



Open Space Land Acquisition Committee

Presentation on Open Space
Land Acquisition Plan
Policies, Accomplishments, Benefits &
On-going Activities

March 2023

Open Space Land Acquisition Ordinance

*Adopted on June 4, 1998 by
Town Ordinance #98-1*



- Establishes a Hebron Land Acquisition Fund
- Provides for appropriations and other funding
- Establishes an Open Space Land Acquisition Committee and identifies responsibilities
- Sets forth a parcel recommendation and approval process

Committee Membership

■ Current Members:

- James Cordier – Citizen at Large
 - Christopher Frey – Conservation Commission
 - John Mullaney – Citizen at Large - Vice Chairman
 - Brian O'Connell – Citizen at Large - Chairman
 - Tiffany V. Thiele – Board of Selectmen
 - David Veschi – Board of Finance
 - Kate Wilcox – Parks and Recreation Commission
 - Frank Zitkus – Planning & Zoning Commission - Secretary
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Open Space Land Acquisition Sub-Committees

Agriculture
Resource Protection
Recreation

Agriculture Sub-Committee

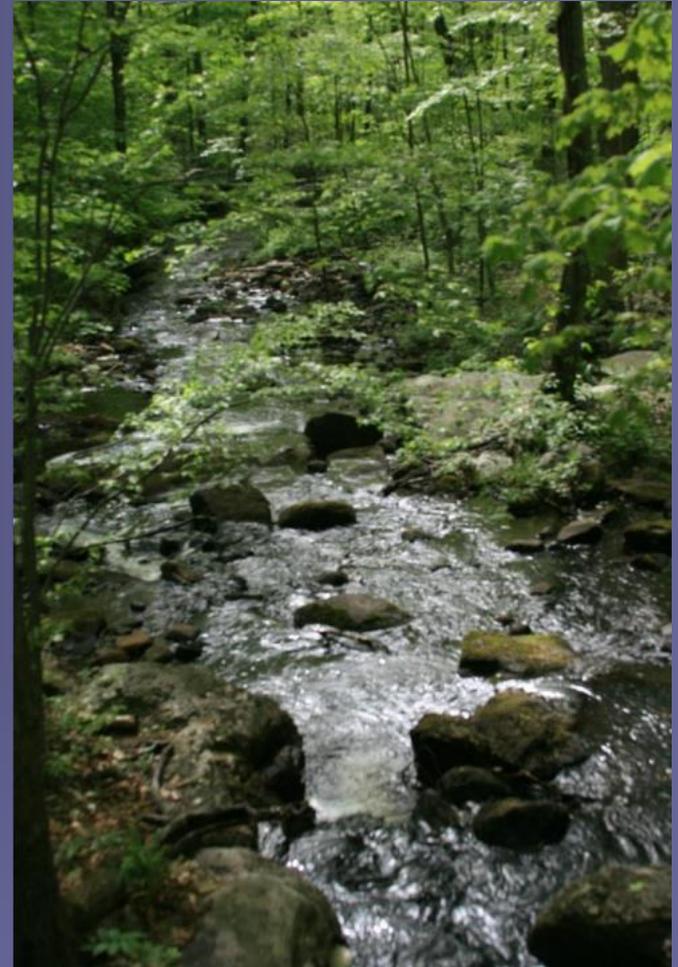
Preserve prime
farmland soils



Footehills Farm

Resource Protection Sub-Committee

Protect natural resources including wetlands, watercourses, forests and areas of special concern



