



**TOWN OF FAIRFIELD**  
**LAND ACQUISITION COMMISSION**  
725 Old Post Road – Fairfield, CT 06824

**AGENDA**

July 8, 2025 6:00pm

The Land Acquisition Commission will hold a Public Meeting at 6:00 p.m. on Tuesday, July 8, 2025 at Sullivan Independence Hall, 2<sup>nd</sup> Floor Conference Room, 725 Old Post Road, Fairfield, CT 06825

To listen by phone as a member of the public, please refer to the dial-in number below.

✓ By phone: Dial (518) 418-1465 Bridge 5.

Please Note:

- ✓ If you call to listen, you will not be heard by the Commission members and there will be no live public comment until called for by the Chairman during the meeting. The public is encouraged to send their comments before the meeting to the following email: [Conservation@fairfieldct.org](mailto:Conservation@fairfieldct.org) with Land Acquisition Commission 7//25 Meeting in the subject line.

**COMMISSIONERS**

|                                       |                         |  |
|---------------------------------------|-------------------------|--|
| <b>Robert Wilkens</b> , Chairman (FM) | <b>Trey Bikers</b> (FM) | <b>Kasandra Marshal</b> , Secretary (FM) |
| <b>Bruce Audino</b> (FM)              | <b>Mark Eagan</b> (FM)  | <b>Tara Hawley</b> (FM)                  |
| <b>Adam Goodman</b> (FM)              | <b>Hilary Lane</b> (A)  |  |

FM = Full Member

A = Alternate Member

**I. CALL TO ORDER**

**II. PLEDGE OF ALLEGIANCE**

**III. APPROVAL OF DRAFT MEETING MINUTES**

**Land Acquisition Commission Second Quarter Meeting: April 8, 2025**

#### **IV. OLD BUSINESS**

1. Quarterly Update from the Fairfield Conservation Director on status of acquisition properties acquisition (Worksheet attached)
2. Outreach regarding potential acquisitions and aligning with other groups such as Aspetuck Land Trust.
3. State Legislation Update as it relates to Land Acquisition funding and local decision making.
4. Community Event Participation (Adopt a Street, Fairfield Earth Day)

