



Town of Easton  
Public Hearing April 18, 2022

18 South Park Avenue

Together we can preserve these 18.7 acres  
along the Mill River forever!

Bill Kraekel - Easton Resident and President of Aspetuck Land Trust  
Adam Goodman - Land Protection Specialist, Aspetuck Land Trust



# Aspetuck Land Trust

Aspetuck Land Trust (ALT) is a non-profit membership organization dedicated to the preservation and conservation of open space.

- More than 2,000 acres preserved in Easton, Weston, Westport, Fairfield, Wilton, Redding, Bridgeport, and Monroe.
- More than 1400 acres preserved in Easton, including Trout Brook Valley.
- 45 nature preserves with trails open to the public.
- We are always good neighbors.

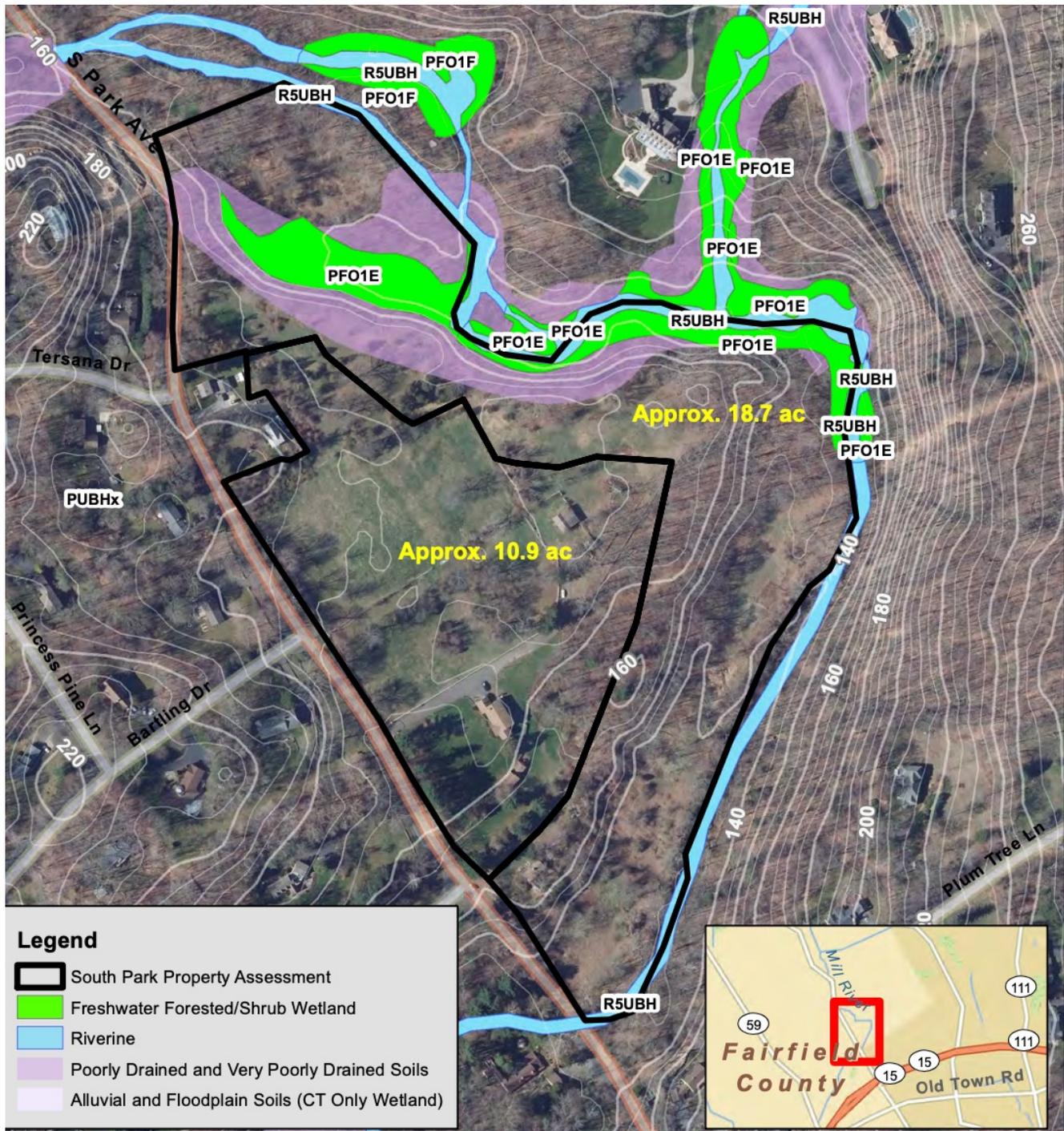


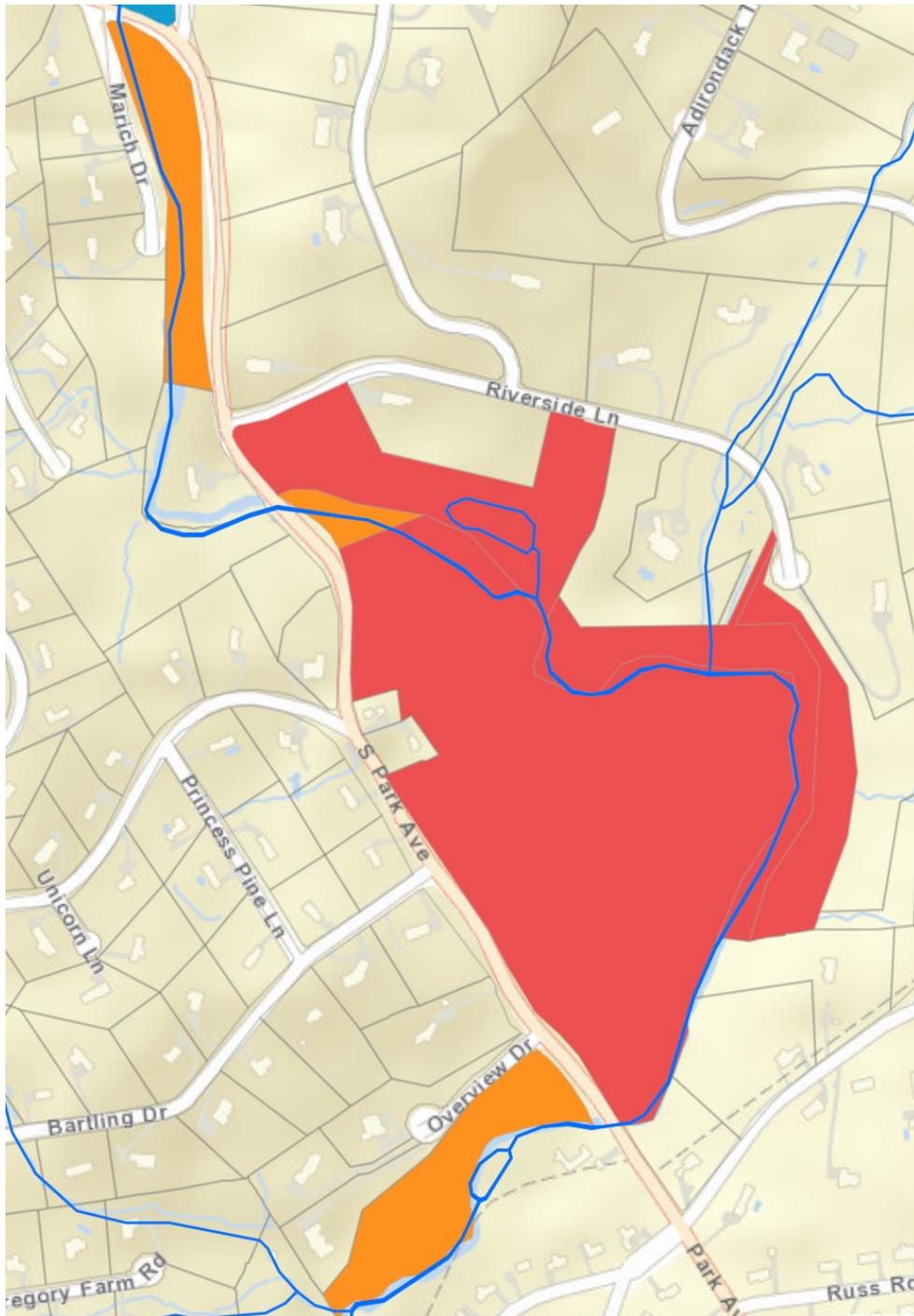
A riffle along the Mill River

# The Property



- South Park is the best of Easton: scenic, rural, agrarian, and small town.
- Forests, flood plains, and stone walls in an amazing lush and picturesque landscape.
- Includes almost a mile of the Mill River, one of the few wild trout management areas in CT. Fish reproduce on their own and don't need to be stocked from hatcheries.
- Provides everyone the chance to fish, hike, photograph, and enjoy.





# The Property



Vegetated wetlands border the property

- 2 parcels: 10.9 & 18.7 acres.
- ALT is prepared to buy the 18.7 acre parcel along the Mill River (in blue).
- Adjacent to other ALT preserves and town open space.
- Not currently protected forever by deed.
- The more environmentally sensitive parcel with fragile wetlands (in green) and important wildlife habitat.
- Valuable natural asset worth preserving for current and future generations.

# Community Support



- Citizens for Easton (CFE) support ALT's effort to preserve this property.
- ALT will name the property to honor Bill Kupinse Jr.
- Trout Unlimited members support our preserving this property, including financial backing.
- ALT organized 40 people from the community and cleaned up the property two weeks ago.
- Together we can be good stewards of the land.

# What about the other parcel?

- ALT would be pleased to buy this land in the future.
- We are focused on the most ecologically fragile part first.
- By ordinance, Easton must hold a public hearing, meeting, and machine vote to decide the future of this land.
- It won't be sold in a secret transaction.
- Easton residents, we control its future. We decide!



