Conservation Committee.
- 6. Discussion of recent changes on certain local farms
 - a. Everett's Farm has stopped selling Christmas Trees.
- 7. Easton Congregational Church and Staples Free Academy discussed:
 - a. At the meeting with the church representative it was made clear they are in search of a tenant for the Academy. The building is in disrepair. There was a buyer interested but the church board voted not to sell and pursue other options.
 - b. The Academy has important historical significance (Originally, the British ran all schools in the colonies. When they left the colonies started their own free schools. Phillips-Andover was first; Staples Free Academy was the second).
 - c. Phil noted the building has had many non-historical additions both inside and outside over the years. He also didn't see that the preservation of buildings had anything to do with our committee.
 - i. Paula read the guidelines for our committee and the language seemed to agree that we should consider the saving of the property as a Historical Site having value to the Town of Easton.
 - d. Jordan mentioned that the Easton Library is working on a grant for 2024 to improve the library. The children's section has overgrown the space, and the noise is a problem. They need bathroom improvements, private workstations, among other issues. To do the renovations they will need to move out of the library at some point. Perhaps Staples Free Academy would be of use.
 - e. Paula suggested Staples Free Academy might make a great space for a Children's Annex for the library and move the children out of the main library.
 - f. There is a playground, and the school has operated as a nursery for many years. It could also supply private meetings rooms.
 - g. Parking is an issue. The lot over at the church belongs to Aquarian (?).

- h. The church representative stated that the church structure must remain a church or the land reverts to the Staples family. The church was not for sale. It was the Staples Free Academy property they were talking about selling.
 - i. Paula recommended that the Historical Society pursue the two state agencies to be contacted for assessment of the Staples Free Academy and the Congregational Church structures. The assessment would be done by the Connecticut State Historic Preservation Office and CT Preservation. They offer free, no obligation advice on historic designations or easements, preservation, rehabilitation and offer potential funding opportunities for both independent structures. Paula emphasized that the BoS needs to know there is no cost or obligation for the town or church associated with an assessment - simply information for consideration.
 - j. A motion was made to send a letter to the BoS recommending they consider discussing with the Library Building Committee the idea of the Staples Free Academy as an extension of the library that might be included in their upcoming grant proposal; Jeff also recommended the letter to the BoS include information for consideration of the two Judd Road parcels. Jordan motioned / Jeff Seconded. Motion approved.
8. Motion to cancel December 18th meeting due to holidays.
a. Jordan made motion / Jeff seconded. Motion approved.
9. Next meeting is Monday, January 15th at 7pm in the Town Hall Conference Room A.
10. Jeff Brodsky motioned to adjourn at 8:20 PM. Jordan moved / Phil Seconded. Motion Approved.

Submitted by,

Jordan Baker-Kilner
Committee Secretary