Jeremy River

Recreation Sub-Committee

Provide for active and passive recreational opportunities



Burnt Hill Park



Policies

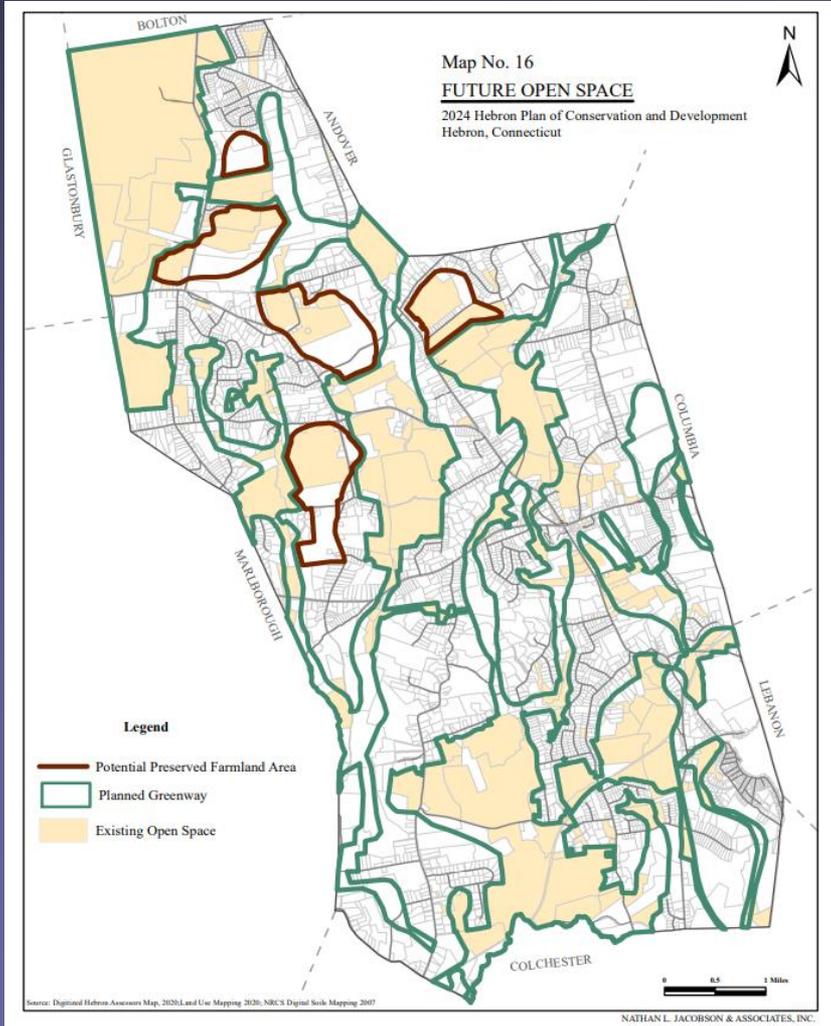
Open Space Land Acquisition
Committee

Policies Overview

- 1. Guided by Hebron's 2014 Plan of Conservation and Development, the Inland Wetland Agency's riparian corridor protection areas, Parks and Recreation Master Plan, and the State Plan of Conservation and Development**
 - 2. Land Acquisitions should, where possible, link parcels to create/enhance Greenway corridors**
 - 3. Promote multiple use of open space parcels**
 - 4. Develop a partnership with the State of Connecticut**
 - 5. Promote State acquisition of certain parcels where appropriate**
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Policy One:

- Be consistent with Hebron's Plan of Conservation and Development and Future Open Space Plan
- Guided by the Inland Wetland Regulations corridor protection areas
- Guided by the Town's Parks and Recreation Master Plan
- Consistent with the State Plan of Conservation and Development



Policy Two:

- Acquire parcels to create large blocks of preserved land
- Connect the blocks into Greenway corridors



Policy Three:



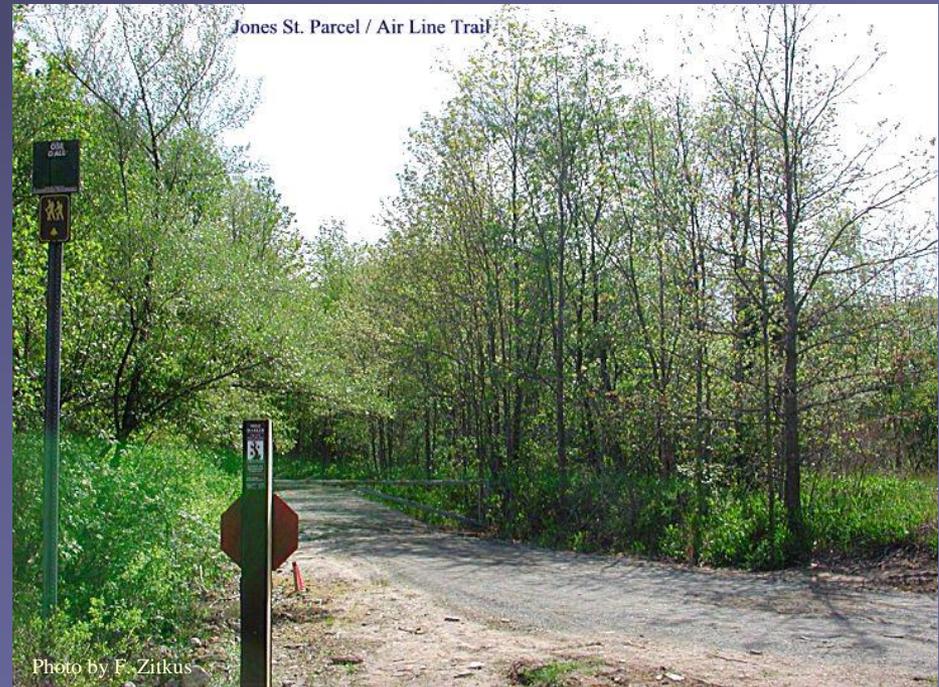
- Promote multiple uses where possible

Raymond Brook Preserve protects forest and farmlands that contain watercourses, existing trails and historic features

