TO THE TOWN OF EASTON BOARD OF SELECTMEN

ACQUISITION PROPOSAL
OF
THE ALFRED G. LENOCI JR CONSERVATION TRUST

RUNNING BROOK FARM PROPERTY
18 AND 22 SOUTH PARK AVENUE
EASTON, CT

JULY 21, 2016

INTRODUCTION

Alfred G. Lenoci, Jr. has resided in the town of Easton for 41 years. He is intimately familiar with Running Brook Farm. Mr. Lenoci prefers that Running Brook Farm remain in town ownership and left as open space. In the event the Board of Selectmen decides to sell Running Brook Farm Mr. Lenoci individually and as Trustee of The Alfred G. Lenoci Jr. Conservation Trust ("Trust"),to protect the quality and character of the town of Easton,is willing to purchase the property.

Mr. Lenoci understands that the First Selectman has solicited several offers from third parties to acquire Running Brook Farm and that Sacred Heart University has submitted a written proposal concerning the same. Mr. Lenoci also understands that the Easton Planning and Zoning Commission has commenced a program to update Easton's Town Plan of Conservation and Development 2006 and has submitted a report relating to potential senior housing on the Running Brook Farm property. In light of the forgoing, Mr. Lenoci hereby submits three different proposals for the town's consideration. In the event the property will not be held by the town as open space Mr. Lenoci's preference is that the Trust acquire Running Brook Farm and, pursuant to Proposal 1, utilize the property for farm related purposes.

PROPOSAL 1

The Alfred G. Lenoci Jr. Conservation Trust will acquire Running Brook Farm at the town's earliest convenience. At the closing the Trust shall pay the town that sum equal to the then balance of the bonded debt. Mr. Lenoci understands that this debt will be in the approximate amount of $4,600,000.00. There is no financing contingency involved in this proposal. The Trust will renovate some or all of the existing structures on the premises, restore the land to its natural condition and utilize the same for farm and recreational purposes including planting corn and field crops and apple and peach orchards and raising livestock including horses. The Trust will also rehabilitate the Mill River between the two existing bridges on South Park Avenue in front of the property and will create a fish spawning area, all in full compliance with all applicable local, state and federal rules and regulations. The enclosed proposed restoration and enhancement plan prepared by Landtech clearly illustrates the location of the proposedapple and peach orchards, bridle paths, corn and field crop area, paddock, and livestock area. At the closing the Trust will convey four (4) acres of property located at the north-westerly section of the property to the Aspetuck Land Trust and will provide funds necessary to build a nature center facility on that donated parcel. In addition, the Trust will provide access to Mill River through the four (4) acre parcel in allow residents to fish along that portion of Mill River bordering the town owned property north of the Running Brook Farm.

It is Mr. Lenoci's intention that the Trust hold the property as described above well into the future. To guarantee that there will be no future use of Running Brook Farm not in character with the town of Easton and the neighboring residents, the Trust will deed

restrict the property insuring that the maximum development on the property will not exceed five (5) single family residential structures with an architectural style of traditional 1930's farm houses. All construction will be of highest quality and environmentally sensitive. In addition to the five (5) single family residential structures, accessory buildings such as barns will be permitted provided they conform to zoning and town regulations and are of the same rural architectural design. To ensure such compliance, the Trust will promptly apply for and obtain subdivision and related land use approvals for the five (5) single family residential lots. Reference is made to the enclosed Landtech proposed subdivision plan. The subdivision will preserve a 100 foot buffer area from the on-site wetlands and a 200 foot buffer from the Mill Hill River.After approval the Trust will immediately perform all required subdivision improvements other than the residences and will continue utilizing the property for farm and recreational purposes for the foreseeable future.

PROPOSAL 2

In the event the first selectmen do not look favorably upon Proposal 1 and decide that the town would best be served with a proposal more consistent with the Sacred Heart University proposal, Mr. Lenoci offers to purchase Running Brook Farm for use comparable to the Sacred Heart's proposal. Specifically, Mr. Lenoci would utilize the site for athletic fields including a running track and a turf field, six (6) tennis courts, and a natatorium. Twenty-five (25%) of the "off-hours" of the natatorium will be reserved for the exclusive use of Easton residents. In addition, the property would be utilized as a private rod and equestrian clubanda portion of the site will be set aside for a weekend farmer's market.

Under this Proposal 2 Mr. Lenoci will still donate the four (4) acres of land in the north-westerly portion of the site to the Aspetuck Land Trust and provide funds to construct a nature center within this area. This same donated area will provide access for Easton residents to fish along that portion of Mill River bordering the town owned property north of Running Brook Farm. Under this proposal Mr. Lenoci will also rehabilitate the Mill Hill River and create a fish spawning area.

