



Lachat Town Farm Commission Special Meeting Agenda

Meeting Held Remotely via Zoom:

<https://zoom.us/j/99165148436?pwd=anRVZ1ZiUHFCSmhaMGNNeUJXeDRpQT09>

Phone: 1-929-436-2866 **Meeting ID:** 991 6514 8436 **Passcode:** 387632

Date: 3/31/21

Time: 6:00pm

1. Call to Order
2. Meeting Objectives and Structure
3. Presentation
 - a. History
 - b. Introduction to the Lachat Team
 - c. Funding for Lachat
 - d. Private Event Proposal
 - e. Planned Programming for 2021
 - f. Education Center Opportunity
 - g. Operating Budget and Fundraising
4. Audience of Citizens: 3 Minutes or less per person
5. Motion to Adjourn



Welcome Lachat Town Farm Neighbors



Presented by Carol Baldwin and Elizabeth Zeppernick

This PowerPoint is intended as a presentation accompanied by a verbal commentary and the contents are intended to be key summary points as part of the verbal presentation.

Creating Lachat Town Farm

In 2011, a grassroots group of Westonites joined forces to save the pre-Revolutionary David Godfrey homestead from planned demolition by the Town.



Creating Lachat

The Town asked for a plan:
A master plan was created and approved
by the town to create a town farm,
aligned with the wishes of Leon Lachat.



Creating Lachat Town Farm



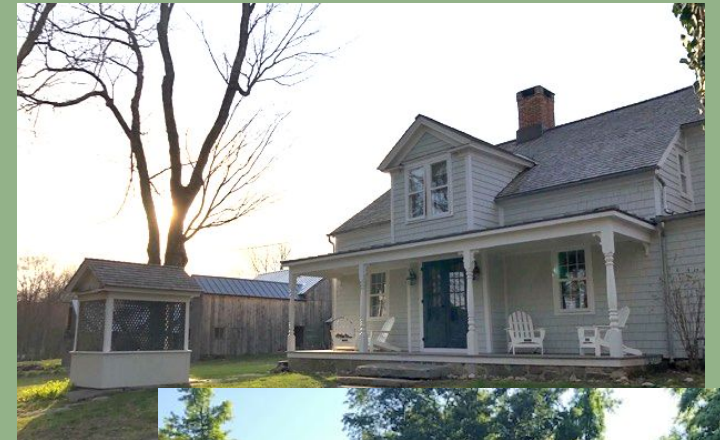
Under Leon's agreement with the Town & Nature Conservancy, the property is to be a place for non-commercial agriculture, education, and spiritual refreshment.

- “conserve its natural beauty and resources”
- “conduct research by universities or by students of plant and animal communities and of other phases of ecology and conservation”
- “for nature study by and for spiritual refreshment of responsible visitors”
- “individual, non-mechanized traversing of by such means as jogging, cross-country skiing, snowshoeing, or similar means of self-propulsion”
- "for non-commercial agricultural activities, including but not limited to a town farm or community gardens"



Creating Lachat Town Farm

When restoring the farmhouse and improving the facility, we have been very mindful of its historic character, using an architect and a contractor who specialize in historic buildings, as well as a barn restoration specialist.



The Lachat Team

- Town-Appointed Lachat Commission
 - Elizabeth Zeppernick, Chair
ezeppernick@gmail.com
- Friends of Lachat
 - Carol Baldwin, President
carolwbaldwin@gmail.com
- Farm Managers
 - Max & Lily Burns
- Events Manager
 - Anita Dinwoodie



Funding for the Farm

- No tax dollars are used
- How are we self-sustaining?

(on average)

Recurring costs: \$44,000

Improvements costs: \$12,000

- Income:

(on average)

Program income: \$35,000

Annual Individual Donations and Fundraising: \$37,000

*Above excludes restricted donations and associated restricted costs.

