

Timeline of Key Events Concerning the Proposed Sale of the 85+ Acre Town-Owned “Fromson-Strassler Property”

January of 2003 – Town purchases the approximately 85 acre property for \$2,200,065 with the understanding that it would be “land banked” for future municipal use (i.e. park, municipal buildings, etc...). The Town pays for the property from the proceeds of a \$4.55 million bond anticipation note.

August of 2003 – Since the bond anticipation note was a short-term loan, the purchase of the land is financed as part of a \$35 million general obligation bond. The Final Debt Service obligation to occur in Fiscal Year 2023-2024.

April of 2018 – The Aspetuck Land Trust presents its 350+ Forest Block/Conservation Corridor Project at a public meeting held at the Weston Library. The Project map shows the Fromson-Strassler property as part of the Project.

October of 2018 – The Aspetuck Land Trust formally communicates to the Town of Weston that it has interest in acquiring the Fromson-Strassler Property for preservation purposes.

November of 2018 – Flanagan & Associates, hired by the Town of Weston, appraises the Fromson-Strassler property at \$1,030,000.

January of 2019 – The Weston Planning and Zoning Commission issues a favorable report concerning the proposed sale of the Fromson-Strassler property to the Aspetuck Land Trust.

January of 2019 – Andrews & Galbin, working on behalf the Aspetuck Land Trust, appraises the Fromson-Strassler property at \$1,520,000.

February of 2019 - Aspetuck Land Trust submits a grant application to the State of Connecticut for funding to help the Trust purchase of the property from the Town of Weston.

October of 2019: Aspetuck Land Trust receives notification that Audubon Connecticut has recommended that the Army Corp of Engineers grant \$79,000 towards the preservation of the Fromson-Strassler property via the In-Lieu Fee Program.

January of 2020 – Governor Lamont announces that the State of Connecticut has awarded a grant of \$625,000 to the Aspetuck Land Trust to help support the purchase the Fromson-Strassler property from the Town.

May of 2020 – The Aspetuck Land Trust secures all necessary private funding to purchase the Fromson-Strassler Property. The private funding includes a \$400,000 gift from the Daniel E. Offutt III Charitable Trust.

August of 2020 – T.W. Henry, working on behalf of the Land Trust, produces a comparative review of the two appraisals (Town’s appraisal and the Land Trust’s appraisal). The review explains the discrepancies between the two appraisals.