Mr. Lenoci proposes paying the town the sum of $8,700,000.00 upon town acceptance and closing of the site for the Proposal 2 uses. This offer is not contingent upon financing. The closing will occur at the town's earliest convenience upon all local, state and federal requisite approvals for the above stated uses. Finally, Mr. Lenoci will pay full town real estate taxes concerning Proposal 2, as opposed to the Sacred Heart proposal to pay $25,000.00 per year as payment in lieu of taxes.

PROPOSAL 3

In the event the town rejects Proposals 1 and 2 and would prefer that the site be used for senior housing as proposed by the report issued by the Easton Planning and Zoning Commission Mr. Lenoci offers to purchase Running Brook Farm and utilize the same for

a minimum of Fifty (50) units of senior housing. In accordance with the Easton Planning and Zoning Commission's report, Mr. Lenoci will include an affordability component to the senior housing development pursuant to all applicable state affordable housing laws and regulations. Mr. Lenoci will pay full town taxes concerning Proposal 3. Closing will occur at the town's earliest convenience and after approvals of the senior housing development. The purchase price to be paid will be $100,000.00 per approved senior housing unit. If 50 units are approved, the town will realize $5,000,000.00 at closing. There is no financing contingency concerning this proposal. In the event a lesser density is approved Mr. Lenoci will purchase the property at a purchase price of $100,000.00 per approved unit.

Under this Proposal 3 Mr. Lenoci will also rehabilitate the Mill Hill River and create a fish spawning area; the same four (4) acres described in Proposals 1 and 2 would be donated to the Aspectuck Land Trust; Mr. Lenoci will advance costs necessary to construct a proposed nature center on that donated property; and Easton residents will have Mill Hill River fishing acess as described above.

CONCLUSION

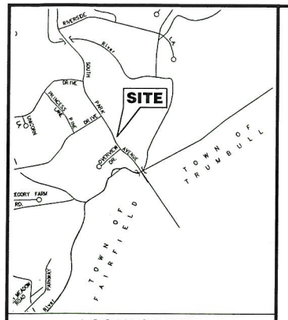
Mr. Lenoci prefers that Running Brook Farm not be sold by the First Selectman or the town and be left in its natural condition as open space, as was the original intent of the town and as is favored by the majority of residents of the town of Easton. If the property must leave town ownership, it is the belief of Mr. Lenoci that Proposal 1 should be favored by the town as it is a proposal most consistent, and in harmony, with the character of the town of Easton. This proposal preserves the property well into the future and guarantees that no more than five (5) residential homes will ever be built on the property, also in harmony with the residential character of Easton. All town debt would be extinguished upon the closing of Proposal 1.

In the event the selectmen desire a higher density senior housing development or a more commercial development in line with the Sacred Heart University development, Mr. Lenoci stands ready, willing and able to close the property pursuant to Proposals 2 or 3.