- Maintenance Fund managed by the Nature Conservancy





Proposed Private Rental Event Policy

- Per year:
 - 1 large rental event (under 250 people)
 - 4 small rental events (under 100)
- Previous Fiscal Year 2019 Policy, approved by the Board of Selectmen:
 - 1 large rental event
 - 3 small rental events
 - (Covid prohibited all but 1 of these events)



2021 Planned Large Event Programming



Events over 100 people	Projected 2021
Opening Weekend	2
Spring Egg Hunt	1
Farmers Markets	4
Music in the Meadow	4
Drive-In Movies	3
Hoedown	1
Autumn Celebration	1
Candy Cane Village	N/A in 2021
Candy Cane Hunt	2
Holiday Market	1
Noon Year's Eve	1
[Private Rental]	[1]

The Future for Lachat Town Farm

- New building being planned, consistent with Lachat deed agreement

- Replacement of the 3-bay garage
- Not envisioned as a rental venue
- The Daniel E. Offutt III Agri-Culture Center to include:
 - Art studio/Nature's Classroom
 - Teaching kitchen
 - A gathering space with a fireplace
 - Education center
 - Bathrooms



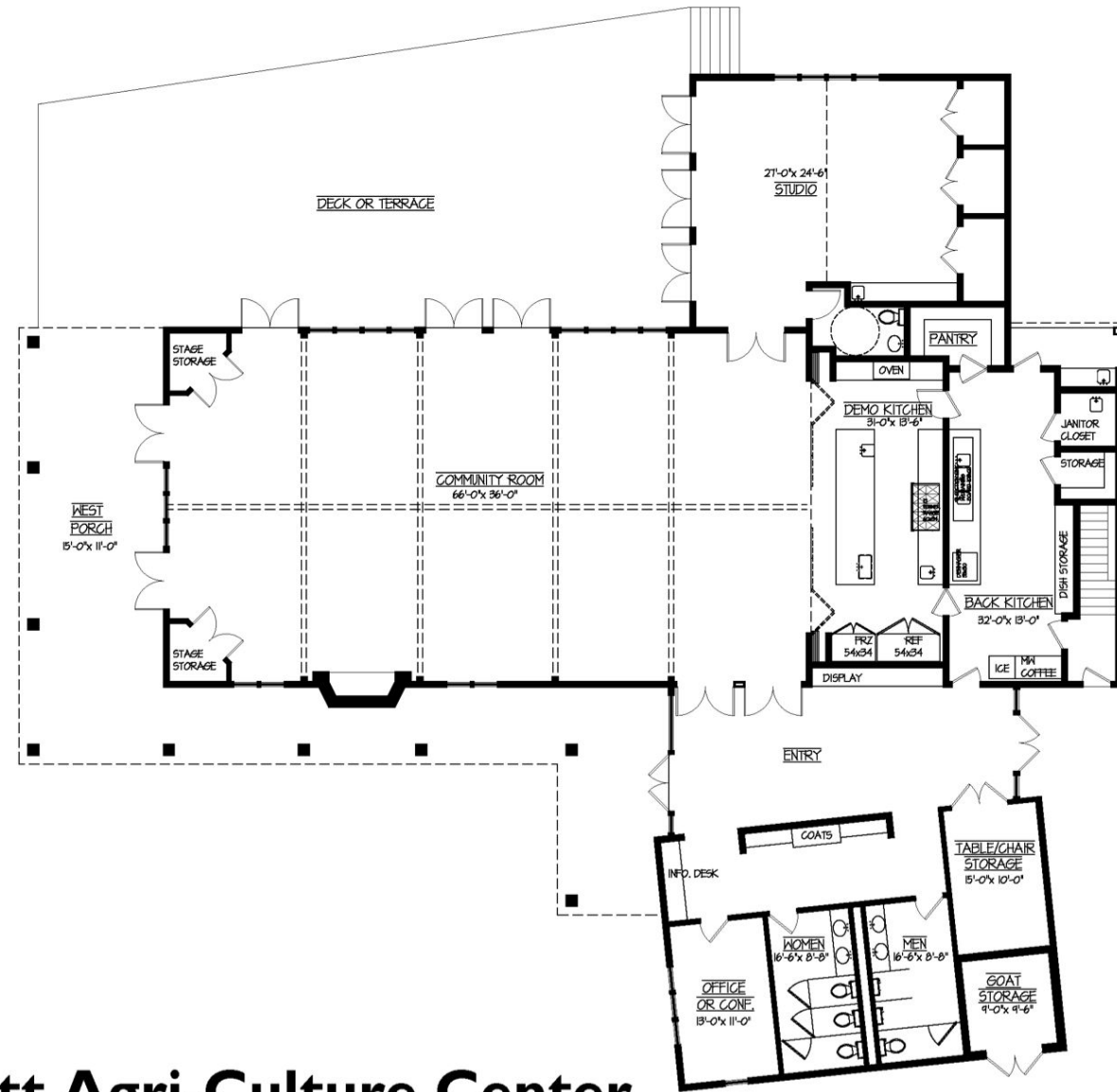
- An incredible amenity for the town and will complete foreseeable major improvements at Lachat Town Farm



