

MEETING MINUTES
Easton Board of Selectmen
June 18, 2020
7:30 PM
Town Hall Conference Room A

ZOOM: BOARD OF SELECTMEN

<https://us02web.zoom.us/j/89564642409?pwd=a2RIWWxYUUEvOTV1VDhIVnBzRHFBUT09>

Meeting ID: 895 6464 2409

Password: 06612

David Bindelglass called the meeting to order at 7:30 p.m.

Present: David Bindelglass, Kristi Sogofsky and Robert Lessler

1. Robert Lessler moved to approve the minutes of the Board of Selectmen Meeting, June 4, 2020 with the following corrections; agenda item 1. Should read "none" instead of "one" and quotation marks are needed at the end of the last sentence. In agenda items 5, 9 and 10 there should be comma's after 2020 and in agenda item 11. second to the last sentence should read "...how Westport runs it's...". Kristi Sogofsky seconded. Motion passed unanimously.
2. No public comment.
3. No action was taken on driveway permit #1689 for 17 Tatetuck Trail.
4. Discussions are ongoing regarding Park and Rec revised Ordinance. No action taken
5. David Bindelglass said Mark Cooper has been working with Polly on the specifics of the contract with Easton. He should have something to review at the next Board of Selectmen meeting.
6. David Bindelglass reported that comparisons with other local towns on how they handle town own property are being reviewed. No action taken on the proposed modified Easton Land Ordinance.
7. David Bindelglass has had discussions with Steve Waugh and will, with Jon Arnold, regarding their extensive list of items for a future RFP for an Emergency Services Consultant, however will not likely happen in this coming year.
8. David Bindelglass after having met with Justin Giorlando and David Brant of Aspetuck Land Trust, believes that the acreage will grow a bit more with a plot plan revision to grow the river buffer to 200 feet for approximately 98% of the South Park Property. A Letter of Intent to Sell has been reviewed by Ira Bloom and is attached to these minutes. Regardless, the property need attention as the barn is falling down, old propane and oil tanks need to be removed. The Town needs to take better care of the property. No action taken.
9. The Town of Easton has an established Nuisance Ordinance which is not being effectively enforced. The consideration to re-vamp, re-write or just find a way to enforce the language of the existing ordinance was discussed. David Bindelglass will have Ira Bloom take a look at the ordinance to see if there are deficiencies.
10. David Bindelglass gave his Coronavirus (COVID-19) update. ROV is moving forward with how we will conduct an election in August and again in November. All fields are now open and baseball will start soon. You are now allowed 100 people at outside public events. Playgrounds will remain closed. Little League is purchasing and installing fencing in the 50/70 field behind 660 Morehouse Rd. It will be staked out until June

22nd. July 1st we will begin to allow residents in the Town Hall to pay taxes. Movement in and out of Town Hall will be restricted to the north end of the building. More information will be put on the website. Although libraries in the state may open, Easton's Library will remain closed with curbside pick-up only. Some commissions and committees have been requesting use of the Community Room however at this time that is not permissible.

11. Two members of the public asked how and when we will be able to hold a Town Meeting. Another resident suggested that the Westport Weston Health Department negotiations include beach privileges for Easton residents and also had questions regarding the appraisal of the South Park Property. She also believes that there are some FOIA violations regarding the South Park Advisory Committee.
12. Robert Lessler reminded the board of the June 30, 2020, deadline for 175th Anniversary Logo design contest submissions and as a teaser, mentioned a drive-in movie night on July 17th as one of the first celebratory events. More details to come. David Bindelglass said after speaking with the First Selectwoman of Fairfield, she will begin on June 19th allow 100 day passes to be sold per day for out of town residents.
13. Kristi Sogofsky moved to adjourn at 8:10 p.m. Robert Lessler seconded. Motion passed unanimously.

3A~06.18.20

Letter of Intent to Sell

This letter will set forth the general terms under which the Town of Easton (the "Seller") agrees to sell to Aspetuck Land Trust, Inc. (the "Buyer") that certain piece and parcel of land in the Town of Easton, containing 19 acres+/- and commonly known as the 18-22 South Park Avenue property (the "Property").

This Letter of Intent to Sell ("LOI") is not a binding contract, but is merely a statement of certain basic terms and conditions under which Buyer and Seller have agreed to proceed with additional due diligence and administrative requirements.

Buyer and Seller agree that the purchase price for the Property shall be negotiated based upon the appraisals to be conducted by Buyer and Seller, each at such Buyer and Seller's sole expense.

The purchase of the Property is contingent upon the receipt by Buyer of a grant to be issued by the State of Connecticut through the DEEP Open Space and Watershed Land Acquisition (OSWA) Grant Program (the "Grant") and the ability of the Buyer to obtain the balance of funding from other sources within one year of the announcement that the Grant has been awarded.

The sale of the Property is contingent upon receipt of all necessary governmental approvals, including, but not limited to approvals by the Board of Selectmen and the Planning and Zoning Commission. Additionally, the sale is contingent on a Phase 1 environmental site assessment showing no potential or existing environmental contamination liabilities.

Upon prior written notice to Seller, Buyer shall be allowed access to the Property to conduct such due diligence tests as may be necessary; to "show" the Property to potential donors; to conduct a survey; and for any other purpose approved by the First Selectman or his designee. If the Buyer does not acquire the Property, any and all damage caused to the Property by Buyer or Buyer's invitees, agents, contractors or other person authorized by Buyer to be on the Property shall be restored to the condition of the Property prior to such damage.

Agreed to this XX day of XXXX, 2020

BUYER
Aspetuck Land Trust, Inc.

SELLER
The Town of Easton

By _____

By _____

David Brant, Executive Director

David Bindelglass, First Selectman