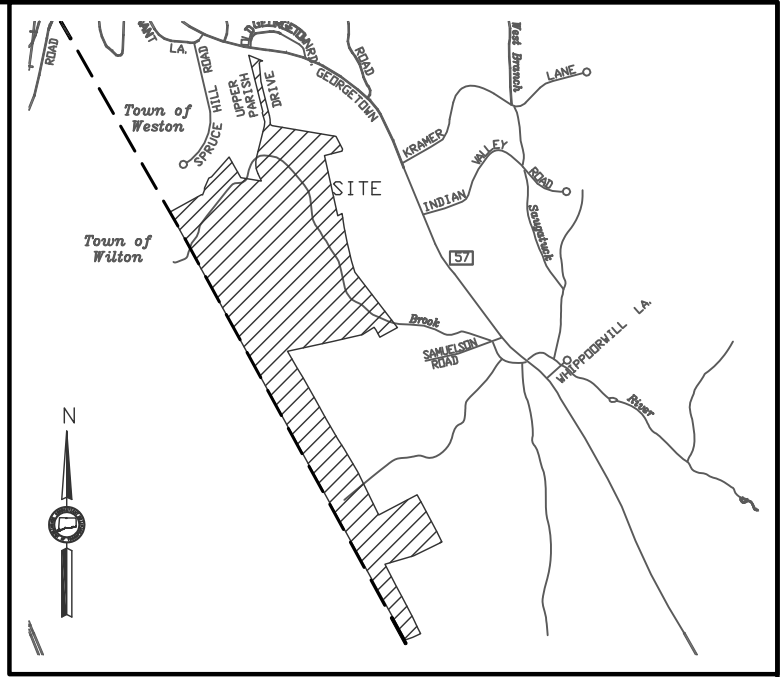
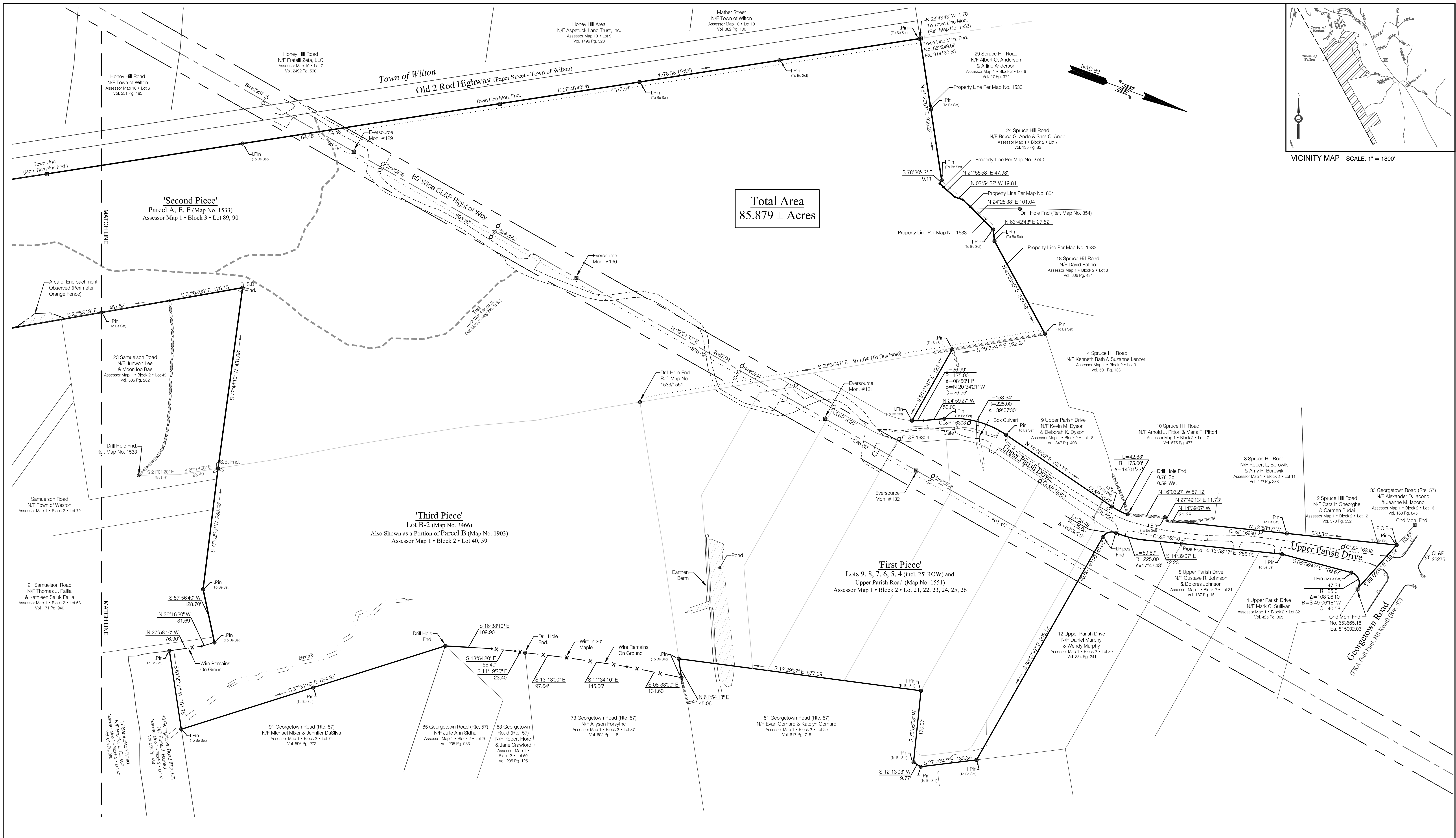
November of 2021 – A \$1,143,750 sale price tentatively agreed to by the Board of Selectmen, following consultation with the Board of Finance in executive session. The executive session featured a discussion about the two appraisals and the comparative review produced by T. W. Henry.