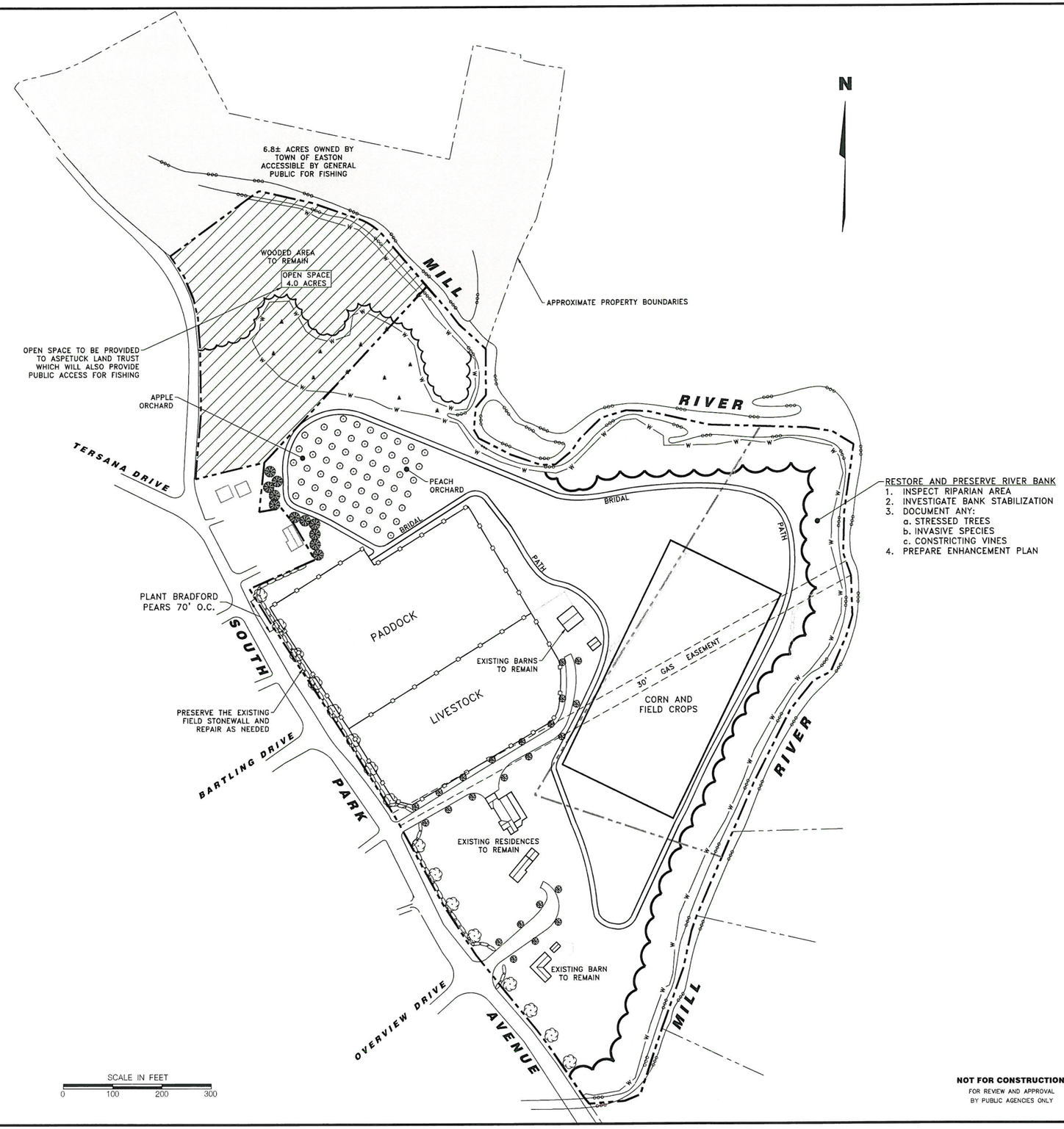
Respectfully submitted,
The Alfred G. Lenoci Jr. Conservation Trust

By:_____
Alfred G. Lenoci, Jr., Trustee

By:_____
Alfred G. Lenoci, Jr. Individually



LOCATION MAP
(NTS)



LEGEND

EXISTING SYMBOLS

PROPOSED SYMBOLS

- (MH) Storm Drain Manhole
- (CB) Catch Basin
- (SSMH) Sanitary Sewer Manhole
- PT-1 Perc Test Hole Location & Number
- DTH-1 Deep Test Hole Location & Number
- Proposed Well

EXISTING LINETYPES

PROPOSED LINETYPES

- S — Sanitary Sewer
- E — Electric Service
- W — Water Service
- T — U/G Telephone Service
- Primary Septic
- Reserve Septic
- Retaining Wall
- 20 — Contour (Major)
- 20.1 X — Spot Elevation
- Silt Fence (GSF)
- Vegetative Buffer
- W — Wetland Limit (Flagged)
- 100 Year Flood Line
- Floodway Boundary
- Mean High Water

NOT FOR CONSTRUCTION
FOR REVIEW AND APPROVAL BY PUBLIC AGENCIES ONLY

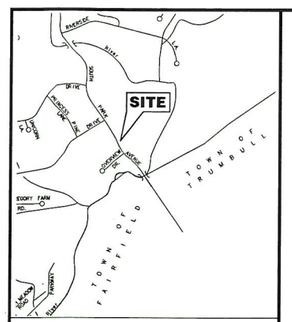
LANDTECH
Civil & Structural Engineers
Environmental Scientists
Permit Coordination
Construction Management
Construction Finance
31 Franklin Street • Westport, Connecticut 06880 • 203-454-2110 • info@landtechconsult.com