Future Plans



Future Plans

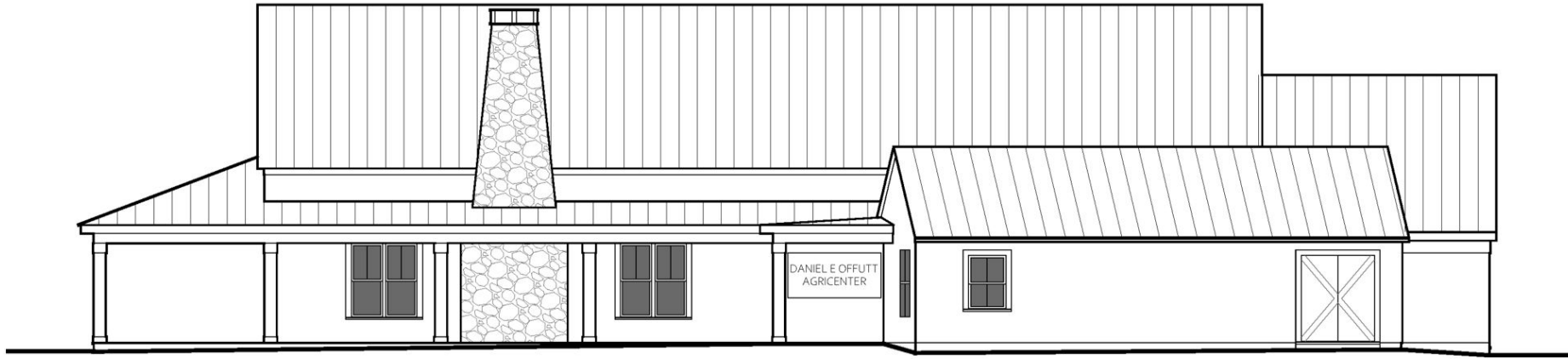


Daniel Offutt Agri-Culture Center

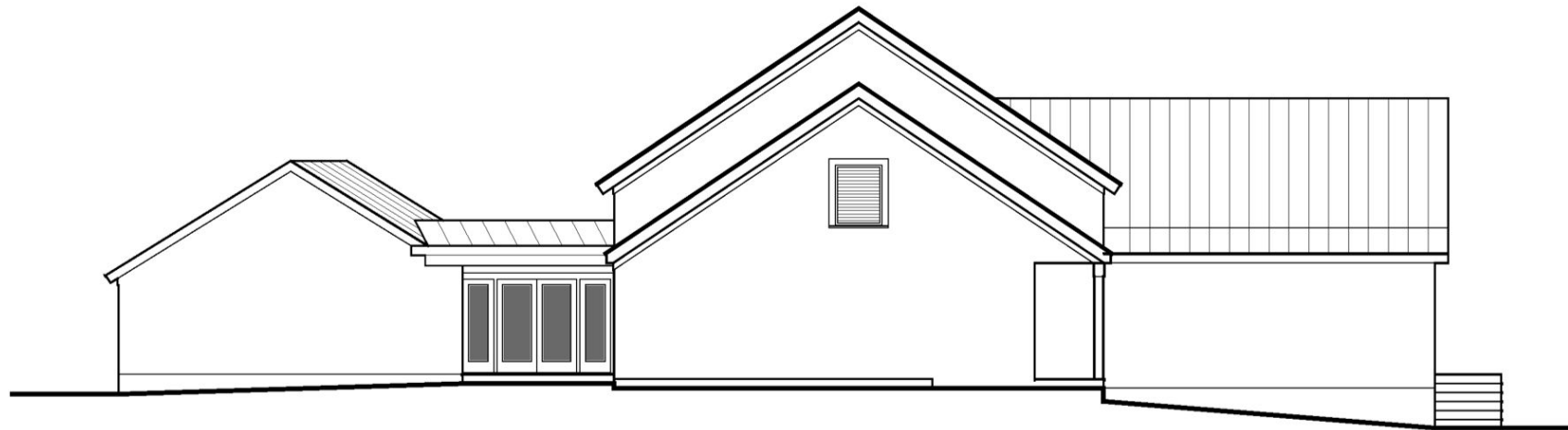
FLOOR PLAN March 22, 2021



Future Plans



SOUTH ELEVATION



EAST ELEVATION

Offutt Agri-Culture Center AT LACHAT FARM, WESTON, CT. March 22, 2021 SCALE: $\frac{1}{8}'' = 1'-0''$

Rob Sanders Architects, LLC