#### **V. NEW BUSINESS**

1. Scheduling the 4<sup>th</sup> Quarter meeting

#### **VI. OTHER**

#### **VII. ADJOURN**

TOWN OF FAIRFIELD  
CONSERVATION DEPARTMENT  
LAND ACQUISITION WORKSHEET  
PARCEL ACTIVITY SINCE AUGUST 2021

| OWNER                                | LOCATION               | ACRES | RECEIVING OPEN SPACE | DEL. TAXES   | NATURAL RESOURCES PROTECTED             | STATUS   |
|--------------------------------------|------------------------|-------|----------------------|--------------|---|--|
| Gorlo                                | 159 Beaver Street      | 0.19  | Gypsy Springs        | \$43,949.52  | Inland wetlands/Watercourse             | <i>Acquired June 14, 2022</i>  |
| Barry                                | 152 Beaver Street      | 0.17  | Gypsy Springs        | \$28,468.76  | Inland wetlands/Watercourse             | <i>Acquired March 24, 2025</i>   |
| Brown                                | 145 Grace Street       | 0.11  | Gypsy Springs        | \$4,875.32   | Inland wetlands/Watercourse             | <i>Acquired June 9, 2022</i>   |
| Fazekas                              | 224 Riverview Circle   | 0.12  | Mill River           | \$4,429.09   | Inland wetlands/Watercourse             | <i>Acquired May 24, 2022</i>   |
| Klinko                               | 50 Concord Street      | 0.17  | Penfield Mills       | \$28,824.41  | Tidal wetlands                          | <i>Acquired September 7, 2023</i>  |
| Yovan                                | 130 Welch Terrace      | 0.05  | Oldfield Road North  | \$10,881.30  | Tidal wetlands                          | Town Attorney filed a request for a ruling on April 14, 2025. Stipulated Judgement in-progress                         |
| Vezina                               | 137 Deerfield Street   | 0.23  | Gypsy Springs        | \$9,000.00   | Inland wetlands/Watercourse             | Town Attorney initiate foreclosure   |
| Laurelbrook Assoc., LLC              | 240 Red Oak Road       | 6.00  | New Open Space       | \$5,149.23   | Inland wetlands/Watercourse             | Reconnected with with heiress on April 16 and May 21, 2025 regarding consideration of donation/foreclosure             |
| Laurelbrook Assoc., LLC              | 300 Stonewall Lane     | 2.97  | New Open Space       | \$211,489.82 | Inland wetlands/Watercourse             | <i>Acquired April 2, 2025</i>  |
| Laurelbrook Assoc., LLC              | 305 Stonewall Lane     | 9.10  | New Open Space       | \$212,863.56 | Inland wetlands/Watercourse             | <i>Acquired April 2, 2025</i>  |
| Edison Services, LLC                 | 1521 Congress Street   | 2.80  | New Open Space       | \$134,491.01 | Inland wetlands/Watercourse             | <i>Acquired February 24, 2023</i>  |
| BC & Son Electrical Construction LLC | 80 Hoydens Lane        | 1.01  | Hoydens Hill         | \$25,210.62  | Inland wetlands/Watercourse             | <i>Acquired February 10, 2023</i>  |
| St. Thomas Church                    | 200 Ruane Street       | 0.70  | Oldfield Road North  | \$0.00       | Tidal Wetlands                          | Department mailed letter in September 2022; Town attorney making contact in January 2023                               |
| Bragg                                | 1207 Congress Street   | 3.00  | New Open Space       | \$132,378.50 | Inland wetlands (potential vernal pool) | <i>Acquired May 14, 2024</i>   |
| Gulash                               | 191 Algonquin Road     | 0.63  | Villa Avenue         | \$157,291.89 | Inland wetlands/Watercourse             | <i>Acquired October 20, 2023</i>   |
| Velez                                | 798 Sturges Road       | 0.28  | Perry's Mill Ponds   | \$0.00       | URA/Existing Open Space                 | <i>Acquired September 4, 2024</i>  |
| Velez                                | 816 Sturges Road       | 0.31  | Perry's Mill Ponds   | \$0.00       | URA/Existing Open Space                 | <i>Acquired September 4, 2024</i>  |
| Westway Road, LLC                    | 470 Westway Road       | 0.82  | Westway              | \$44,107.39  | Inland wetlands/Watercourse             | <i>Acquired May 7, 2024</i>  |
| Westway Road, LLC                    | 700 Westway Road       | 1.27  | Westway              | \$9,345.08   | Tidal Wetlands                          | <i>Acquired May 7, 2024</i>  |
| Marva Marble & Granite Co. Inc.      | 140 Limerick Road      | 1.56  | New Open Space       | \$0.00       | Inland wetlands                         | <i>Acquired April 29, 2025</i>   |
| Wendy Martinenas                     | 688 Catamount Road     | 10.26 | Brett Woods          | \$0.00       | Inland Wetlands                         | No response to inquiry letters dated 09-12-24 and 01-23-25. Sent email on April 9, 2025                                |
| Jonathan Stock                       | 445 Congress Street    | 2.63  | New Open Space       | \$0.00       | Inland wetlands/Watercourse             | Initial contact letter mailed on April 1, 2025. Received a response letter on May 8, 2025 of non-interest at this time |
| Marion Trust                         | 785 Oldfield Road      | 1.50  | Oldfield Road North  | \$0.00       | Tidal wetlands                          | In-progress with Town Town Attorney for partial donation. Recently approved by P&ZC and CC.                            |
| Hutzelmann                           | 299 Pansy Road         | 0.70  | New Open Space       | \$0.00       | Inland Wetlands                         | Initial inquiry letter sent on 03-19-25  |
| Purcell                              | 860 Fairfield Beach Rd | 0.78  | South Pine Creek     | \$0.00       | Tidal wetlands                          | Initial inquiry letter mailed on April 25, 2025  |
| McAleer                              | 872 Fairfield Beach Rd | 0.90  | South Pine Creek     | \$0.00       | Tidal wetlands                          | Initial inquiry letter mailed on April 25, 2025  |
| Kramer                               | 890 Fairfield Beach Rd | 1.71  | South Pine Creek     | \$0.00       | Tidal wetlands                          | Initial inquiry letter mailed on April 25, 2025, response email received on May 14, 2025 of non-interest at this time  |
| Panigutti (Kardimis)                 | 220 Pansy Road         | 8.49  | New Open Space       | \$0.00       | Inland wetlands/Watercourse             | Acquisition approved by IWA, CC, P&ZC, BOS, RTM for acceptance. Title transfer in-progress                             |
| Hawthorne Realty, LLC                | 3722 Post Road         | 0.40  | Sasco Creek Pond     | \$0.00       | Inland wetlands/Watercourse             | Sent initial inquiry letter on February 18, 2025 - no response to-date   |
| Joan Hyde Gray                       | 3724 Post Road         | 0.80  | Sasco Creek Pond     | \$9,328.66   | Inland Wetlands                         | Town Attorney working on pending foreclosure case  |
| Collins et. Al                       | 3726 Post Road         | 4.20  | Sasco Creek Pond     | \$49,475.99  | Inland wetlands/Watercourse             | <i>Acquired June 20, 2025.</i>   |

\*Total **\$1,121,560.15**  
\*Total Less Acquired Parcels **\$83,835.18**

| TOTALS |  |
|--------|--|
| 64.49  | TOTAL ACREAGE LISTED                           |
| 18     | TOTAL PARCELS ACQUIRED SINCE AUGUST 2021       |
| 37.20  | TOTAL ACRES ACQUIRED SINCE AUGUST 2021         |
| 2.61   | AVERAGE ACQUISITION FREQUENCY RATE (IN MONTHS) |
| 27.29  | TOTAL POTENTIAL ACREAGE PENDING ACQUISITION    |

\* Total may not be updated to reflect current dollar values

  Updated since last LAC meeting (bold)  
  Acquired Parcel (italics)