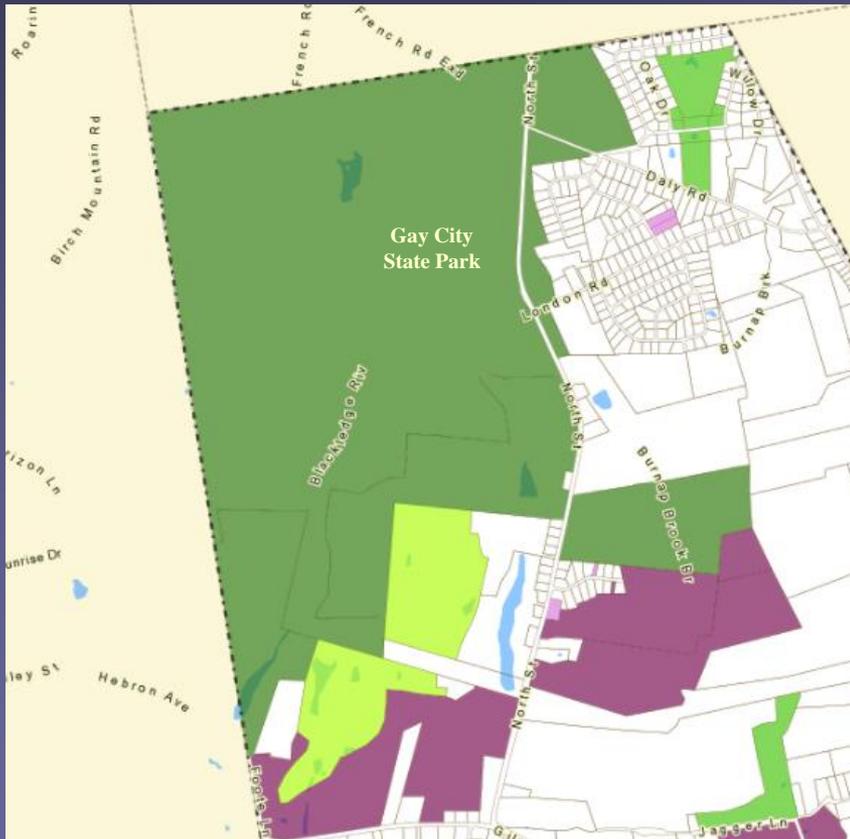
Policy Four:

Partnership with the State of Connecticut

- Provide surveys
- Fund appraisals
- Partial purchase
- Offer technical services



Policy Five:



Encourage State purchase where appropriate

- where land abuts existing State open space
- where it supports State goals

Top Preservation Priorities

1. Watercourse / Water Body Protection:

- Protect Fawn Brook and the West Branch Fawn Brook stream corridors, tributaries and headwaters
- Protect all other stream corridors, tributaries and headwaters (Raymond, Jeremy, Hope Valley and Judd Brooks)
- Preserve areas abutting significant water bodies

2. Farmland Preservation:

- Seek permanent preservation for unprotected working farmland
 - Protect other significant areas of prime farmland
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Top Preservation Priorities (contd.)

3. Extension of Existing Open Space Properties:

- Seek to enhance existing town-owned open space and parks with additional open space acquisitions
- Assist the State with acquisition of properties abutting state forest / parks

4. Air Line Trail Corridor / Connections:

- Preserve vacant parcels along the Air Line Trail establishing a permanent buffer
 - Establish a trail connection from the Air Line Trail to the Neighborhood Convenience District and Raymond Brook Preserve and then north to Hebron Town Center
 - Consider other trail extension opportunities
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Top Preservation Priorities (contd.)

5. Protection of Gateway / Scenic Parcels:

- Consider open space acquisition / protection of parcels that provide a scenic gateway into the Town
 - Protect other vacant land that provide scenic views of rural landscapes
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Accomplishments

Since the establishment of the Ordinance, the following parcels have been acquired by the Town of Hebron:

Open Space Acquisitions by the Town of Hebron 1998 – Present

Way , Jagger Lane – 31.6 acres	RBrook Preserve , Leary - 19.4 acres
RBrook Preserve , Church St – 65.3 acres	Alexander , Daly Rd – 9.4 acres
Burnt Hill Park , Hidden Acres – 111.9 acres	Serra , Grayville Rd – 10.0 acres
Burnt Hill Park , Emmanuelson – 61.2 acres	Fish , Gilead St – 47.5 acres
RBrook Preserve , Horton – 32.1 acres	Alpert , Air Line Trail Spur – 20.2 acres
Mussman , Church St – 94.4 acres	Hibbert , Old Colchester Rd – 81.9 acres
Harasimowitz , Old Colchester Rd – 20 acres	Horton , Kinney Rd – 35.0 acres
Reed , Church St – 14.1 acres	St. Peter's Field , Church St – 8.0 acres
Cardillo , Church St – 48.7 acres	Bernstein , Old Colchester Rd – 214.2 acres
Michaud , Church St – 3.4 acres	Raymond , Millstream Rd – 8.5 acres
Reid , Burnt Hill Rd – 2.2 acres	Morin , Air Line Trail Spur– 4.4 acres
Total Acquisitions – 943.4 acres	

