

**Town of Easton South Park Advisory Committee**

**Regular Meeting**

**February 1, 2021**

**Location: Virtual Meeting via Zoom**

**Meeting ID: 8573 146 5822**

**Password: SPAC0104**

**Total attendees: 9**

1905 Call to order by John Cunningham

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

Members of the public present June Logie, Grant Monsarrat, Anne Hughes State Rep for Easton

1. Review minutes from Jan 4, 2010 meeting, motion to approve minutes by A Kachele, second by J Becker, no changes, vote was unanimous. DS wants minutes to reflect the chair responded to FOIA not the committee.

2. Public comment: Grant Monsarrat, 370 N Park -

Why is not the Sr. living item on the agenda? AK we would discuss in New Business.

Grant - In 11/16 meeting bomb in the punchbowl about the existence and no one shared who is making the offer? 1. Why did the chair not share the letter of interest 2. How does Harold Rovnik private attorney get to dictate what is or not confidential? 3. Have you discussed with a town attorney and if so, what did he say? 4. Who is Harold Rovnik and his relation to the offeror. 5. AK confidentiality agreement? 6. How could the idea be discussed with members without knowing id of who wrote letter of intent. 7. What was Ross Ogden's authority to do ... Ross had Conflict of interest about independent living project

Grant will email his list of questions to chair

June Logie - to chair: can you at least tell us it's not Bob Carlson? JAC says it isn't.

Jeff Becker, we need addresses for members of the public- - June Logie 140 Rock House Road; Grant address already on the record.

John C - any communication brought to the committee, including the sealed bid interest, should be shared publicly. The committee has responded to a FOIA request.

3. Old business:

A. Discussion and vote on Committee Secretary appointment.

Ross moves, Jeff or Elliot second, vote unanimous.

B. Committee reports on ongoing investigations:

C. Report on Board of Selectman discussion – Jeff Becker

D. Updates from Committee Members re investigations

1. Solar Farm – Bob Schrage & Tara Snaft  
Nothing new . AK also says nothing new
2. Ag application – Jeff Becker discuss with  
BOS but not interested? – Anne will get info  
to us about licenses Hemp has possibilities.  
Cleans up the soil Andy – individuals  
interested? CT Dept of Ag pushes Hemp.  
Market not well estab in CT. Good source is  
the CT Ag experiment station in Hamden
3. Educational Nature Center Preserve and  
protect – Dwight Senior Anne Educational  
Center has support at State level JAC asks  
for volunteer to take this project on. Jeff  
Becker can work with Anne.
4. Residential development – Ross Ogden –  
Ross doesn't have the comps yet – next  
time.
5. Commercial development – Elliot Leonard  
Nothing new
6. Status of grant application – John  
Cunningham D Bindleglass hopes to have it  
together by end of Feb.

ii. Discussion and approval of Committee meeting  
schedule – motion to approve Mar to June first  
Monday 7:00 PM on Zoom til person to person  
okay. Jeff moves/Elliot 2<sup>nd</sup> all approve.

4. Preserve and protect, by Dwight Senior, not in attendance now

5. Residential development, by R Ogden, will have comps for the next

meeting.

6. Commercial development, no updates

7. Grant application status, no updates

4. New business:

A. Discussion of modified Blaze Proposal – Mr. and Mrs.  
Blaze/ Met w/D. Bindle and had conversation about NEPC

The NEPC does not need all of the property, just 5 -7 acres.  
Part for education, part for health and healing, part for walking  
trails. In Tennessee got email from Bob Rachek, he has bone  
cancer. They help a lot of people, mind body spirit, they can  
do it with what the estimate to be 7 acres but it could be 4.  
Sent the footprint of what they didn't need. Includes home,  
property around it, stone barn and field in front of stone barn.

They are sending a list of what the house needs in terms of revamping.

Andy saw a copy of the hand written proposal the Blazes gave to David B. They asked him to send them of an outline of the boundaries. The longest boundary line on the SE side parallel to the river and have to take into account if it's over the ALT property. Ross would look at the proposal. The Blazes waiting for a map from 1<sup>st</sup> Selectman. If grant is accepted, the boundary is dictated by that deal.

JBecker, research on gas line, have very strict rules. No structures built over line and no traffic either. It is definitely a hazard. AK it is interstate so rules are federal. Cannot do anything that intrudes.

B. Discussion of additional contacts and investigations – JAC got a call from realtor with a client with experience developing senior housing – are we still taking proposals. We were supposed to get a proposal but hasn't arrived yet.

AK – a lot of misunderstanding about how JAC characterized the discussions up til now. We do not have a proposal. Asked is it something that could be possibly considered and if so, what has to go into proposal. Our response we have ordinance prohibiting community septic so need Trumbull/Bridgeport sewer line. We don't have any say in what P&Z does. Anything will upset some of the community. If PZ agrees to change zoning have to be prepared for court challenge. Town does not want to pay to defend any challenge. Specific plans could be challenged. Those things have to be part of what you suggest. They want to protect their identity. Don't know if they want to do it or not. A proposal would upset some people even if they only say they are thinking about a proposal. On the other hand if they say they're thinking about it would be trouble as well.

JAC says that is accurate. Still in process of analysis.

Town won't do anything without approval by the public. There would be proposals on the table and it all requires approval.

AK – grant application for Land Trust was initiated before SPAC formed. Other options for property in conflict with

Land Trust, BOS has to decide what to do, whether to approve grant or not. Tough judgment call.

C. Public comment

June Logie– Mill River \$500,000 to get rid of pollution. Is ALT aware of the pollution? Grants to take care of it? 300 page that Fairfield had prepared. She will forward the document. Needed to get on Dwight's land to investigate. Is PZ involved too?

Minutes accepted as amended. Motion - 2<sup>nd</sup> RAS Vote Unan.

D. Plan for next period

Should have results of award. Additional projects.

E. Adjournment motion - 2<sup>nd</sup>

Zoom Link:

<https://us02web.zoom.us/j/648112000000>

Passcode: aHT0zqR.

Minutes submitted on February 4, 2021 by R Schrage, SPAC Secretary