The Carriage House
434. Dixbury Road
Weston, Connecticut 06897
p. 203.261.0144
f. 203.261.0073
e. info@rsarch.com



Future Plans




NORTH ELEVATION



WEST ELEVATION



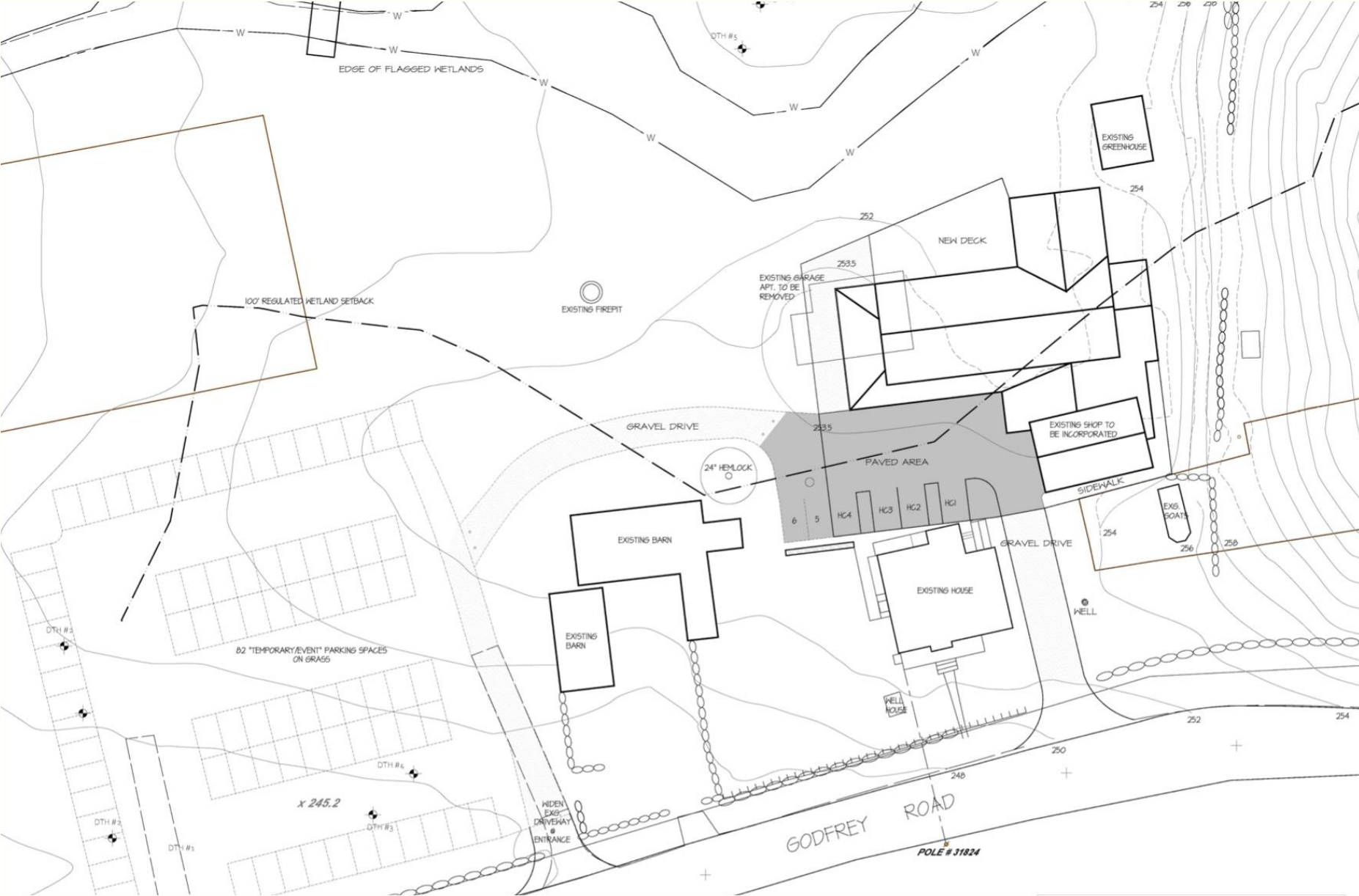
Rob Sanders Architects LLC
The Cottage House
118, 20 West Road
Wilton, Connecticut 06897
p 203-761-0144
f 203-761-0013
e info@rsarch.com



