

Minutes
Land Acquisition and Preservation Authority
Special Meeting April 8, 2024
7:00pm
Town Hall Conference Room (In-Person)
And
Virtually via Zoom

1. Present – Jeff Borofsky (Chair), Paula Barker, Taylor Westlund. Jordan Baker-Kilner (Zoom), Tom Ganim (Zoom). Absent – Phil Doremus, Roberta Cable (Alternate).
Note: Tom Glavin is no longer a member of the committee.
2. There were no Minutes to approve. Last meeting was canceled.
3. Jeff Borofsky moved to open the meeting at 7:05pm, Paula Barker seconded.
4. Jeff informed the committee that the Department of Agriculture and FS Bindelglass were informed that the CT Agricultural Committee has funding available to preserve properties. It is a small amount of financial support that can be used for research, due diligence, finding farmers. Not to purchase property but to support in looking for solutions to properties. Jeff suggested that perhaps they might be able to help in finding a farmer for the Slady Farm and keep that functioning.
5. 211 Center Road – Paula Barker brought a document from the Easton Historical Society regarding the Mellon Family property. They are interested in selling the property to the town. The family needs resources for assisted living ASAP, and they would like to see the property preserved in some way. The property is 2.3 acres, and the home was built in 1760. One family has owned the property for generations. Bindelglass mentioned the property at the BoS meeting and has asked LAPA to consider the property and provide feedback. After much discussion of the pros and cons the final question to be answered is what the town would want to do with the property? Jordan felt the property being next to the senior center, town hall and the library might be of use to the town in the future as town hall seems to be splitting at the seams. Taylor felt that before the town considers buying the property they should be clear about its use beforehand. According to Paula, the Easton Historical Society is interested in the use of the building for their purposes. Jeff made a motion for Jordan to write a letter to the BoS asking for permission for LAPA to pursue a conversation with the family, take a tour of the property, find out what the family is asking for the property and timeline for sale. It was made clear that speed was of the essence. Jordan agreed to get the letter to Jeff immediately and he would forward to the BoS. If a Special Meeting is required to discuss the BoS guidelines we agreed to do that.
6. Jeff informed the committee that the Aspetuck Land Trust has been asking about the Judd Road property – they would like to have some parking there. Jordan reminded the committee that at a previous meeting Phil Doremus had mentioned the idea of purchasing the property and then giving 2-acres to ALT for their parking. A letter had been sent to the BoS giving a recommendation to purchase two lots on Judd Road. The issue now is that the owner has not been in contact. There are

delinquent taxes on the property. Jordan asked how long one needs to be in delinquency before the town has the right to seize the land. No one knew the answer to that question. Jeff will follow up with Bindelglass.

7. Paula has discovered through the town attorney that the State of CT has an "open space land acquisition grant program" – presently there are no funds available in the program, however, Paula will keep checking back for when funds open up.
8. Jordan questioned if it was possible that a builder could go to the state and override our 3-acre rule, to build affordable housing on the Slady Farm? After a brief discussion it was agreed that septic issues, and the farm being too close to the watershed other properties were better suited to affordable housing. It was agreed that finding a farmer to put the land back into use would be a stronger option.
9. Paula is staying in contact with family members of the Candee Farm. The committee feels that property, should they choose to eventually sell, would be an asset to the town as it is so close to Staples School etc.
10. The committee agreed to meet again in two weeks – with the intention of using whatever information we receive back from the BoS regarding 211 Center Rd.
11. Jeff motioned to end the meeting at 8:30pm Paula seconded. Meeting Adjourned.