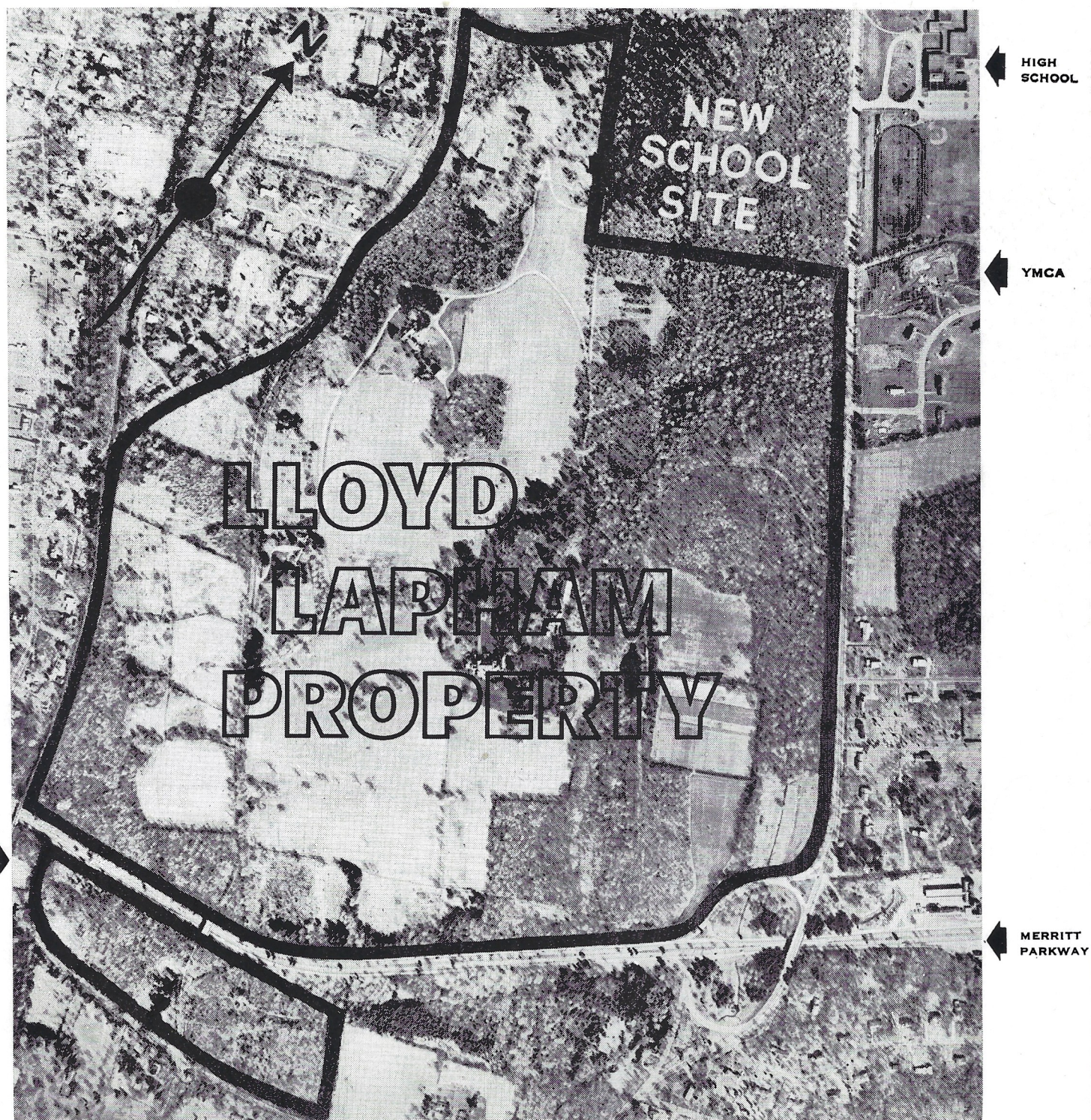


WILL NEW CANAAN ALWAYS HAVE OPEN SPACE?



An aerial photograph of the Lloyd-Lapham property

**A unique opportunity for our town to acquire
300 acres of beautiful woods and meadows**

NOW, through the generosity of Mrs. Ruth Lapham Lloyd (who has given the town 45 acres for the new high school), we are offered the opportunity to acquire the last available large tract of desirable land in New Canaan, consisting of 300 acres, mostly woods and meadows, and well located and suited for a wide variety of uses for our community.

Do We Need Woods and Meadows?

In case you haven't noticed, we're running out of open space. Our population has grown from 8,000 in 1950 to 13,400 in 1960. The State estimates our present population at 20,400. The projected future population is about 28,500, under existing zoning regulations. During the 10 year period from 1955 to 1964 alone, over 1,600 dwelling units were constructed.