August of 2021 - The Weston Board of Selectmen votes to hold a public hearing on August 19, 2021 at 7:30 pm via Zoom for the purpose of soliciting public comment on the proposed sale of the property to the Aspetuck Land Trust for \$1,143,750.

Fromson-Strasler Property Acquisition 2003

Final Purchase Price - \$2,200,065

- Initially financed through a \$4.55 million bond anticipation note in January, 2003 along with the Moore property acquisition.
- Permanently financed as part of a \$35 million general obligation bond in August, 2003. Final debt service payment would occur in FY 2023-24.
- In November, 2004, \$27.5 million in principal coupons of the original 2003 issue were refinanced at a net present value savings of 3.11%. First coupon refunded was the August, 2010 payment. Final maturity date remained in FY 2023-24.
- In April, 2010, \$25.9 million in principal coupons of the 2004 refunding bond issue were refinanced at a net present value savings of 5.77%. First coupon refunded was the August, 2011 payment. Final maturity date remained in FY 2023-24.
- In November, 2018, \$6,430,000 in principal coupons of the 2010 refunding bond issue were refinanced on a taxable forward basis at net present value savings of 2.04%. First coupon refunded was the August, 2022 payment. Final maturity date remained in FY 2023-24.
- In November, 2019, the August, 2021 principal payment of \$4,220,000 was refinanced on a tax exempt forward basis at net present value savings of 2.08%. Final maturity date remained in FY 2023-24.



Total Area
85.879 ± Acres

'Second Piece'
Parcel A, E, F (Map No. 1533)
Assessor Map 1 • Block 3 • Lot 89, 90

'Third Piece'
Lot B-2 (Map No. 3466)
Also Shown as a Portion of Parcel B (Map No. 1903)
Assessor Map 1 • Block 2 • Lot 40, 59

'First Piece'
Lots 9, 8, 7, 6, 5, 4 (incl. 25' ROW) and
Upper Parish Road (Map No. 1551)
Assessor Map 1 • Block 2 • Lot 21, 22, 23, 24, 25, 26

OCHMAN ASSOCIATES, INC.
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PHONE (203) 268-9194

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SIGNATURE | SEAL:

TO MY KNOWLEDGE AND BELIEF, THIS SURVEY AND MAP IS SUBSTANTIALLY CORRECT AND HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300B-1 THRU 20-300B-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" ADOPTED, JUNE 21, 1995.

IT IS AN PERIMETER SURVEY BASED ON A DEPENDENT RE-SURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS A-1.

MARK A. OCHMAN, CT LICENSE # 24913
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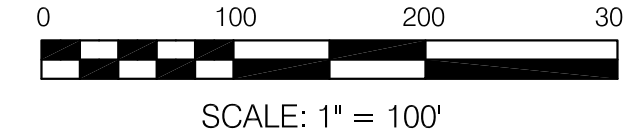
REVISIONS:

NO.	DATE	REVISION
1.		

LEGEND

- (WM) Water Meter
- (WV) Water Valve
- Manhole
- E — Electric
- w — Waterline
- G — Gas Line
- U — Utility Pole
- S — Stonewall

SCALE:



SHEET NO.:

2 OF 2

COMMENCE: MARCH 2021

FB: 168

PG: ALL

DRAWN BY: MVB

PROJECT NO.: ---

CHECKED BY: MAO

DWG NO.: 24-

SHEET TITLE:

PERIMETER SURVEY

- PREPARED FOR -
ASPETUCK LAND TRUST, INC.
LAND OF HOWARD A. FROMSON & DAVID STRASSLER
WESTON, CONNECTICUT
ASSESSOR MAP 1 • BLOCK 2 • LOTS 21, 22, 23, 24, 25, 26, 40, 59
ASSESSOR MAP 1 • BLOCK 3 • LOTS 89, 90, 91
JUNE 15, 2021

July 30, 2021

Metes & Bounds Description
Prepared for Aspetuck Land Trust, Inc.
Fromson/Strassler Property, Weston, Connecticut

All that certain piece or parcel of land situated in the Town of Weston, County of Fairfield, State of Connecticut, being depicted on a certain map entitled "Perimeter Survey Prepared For Aspetuck Land Trust, Inc., land of Howard A. Fromson & David Strassler, Weston, Connecticut, Sheet 1 of 1 and Sheet 1 of 2." Scale: 1" = 100', dated June 15, 2021 and prepared by Ochman Associates, Inc.; being bounded and described as follows:

Beginning at a point located on the southerly street line of Georgetown Road (fka Bull Punk Hill Road) (State Route 57) found at the northwest corner of subject parcel and 63.83' west from a CHD monument;

Thence running along the southerly street line of Georgetown Road

S 68°09'37" E 138.48' to a CHD monument and a point of curvature to the left

Thence running along land, now or formerly of, Sullivan

Arc Length: 47.34';
Radius: 25.01';
Delta: 108°26'10";
Chord Length: 40.58';
Chord BRG: S 49°06'18" W
S 05°06'47" E 169.67'

Thence running along land, each in part, now or formerly of, Sullivan, Johnson and Murphy

S 13°58'17" E 255.00'

Thence running along land, now or formerly of, Murphy

S 14°39'07" E 72.23' to a point of curvature to the right

Arc Length: 69.89';
Radius: 225.00';
Delta: 17°47'48" to an iron pipe and a point of reverse curvature to the left

Arc Length: 36.48';
Radius: 25.00';
Chord Length: 33.33' to an iron pipe

S 80°27'47" E 605.12'

Thence running along land, now or formerly of, Gerhard

S 27°00'47" E 133.39'

S 12°13'03" W 19.77'

S 75°55'53" W 170.07'

S 12°29'27" E 577.99'

N 61°54'13" E 45.06'

Thence running along land, now or formerly of, Forsythe

S 08°33'00" E 131.60'
S 11°34'10" E 145.56'
S 13°13'00" E 97.64' to a drill hole

Thence running along land, now or formerly of, Flore & Crawford

S 11°19'20" E 23.40'
S 13°54'20" E 56.40'
S 16°38'10" E 109.90' to a drill hole

Thence running along land, now or formerly of, Mixer & DaSilva

S 37°31'10" E 654.82'

Thence running along land, now or formerly of, Barnett

S 61°22'10" W 187.75'

Thence running along land, now or formerly of, Gibson

N 27°58'10" W 76.90'
N 36°16'20" W 31.69'

Thence running along land, now or formerly, each in part, of Gibson, Failla, Town of Weston and Lee & Bae

S 57°56'40" W 128.70'
S 77°02'39" W 288.48' to a stone bound

Thence running along land, now or formerly of, Lee & Bae and Allen

S 77°44'10" W 431.08'
S 30°03'08" E 175.13'
S 29°53'13" E 457.52'

Thence running along land, now or formerly of, Allen

S 27°01'00" E 91.72'
S 31°50'10" E 38.40' to a drill hole

Thence running along land, now or formerly of, Canevari

S 30°41'50" E 226.26'
S 36°57'40" E 22.05'
S 33°17'40" E 22.46'
S 24°24'40" E 15.08'
S 39°46'59" E 10.14' to a drill hole
S 30°23'48" E 250.15' to a drill hole

Thence running along land, now or formerly of, Koeppen

S 26°05'36" E 449.90' to a stone bound

Thence running along land, each in part, now or formerly of, Koeppen and Jones

N 62°11'27" E 406.20' to a wall corner

Thence running along land, now or formerly of, Belknap

S 28°38'01" E 106.30' to a drill hole

Thence running along land, each in part, now or formerly of, Belknap and Aspetuck Land Trust, Inc.

