

LAND USE ORDINANCE

The Town shall not acquire any real property by purchase, lease or otherwise, nor shall the Town dispose of any real property by sale, lease or otherwise without the approval of the Board of Selectmen by majority vote at a regular or special meeting of the Board of Selectmen called for such purpose.

If the acquisition or disposition approved by the Board of Selectmen is (i) of a property having a value of \$200,000 or more or (ii) a lease of a property with aggregate anticipated payments having a value of \$200,000 or more over the term of the lease or having a term of three (3) years or more, including renewal options or (iii) a sale or lease of a property substantially below fair market value, such transaction shall not be made without the prior approval of such transaction (or, in the case of an acquisition, approval of funding therefor) at a Town Meeting by majority vote at such meeting or by majority vote by machine vote after such a Town Meeting properly adjourned for such machine vote by the Board of Selectmen pursuant to C.G.S § 7-7.

If the acquisition or disposition approved by the Board of Selectmen is not (i) of a property having a value of \$200,000 or more or (ii) a lease of a property with aggregate anticipated payments having a value of \$200,000 or more over the term of the lease or having a term of three (3) years or more, including renewal options or (iii) a sale or lease of a property substantially below fair market value, but 10% or more persons entitled to vote at a Town Meeting file, within twenty (20) days of the decision by the Board of Selectmen, a petition for a Town Meeting for the purpose of considering the acquisition or disposition, then the acquisition or disposition shall not be made without the approval of such transaction (or, in the case of an acquisition, approval of funding therefor) at a Town Meeting by majority vote at such meeting or by majority vote by machine vote after such a Town Meeting properly adjourned for such machine vote by the Board of Selectmen pursuant to C.G.S § 7-7.

This ordinance shall not apply to any acquisition or disposition by the Town prior to the effective date of this ordinance, nor to any existing lease executed prior to the effective date of this ordinance, nor to any renegotiation or renewal of such prior lease although consultation with the Board of Finance is required unless there is a change in purpose (in which case the renegotiation or renewal shall be treated as a new lease), nor to any acquisition of real property by the Town by tax foreclosure. Any acquisition or disposition of any real property by the Town to which this ordinance does not apply shall be approved by the Board of Selectmen at a regular or special meeting called for such purpose. This ordinance shall also not apply to any acquisition of open space acquired as part of a subdivision approval by the Planning and Zoning Commission.

Approved by the Board of Selectmen on September 1, 2021

Adopted by the Town Referendum on September 21, 2021

Published in the Fairfield Citizen on October 1, 2021