REVISION DATE	ISSUE
7/20/2016	SHOW 4 ACRE ASPETUCK PROPERTY AND 6.8 ACRE EASTON PROPERTY

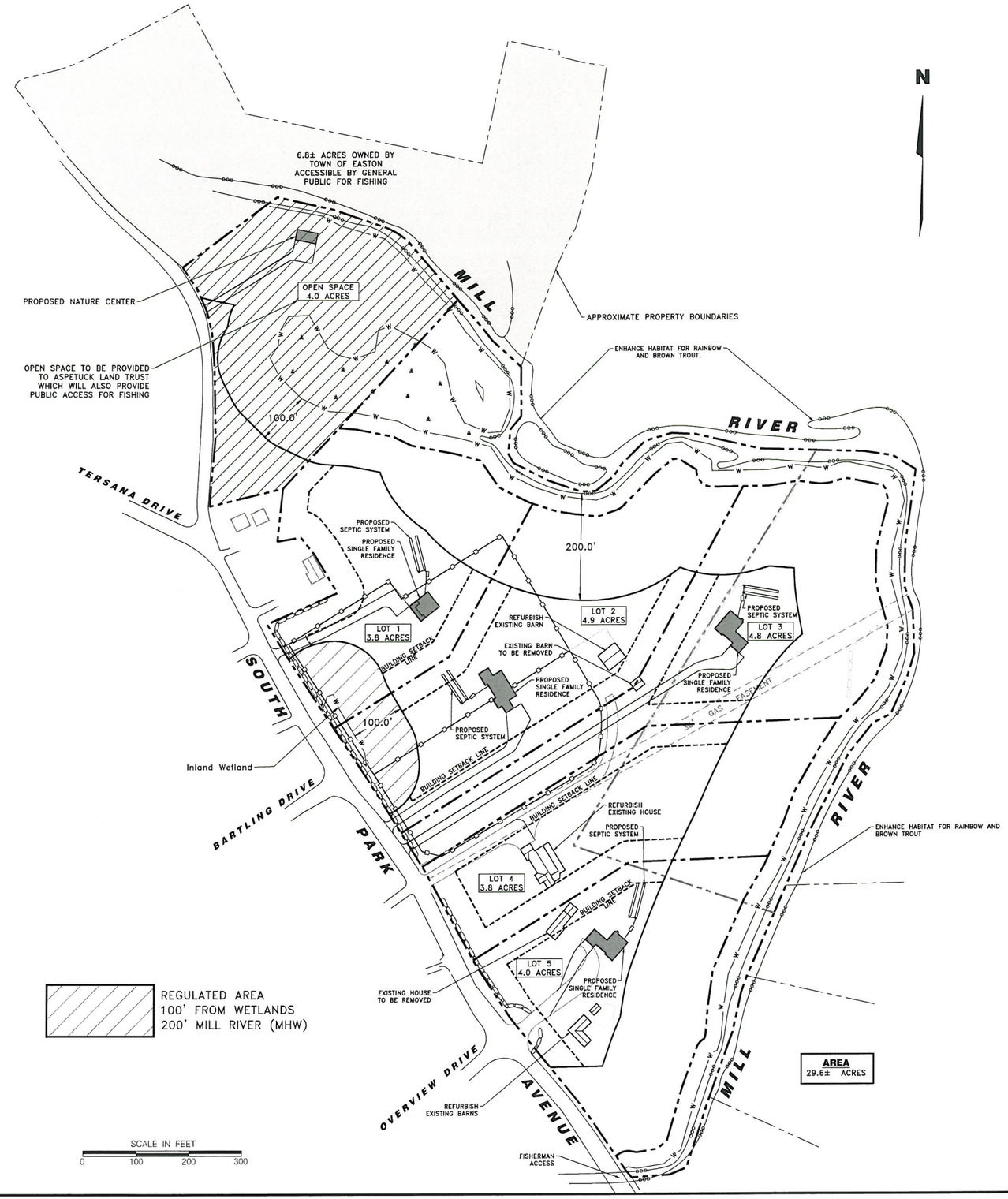
PREPARED FOR: ALFRED LENOCI
PROJECT LOCATION: 18 & 22 SOUTH PARK AVENUE, EASTON, CT
TITLE: PROPOSED RESTORATION AND ENHANCEMENT PLAN

PROJECT No.	15026-01
SCALE 1" = 100'	DATE 3/4/15
DRAWN BY AS	CHECKED BY PTR

C-1



LOCATION MAP
(NTS)



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- (CB) Catch Basin
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REVISION DATE	ISSUE

LANDTECH
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Environmental Scientists
Permit Coordination
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Construction Finance
31 Franklin Street • Westport, Connecticut 06880 • 203-454-2110 • info@landtechconsult.com

PREPARED FOR: ALFRED G LENOCI JR. CONSERVATION TRUST

PROJECT LOCATION: 18 & 22 SOUTH PARK AVENUE, EASTON, CT

TITLE: PROPOSED SUBDIVISION PLAN

PROJECT No. 16075-01	
SCALE 1" = 100'	DATE 6/20/16
DRAWN BY AS	CHECKED BY TR

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