



## WESTPORT CONNECTICUT

### CONSERVATION COMMISSION

TOWN HALL - 110 MYRTLE AVENUE  
WESTPORT, CONNECTICUT 06880  
226-8511

#### Memorandum

To: Carrie Makover, Planner  
From: Conservation Department Staff  
Date: February 27, 1997  
Re: Baron's Property South, Assessor's map #5318-1, Lots 99, 100, 117, 101, and 112

Pursuant to your request, the Conservation Department has reviewed the proposed purchase of the 22.6 acres parcel and resale of 10 acres by the Town of Westport.

The Conservation Department has long awaited the acquisition of the Baron's Property South by the Town, and endorses its purchase and preservation as open space area for the enjoyment of the public. Our Department would like to recommend that the 10 acres to be sold be cut from the edge of the property so that it will not become fragmented and its character as an extensive area of continuous acreage be maintained. The town may consider the sale of the section within the commercial zone along Post Road East and, if still needed, the two portions that extend along Imperial Avenue.

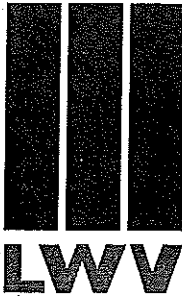
Upon review of the Town's resource maps, it was found that the site does not contain inland wetlands and watercourses, and is not located under the purview of the Waterway Protection Line Ordinance. The site is also situated outside both of the Town's Aquifer Protection Areas.

Thank you for the opportunity to comment.

RECEIVED

FEB 27 1997

WESTPORT P. & Z. C.



3/6/97  
Submitted  
by Kitty Graves

March 6, 1997

**TO THE MEMBERS OF THE PLANNING & ZONING COMMISSION AND  
BOARD OF FINANCE**

The League of Women Voters of Westport is here tonight to speak in support of the town's purchase of the property known as Baron's South. Our position, entitled Public Land: Management, Acquisition Use and Disposal calls for a "strong program for municipal acquisition and preservation of open space" in order to "maintain the character and beauty of our town and its natural resources, to contain and shape commercial growth and to control traffic and town development." Baron's South is among several special pieces of property identified in our position as desirable for the town to acquire.

In the above-mentioned position we suggest criteria for evaluating land for town acquisition. We believe that Baron's South meets several of these criteria:

1. It offers potential for public recreation
2. It offers potential for public building or other municipal uses
3. It acts as a buffer between conflicting uses
4. In its current state it maintains the character and beauty of our town
5. It is more than five acres

While the League favors the town's proposal to buy Baron's South, we question the proposal to sell up to ten acres of it immediately. We do not endorse the disposal of any portion of this property without proper evaluation. The very reasons that lead us to support this property's purchase preclude even its partial disposal.

Furthermore, it is our understanding that the proposal to acquire Baron's South does not contain any provisions for the portion of the property which directly fronts the Post Road and is not included in the sale. We suggest that the proposal should include either right of first refusal on this lot or lifetime tenancy for the current occupant with the property reverting to the town. Without this, the integrity of the property may be threatened in the future.

We also feel the purchase of this property has the highest priority, and that it should be considered on its own merits and not be tied to any other properties under consideration.

Thank you for your attention.

Lisa Shufro, President

**LEAGUE OF WOMEN VOTERS OF WESTPORT**

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