Accomplishments

- Since 1998, the following parcels have been acquired by the State of Connecticut:
 - Jones' Properties, Air Line Trail – 55.6 Acres *
 - Campbell Property, Salmon River State Forest – 92.3 Acres
 - Corapinski Property, Holbrook Pond – 46.1 Acres
 - Fracchia Property, Bishop Swamp WMA (east) – 104.9 Acres
 - Fracchia Property, Bishop Swamp (west) – 178.9 acres
- Total – 477.8 Acres

* With Town of Hebron assistance

Accomplishments

- Since 1998, the State of Connecticut has purchased development rights for the preservation of farmland on the following properties:
 - Way / Schoonover Property – 72 Acres*
 - Way Property – 105 Acres
 - Maple Leaf Farm / Ellis Property – 234 Acres
 - Porter Farm – 193 Acres
- Total – 604 Acres

* With Town of Hebron assistance

Total Open Space Preserved

Since 1998 (through land/easement acquisition activities)

■ Town of Hebron:	943 acres
■ State of Connecticut:	478 acres
■ Purchase of Development Rights:	604 acres
■ Mohegan Land Trust Transfer*	<u>220 acres</u>
■ Total Acres Acquired:	2,245 acres

* 220 acres of Open Space was accepted by the Town from the Mohegan Land Trust

Open Space Inventory

Ownership	Acreage	% Of Town
■ Town of Hebron	2,019	8.5%
■ State of CT	<u>3,275</u>	<u>13.7%</u>
■ Total Public Ownership	5,294	22.2%
■ Preserved Agricultural Land	<u>1,119</u>	<u>4.7%</u>
Permanently Preserved =	6,413	26.9%
■ Private Open Space (not permanently preserved)	1,378	5.8%

Fiscal Impact:

- The American Farmland Trust has completed 151 *Cost of Community Services (COCS)* studies in 25 states between 1989 and 2009. Hebron conducted the very first COCS.
 - The results of those studies reveals that for every tax dollar these communities realized from residential development, the median amount they had spend in services was \$1.16.
 - ***Open Space Preservation Pays!***
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Fiscal Impact

- The COCS studies also show that for each tax dollar communities received from privately held open and working lands, they expended only \$0.35 cents in services.
 - ***Open Space Preservation Pays !***
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Fiscal Impact:

- The average Open Space Appropriation over the past 5 years, as percentage of the total approved Municipal Budget, is 0.335% (0.00335 or 1/3rd of 1%).
 - The Return on Investment of these appropriations have the following Open Space Benefits:
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Open Space Benefits

- enhances home values
 - mitigates property tax increases
 - provides for recreational areas, both passive and active
 - provides a desirable setting for harmonious economic growth
 - promotes eco and agrotourism, a benefit for local businesses
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Open Space Benefits

- preserves forests and productive farmland soils
 - provides for scenic vistas
 - preserves areas of cultural heritage
 - protects natural resources, including clean air and drinking water
 - provides wetland buffers which absorb pollution (pesticides, fertilizers, runoff)
 - provides habitat for wildlife
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Open Space Fund Balance Status

From July 1, 1998 (Fund Inception) to January 31, 2023

<u>Revenues</u>	<u>Amount</u>
Town Contributions	\$3,816,695.00
State Grants (7 awarded to date)	\$809,760.00
Fees in Lieu of Open Space	\$195,585.57
Donations	\$6,603.53
Investment Earnings	\$197,702.77
Other	\$293.70
Total Revenues	\$5,026,640.57

<u>Expenditures</u>	<u>Amount</u>
Land Acquisition	\$4,453,319.26
Site Assessment	\$28,266.91
Appraisals	\$68,562.50
Surveys	\$94,198.69
Other	\$1,504.97
Total Expenditures	\$4,645,852.33

Fund Balance (1/31/2023): **\$380,788.24**

Ongoing Activities...

- Pursue connection of Air Line Trail to Hebron business districts
 - Pursue other trail connections and participate in regional trail initiatives (i.e. 12-Town Air Line Trail Master Plan)
 - Continue to extend Greenway connections
 - Re-evaluate Priority Parcels
 - Site Walks on Key Parcels
 - Discussions With Landowners
 - Seek Adequate Local Funding
 - Seek State Grants
 - Continue Contact with State DEEP regarding acquisitions
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Hebron's Open Space Land Acquisition Fund

- *Thank you for supporting open space planning and preservation in our Town !*