Offutt Agri-Culture Center AT LACHAT FARM, WESTON, CT. March 22, 2021 SCALE: $\frac{1}{8}'' = 1'-0''$



Future Plans



Future Plans





Estimated Operating Budget for Proposed Building

Nature Conservancy-held Maintenance Fund will help cover building upkeep in perpetuity:

Average annual funds available \$25,000

- No additional staffing required.
- Designed to be a model of sustainability with state-of-the-art insulation, windows, doors & solar panels.

Operating Costs:

- Natural gas - \$6,500
- Electricity - \$5,500
- Maintenance & Repair - \$6,000
- Cleaning Service - \$8,800

Total \$29,800

Income

- Indoor enrichment programs from October & March - \$10,000
- 



Fundraising Process

- In 2020, received a \$50,000 donation from the Offutt Trust to create plans
- Professional cost estimate on initial plans - \$3.5million
- Running a successful capital campaign starts with a private period of approaching large donors
- Have received a pledge from the Offutt Trust as well as other significant pledges
- Still fundraising but have enough to confidently move through Town approval process
- Large contingency included in cost estimate.

Approval Process:

- Lachat hasn't met with Board of Selectmen yet; we wanted to present to neighbors first
- With recently finished drawings, we will next meet with the Health District, neighbors (tonight), BOS, Conservation and P&Z



Clarifications

- The new building is not conceived of as a Rental Venue; it is Non-Commercial
- The kitchen is a teaching kitchen not a Commercial Kitchen
- The “Office/Conference Room” is the size of a Ladies Room
- The 1770s farmhouse is not being replaced; rather the non-historic, dysfunctional and unattractive 3-bay garage will be replaced
- We will work with existing parking, though specified handicap parking will be required
- The funds raised for the building are going to Friends of Lachat, not the Town of Weston
- Upon completion, Friends of Lachat will give the building to the Town & Nature Conservancy
- No change in the current deed or lease is needed
- The Nature Conservancy has expressed their support

How can you stay informed?

- Monthly Meetings- First Tuesday of every month at 7:30pm
- Lachat Town Farm's Website: lachattownfarm.org
- Lachat Town Farm's E-newsletter
- Contact any of the Lachat Town Farm Commission members: Chair, Elizabeth Zeppernick ezeppernick@gmail.com or any of our members: Carol Baldwin, Nick Bell, Kirby Brendsel, Terry Cho, Stirling Collins, Vickie Kelly, Christina Koether, Kat McConnaughey, Ellen McCormick, Erica Reiner
- Neighborhood Commission Representative- Stirling Collins stirlingcollins@gmail.com
- Contact Friends of Lachat: Carol Baldwin, President carolwbaldwin@gmail.com or any of the other Board members: David Allon, Deirdre Doran, Derek Hutchison, Ellen McCormick





Questions and Comments

Thank you for your time today!

