

Town of Easton South Park Advisory Committee

Regular Meeting

October 19, 2020

Location: Virtual Meeting via Zoom

Meeting ID: 573 146 5822

Password: SPAC1019

Total attendees: 11

1903 Call to order by John Cunningham

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

Committee member not present: Tara Sanft

1. Review minutes from Sept 21, 2020 meeting, motion to approve minutes by A Kachele, second by J Becker, no amendments, approval vote was unanimous.

2. Public comment: none

3. Old Business

A. Review and discuss September 21, 2020 meeting, no comments

B. Committee reports on ongoing investigations

1. Solar farm, by Bob Schrage, discussed purchase agreement provided by Citrine Power, further analysis needed, as it was just sent this day.

2. Ag application, by J Becker, Jean Stetz-Puchalski to report on pollinator pathway potential at next meeting.

3. Educational nature center, by L Keane, nothing new to report.

4. Cemetery proposal is taken off the proposed options.

5. Preserve and protect, by D Senior, PW mows once a year at this point, under direction of the BOS. Asked to get an estimate for total clean up of existing fallen structures on the property.

6. Residential development, by R Ogden, with help from Justin Giorlando, developed a rough proposal of parcel with both one acre and three-acre lot assessments. If split into one-acre lots, the parcel would yield around 8 lots, netting an estimate of \$1.1M, already minus costs. A Kachele concerned about cost to the town, ie incremental educational costs. R Ogden states this is offset by paid property taxes.

7. Commercial development, by E Leonard and R Ogden, both developers contacted do not think there is much interest for commercial development prospects for the site with the exception of selected categories of enterprises – health care, education, and stand-alone establishments. J Cunningham reports that Gina Blaze is preparing a proposal for the BOS and this committee. She is getting her own appraisal (using same appraiser as town) and still working on her

plan and financing. J Cunningham to inquire about appraisal that was to be done for the Town.

8. Status of grant application, no updates of award date. A Kachele requests that we ask ALT how many applications were submitted and what the state budget allocation is for this grant.

4. New Business

A. Additional contacts and investigations, J Cunningham reports that SHU and Fairfield U continue to have interest. But at this time, due to Covid, these institutions plus others that are potential prospects are unable to fully focus on this potential investment. J Cunningham suggests that we extend this committee's end date. R Ogden agrees. B Schrage makes a motion to extend this committee's end date to June and, separately, the Committee change to once a month Regular meeting schedule. A Kachele makes an amendment to the proposed motion that this Committee **recommends** to the BOS, that the Selectmen approve an extension of the Committee's charge, second by J Becker. Vote is unanimous.

B. We will cancel the November 2 and the December 7 meetings. D Senior asks if we have looked at putting a gazebo for public use on the property and, in light of the current market, should we take a more aggressive steps related to selling entire property? D Senior also discussed posting an "Entertaining Offers" type sign at the property.

C. Discussion of project ranking process for when we are ready to submit our proposals to the BOS. The process will be further discussed in future meetings.

5. Public comment: June Logie, 140 Rock House Rd, makes comment that a regular meeting date cannot be changed, it needs to be canceled.

2009 Motion to adjourn by J Becker, second by E Leonard, vote was unanimous.

ZOOM link:

[https://us02web.zoom.us/rec/share/-](https://us02web.zoom.us/rec/share/-7T2K0fm0fHzxhvkadKB5U17XggSvQcCDX8q7SXNA7NeVnkzU5ZNZzvNVEj2M0Lc.Kk-JcKAjs9Vj0j3-)

[7T2K0fm0fHzxhvkadKB5U17XggSvQcCDX8q7SXNA7NeVnkzU5ZNZzvNVEj2M0Lc.Kk-JcKAjs9Vj0j3-](https://us02web.zoom.us/rec/share/-7T2K0fm0fHzxhvkadKB5U17XggSvQcCDX8q7SXNA7NeVnkzU5ZNZzvNVEj2M0Lc.Kk-JcKAjs9Vj0j3-)

Passcode: tBb0+XBf

Minutes submitted on October 23, by Lisa Keane, SPAC Secretary