We can understand the reasons for this growth. New Canaan is a beautiful town with open space — woods — meadows. It is a country community; this is why many of us come here to live. But, in spite of all our zoning and planning, there is one fact from which we can't escape. We're running out of open space.

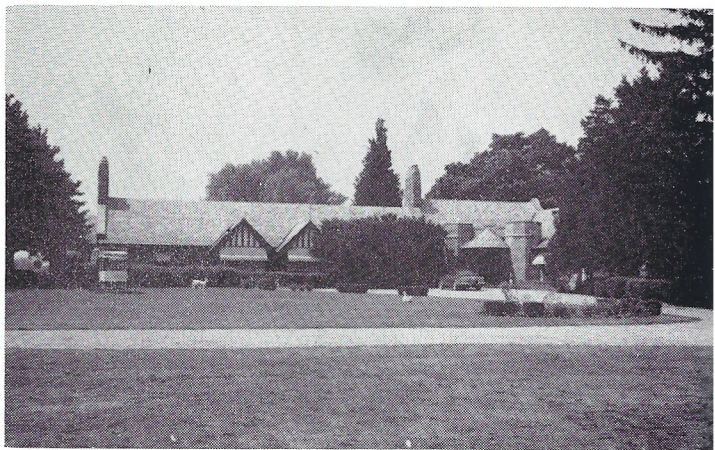
New Canaan now has been offered 300 acres of the most beautiful land in New Canaan. Consisting of woods and meadows, this property affords New Canaan the opportunity to preserve its beauty and to maintain its uncrowded charm. Mrs. Lloyd is willing to sell a portion of the property to the town at the appraised value of \$1,500,000 and to make a gift to the town of the remaining property. The estimated value of the entire property to a developer is approximately \$2,500,000. There are also buildings on the property which would be of no value to a developer but are of substantial value to our town.



Like stately sentinels, picturesque maples line a winding driveway to provide an attractive entry into the heart of the estate. This drive is in a network of roadways, all similarly shaded by splendid trees, that interconnect all corners of the vast acreage.



A broad meadow provides one of many true "open space" vistas, some with gently rolling hills and others of flat expanse. Dotted only occasionally by a variety of trees and shrubs, priceless heritage of the centuries, the land lends itself readily for almost any kind of use.



"The Bungalow," an outstanding example of Elizabethan architecture, is one of several buildings on the property. Its huge central room alone would be adequate for clubhouse facilities and would provide a fine center for many types of community activities.

This Property Can Be Used for Many Purposes

Some suggested uses for our citizens:

1. Areas where you can picnic in peace and quiet.
2. Walks for strolling, bird-watching and horticultural exhibits.
3. Areas for archery, tennis, softball, bridle paths, etc.
4. Buildings that can be used for community meetings, club meetings and art instruction classes.
5. Outdoor amphitheatre for concerts and other entertainments.
6. A possible lake.
7. A possible future municipal golf course.
8. Additional parking space at the Talmadge Hill Station.

Parts of the property and some of the existing buildings may also be suitable for other social, cultural and health-related activities.

The Cost

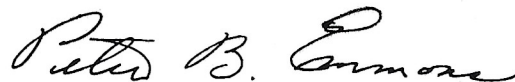
The \$1,500,000 would be raised by means of a bond issue. This would indicate an increase in taxes of less than 1 mill or about 2% on present taxes.

However, if this property were to be used by a developer, our taxes would increase far more as a result of additional services needed by the housing development.

Summary - And What We Should Do

The town needs this property to preserve its charm and for recreational purposes. Since it is the last available large tract of land left in New Canaan, it affords us the opportunity to insure the beauty of New Canaan.

We urge everyone to support this proposal and vote yes on this question which will be presented to the Town for a vote in July.



PETER B. EMMONS

Chairman, Lloyd Lapham Property Committee

Committee Members:

DARWIN DELAPP, HEYWOOD FOX, J. D. GUNTHER, ROBERT M. HART, ALLEN M. WHITLOCK

OPEN SPACE PLAN TOWN OF NEW CANAAN

FAIRFIELD COUNTY, CONNECTICUT

MARCH, 1967

LEWISBORO

POUND
RIDGE

WILTON

STAMFORD

STAMFORD

WILTON

NORWALK

LLOYD
LAPHAM
PROPERTY

STAMFORD

DARIEN

LEGEND

-  EXISTING PUBLIC LANDS
-  EXISTING QUASI-PUBLIC LANDS
-  WATER COMPANY LANDS
-  LANDS PRESENTLY COMMITTED TO OPEN SPACE OR INSTITUTIONAL USE
-  POTENTIAL OPEN SPACE (ACQUISITION)
-  OTHER OPEN SPACE PROPOSALS

BASE MAP COMPILED BY TOWN OF NEW CANAAN,
REVISED & UPDATED 1964-1966, HENRICIS, NEW
CANAN, CONN.

SCALE
0 800 1600 2400 3200 4000