S 28°01'55" E 291.66'

Thence running along land, now or formerly of, Aspetuck Land Trust, Inc.

S 26°00'18" E 101.33' to a wall intersection

S 63°14'54" W 112.63'

S 64°24'14" W 119.35' to a drill hole

S 63°37'54" W 61.95'

S 73°36'12" W 282.24'

S 27°36'36" E 229.25' to a drill hole

S 27°00'04" E 56.68'

S 28°14'03" E 102.83'

S 28°38'13" E 116.43'

S 24°47'53" E 75.00'

S 25°58'23" E 92.88'

S 26°46'03" E 58.70'

S 65°24'27" W 82.55'

S 71°08'47" W 73.51'

Thence running along land, now or formerly of, the Town of Wilton

N 28°48'48" W 4,576.38' to a point found 1.70' east of a Town Monument

Thence running along land, each in part, now or formerly, of Anderson and Ando

N 61°20'57" E 339.22'

Thence running along land, now or formerly of, Ando

S 78°30'42" E 9.11'

N 21°55'58" E 47.98'

N 02°54'22" W 19.81'

Thence running along land, each in part, now or formerly of, Ando and Patino

N 24°28'38" E 101.04'

Thence running along land, now or formerly of, Patino

N 63°42'43" E 27.52'

Thence running along land, each in part, now or formerly of, Patino and Rath & Lenzer

N 41°25'43" E 249.36'

Thence running along land, now or formerly of, Dyson

S 29°35'47" E 222.20'

S 80°27'47" E 193.77' to a point of curvature to the left

Arc Length: 26.99';

Radius: 175.00';

Delta: 08°50'11";

Chord Length: 26.96';

Chord BRG: N 20°34'21" W

N 24°59'27" W 50.00' to a point of curvature to the right

Arc Length: 153.64';

Radius: 225.00';

Delta: 39°07'30"

N 14°08'03" E 302.74' to a point of curvature to the left

Arc Length: 42.83';

Radius: 175.00';

Delta: 14°01'22"

Thence running along land, now or formerly of, Pittori

N 16°03'27" W 87.12'

N 27°49'13" E 11.73'

N 14°39'07" W 21.38'

Thence running along land, each in part, now or formerly of, Pittori, Borowik, Gheorghe & Budai and Iacono

N 13°58'17" W 522.34' to the point of beginning

Total Area: 85.879± Acres



Planning & Zoning Commission

January 15, 2019

**REPORT ON THE SALE OF NEARLY 86 ACRES OF TOWN-OWNED LAND OFF
UPPER PARISH DRIVE, COMMONLY KNOWN AS THE FROMSON-STRASSLER
PROPERTY, TO THE ASPETUCK LAND TRUST**

Pursuant to Section 8-24 of the Connecticut General Statutes, the Weston Planning & Zoning Commission held a Special Meeting on Monday, January 14, 2019 to determine the appropriateness of the sale of nearly 86 acres of Town-owned land located off Upper Parish Drive, commonly known as the Fromson-Strassler property, to the Aspetuck Land Trust.

After presentations by the Weston Board of Selectmen, the Executive Director of the Aspetuck Land Trust, comments from several members of the public and deliberation/analysis among members of the Planning & Zoning Commission, the following motion was made:

Jane Connolly made a motion that the Commission provide a positive recommendation to the Board of Selectmen for a CGS Section 8-24 Referral with respect to the sale of nearly 86 acres of Town-owned land off Upper Parish Drive, commonly known as the Fromson-Strassler Property, to the Aspetuck Land Trust, Upper Parish Drive, as presented to the Commission. Seconded by Sally Korsh. By a 6-1 vote (opposed: Wolf), motion carried.

JAN 3:42