



Lachat Town Farm Commission Meeting Agenda

Meeting Held Remotely via Zoom:

<https://zoom.us/j/94053929035?pwd=TGlqS3BsbkhLdkVGU1dtUVBPckxjQT09>

Phone: 929-436-2866 **Meeting ID:** 940 5392 9035 **Passcode:** 565232

Date: 4/6/21

Time: 7:30pm

1. Call to Order
2. Discussion and Decision:
 - a. Guidelines for Events to Address-
 - i. General Use
 - ii. Traffic and Parking
 - iii. Noise
 - iv. Number of Events
 - v. Education Center (see Legal Q&A)
 - vi. Trash
 - vii. Protocol for Enforcement
3. Approval of Minutes from 3/2/21 and 3/31/21
4. Audience of Citizens: 3 Minutes or less per person
5. Motion to Adjourn

Q: Does the conservation restriction on the Lachat property prohibit the building of new structures on the farm?

A: No, the conservation easement specifically provides for renovation and expansion of buildings on the property consistent with the farm's mission. Specifically, the easement provides:

“Nothing herein shall be construed to prohibit the building or creation of a nature center or visitor's center, parking areas, classrooms and accessory uses as [the Town and the Nature Conservancy] deem necessary to enhance the enjoyment and education of visitors to the nature center or visitor's center or the Property.”

“Nothing herein shall be construed to prohibit the conversion or remodeling of existing buildings on the Property for such purposes. In regard to the uses and activities on the Property, the parties shall be guided by what complements the study of the animal and plant communities on the Property, including the sale of printed material or other material which enhances the study of the natural features of the Property.”

The Attorney General of Connecticut has confirmed that the use of the property for agricultural purposes is consistent with the historical legacy of the property.

Q: Does the conservation restriction limit the size of buildings on the property?

A: No, there are no size limitations.

Q: Does the conservation restrictions on the Lachat property prohibit cars or a parking lot on the property?

A: No, the conservation easement specifically allows the Town to “build, use, maintain, repair or replace parking areas” on the property.

Q: Did Leon Lachat desire to prohibit building on the property?

A: No, the agreements between the town and the Nature Conservancy at the time they acquired the property from Mr. Lachat provided for the building of a Nature Center, which would serve as the gateway to the Devil's Den Preserve, including office and classroom space, a lecture hall, a research lab, and residence space for staff and students.