

Land Acquisition Committee
Charge

The Land Acquisition Committee is charged with the purpose of acquiring land or interest in land for the preservation of open space, for municipal purposes, and for active recreational uses and:

That the following types of land be considered for the purpose of Open Space

1. Land that has a recreational value as outlined in the Plan of Conservation and Development, or
2. Land that has significant scenic, topographic, conservation, or wilderness value based on the characteristics of the land, or
3. Land that has significant historical, agricultural or archeological value based on the character of the land and/or improvements thereon.

That the following types of land be considered for purchase for Municipal Purposes:

1. Land that is adjacent to existing municipal land, or
2. Land that has topographical features that are compatible with possible municipal use, or
3. Land that has been identified for municipal use in the Plan of Conservation and Development.

That the following types of land be considered for purchase for Active Recreational Use:

1. Land that has been identified for active recreational use in the Plan of Conservation and Development, or
2. Land that has topography that is suitable for active recreation use.
3. Other land found to be suitable for active recreational use as identified in other municipal plans.

The Land Acquisition Committee will consist of:

1. Two members of the Farmington Land Trust determined by the Land Trust.
2. Two members of the Farmington Conservation Commission to be determined by the Conservation Commission.
3. Two members of the Town Council – one who will serve as Chair as appointed by the Town Council.
4. One Town resident who will be appointed by the Town Council.

And the Following Ex officio members:

1. Town Manager or designee
2. Assistant Town Manager
3. Town Council Chairperson
4. Superintendent of Schools

Land Acquisition Committee
Procedures

- I. The LAC shall designate who shall contact the property owners and negotiate the terms of purchase
- II. The LAC maintains a list of properties to be considered for acquisition by the Town of Farmington. This list is a public document and shall be available in the Planning Department or on the Town's web site.
- III. Any person may recommend an addition of a property to the Land Acquisition List. This recommendation shall be made in writing to the Land Acquisition Committee and the Town Manager.
- IV. The LAC shall review each proposed property to be added to the Acquisition List, and shall vote on whether or not to list the property and for what purpose the property is being considered. Properties being considered for Open Space or Active Recreation shall be submitted to the Conservation Commission for review and recommendation prior to final listing of the property.
- V. Owners of property on the Land Acquisition List shall be notified in writing of the Town's interest in acquiring their property.
- VI. If, after a meeting with an LAC member, a property owner indicates an interest in selling their property to the Town, the LAC shall seek authorization from the Town Council to have an appraisal done of the property. The Town Council may then authorize the Town Manager to conduct an appraisal and other appropriate studies of the property.
- VII. Formal offers shall be made in the form of a Letter of Understanding signed by both the property owner, or their legal representative, and an LAC member. The Letter of Understanding shall include area and location of the property being offered, the agreed upon selling price and any conditions of the sale.
- VIII. The LAC shall forward the written offers to sell to the Town Council along with the LAC recommendation as to whether, and on what conditions the possible acquisition shall be pursued.
- IX. Following review of the formal offer, the Town Council may authorize the Town Manager to set and hold a public hearing to consider the acquisition of the property.
- X. The LAC may obtain written recommendations from any relevant organization or commissions for the public hearing, however, recommendations shall be obtained from the following entities for the particular types of land indicated below.

- A. The Director of Planning and the Director of Parks and Recreation for land, which has recreational value
 - B. The Conservation Commission and the Farmington Land Trust for land, which has significant scenic, topographic, conservation, or wilderness value
 - C. The Farmington Historical Society, the Farmington Historic District Commission, the Unionville Museum and the Unionville Historic District Commission for land relevant to each organization, which has significant historical or archeological value.
 - D. The Town Manager and/or the Superintendent of Schools for land, which has use for Municipal purposes.
- XI. The Town Council shall, after the public hearing, vote to recommend the possible purchase of a particular parcel of land to the Town Plan and Zoning Commission for a report under Section 8-24 of the Connecticut General Statutes.
- XII. The Town Council shall act on the possible purchase of a particular parcel of land after it receives a report from the Town Plan and Zoning Commission.
- XIII. The Town Manager's Office shall execute a purchase agreement with the property owner following Town Council approval to purchase property.
- XIV. The LAC shall receive a copy of the filed deed for the acquired property.
- XV. The LAC shall remain in existence only as long as there are funds remaining for the acquisition of Open Space, Active Recreation, or Municipal Use land.