# What about the price?

- Easton purchased the entire 29-acre property in 2008 for \$6.15 million to prevent the construction of a dense residential complex.
- As currently zoned, the value is substantially less.
- Now 14 years later, that value is lower because we're getting a deed-restricted nature preserve, instead of a high-density development.
- Current sale price of \$470,000 is based on an independent appraisal approved by Easton and endorsed by the State of Connecticut.
- State of Connecticut even granted ALT \$188,000 to help buy the property at that price.
- Easton can only recover original purchase price by allowing what we all voted against: a dense development.

# Why Aspetuck Land Trust ?

- We are the leading non-profit conservation organization in the region.
- After preserving land, we are experts at conserving and managing it for everyone and everything: people, animals, plants, fish, and water resources.
- ALT will clean up the property even more, maintain it, and provide safe public access.
- All those costs will be shifted from the town to ALT forever.
- Once conveyed to ALT, South Park will be deed restricted, cared for, and protected forever.

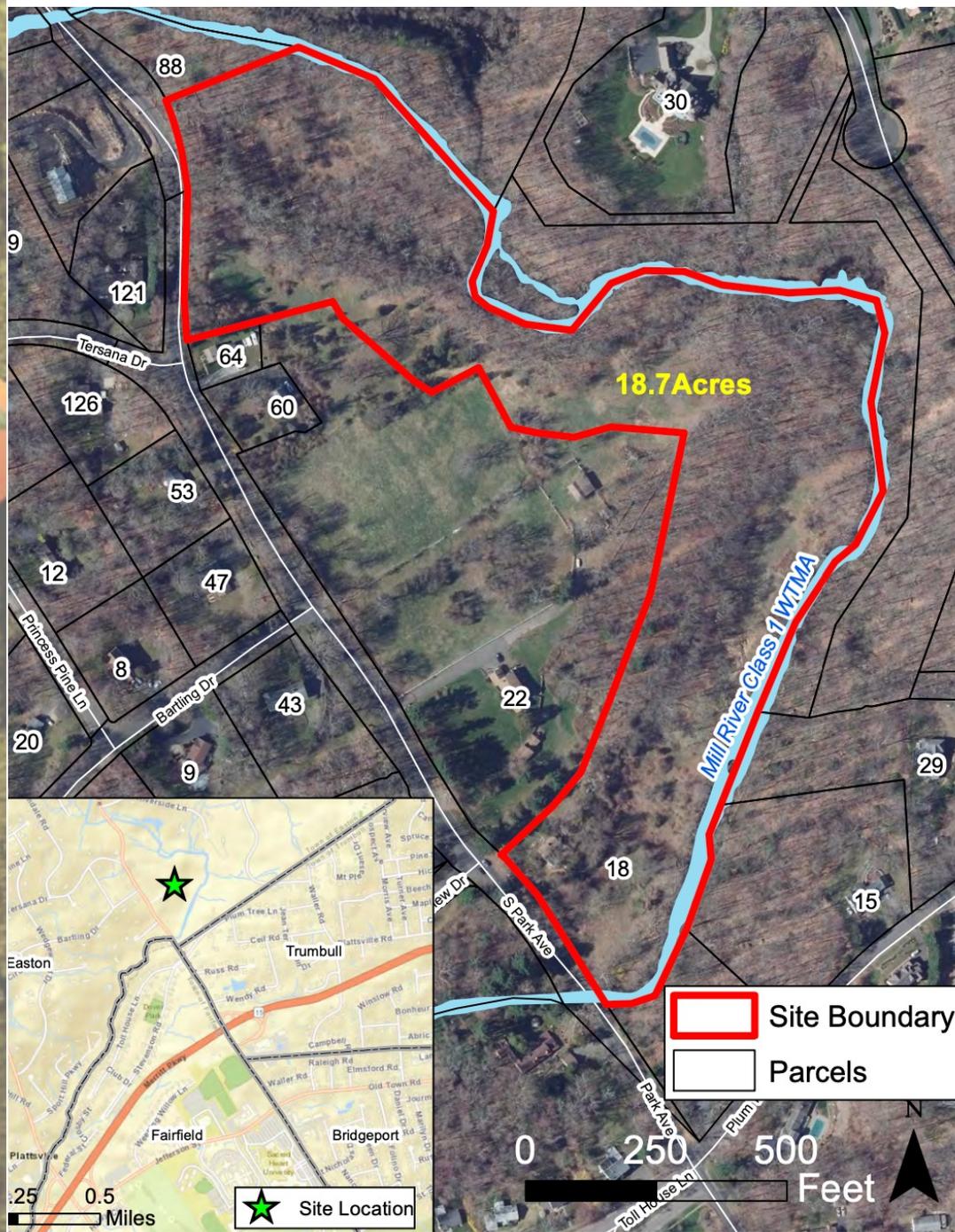


# Vote Yes

- Seize the chance to insure this beautiful property will be preserved by deed and cared for forever.
- Talk to your friends and encourage them to vote “yes”!
- Decide its future by showing our support at the vote on Tuesday May 3<sup>rd</sup>.
- Easton is our town.



# Thank you!



Brook trout caught (and released) on the property