



# Open Space Land Acquisition Committee

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

2021

# 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

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## ■ Current Members:

- John Collins – Board of Selectmen
  - James Cordier – Citizen at Large
  - Charles Daniels – Parks and Recreation Commission
  - Christopher Frey – Conservation Commission
  - John Mullaney – Citizen at Large
  - Brian O'Connell – Citizen at Large
  - David Veschi – Board of Finance
  - Frank Zitkus – Planning and Zoning Commission
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# Open Space Land Acquisition Sub-Committees

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Agriculture  
Resource Protection  
Recreation

# Agriculture Sub-Committee

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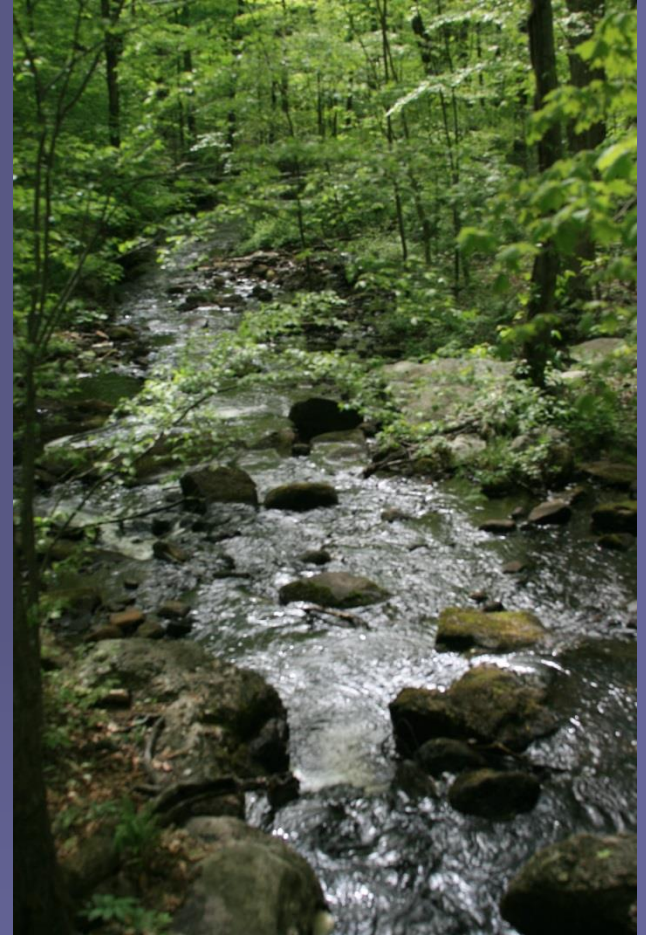


Foote Hills Farm

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# Resource Protection Sub-Committee

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Jeremy River

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# Recreation Sub-Committee



Burnt Hill Park



# Policies

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Open Space Land Acquisition  
Committee



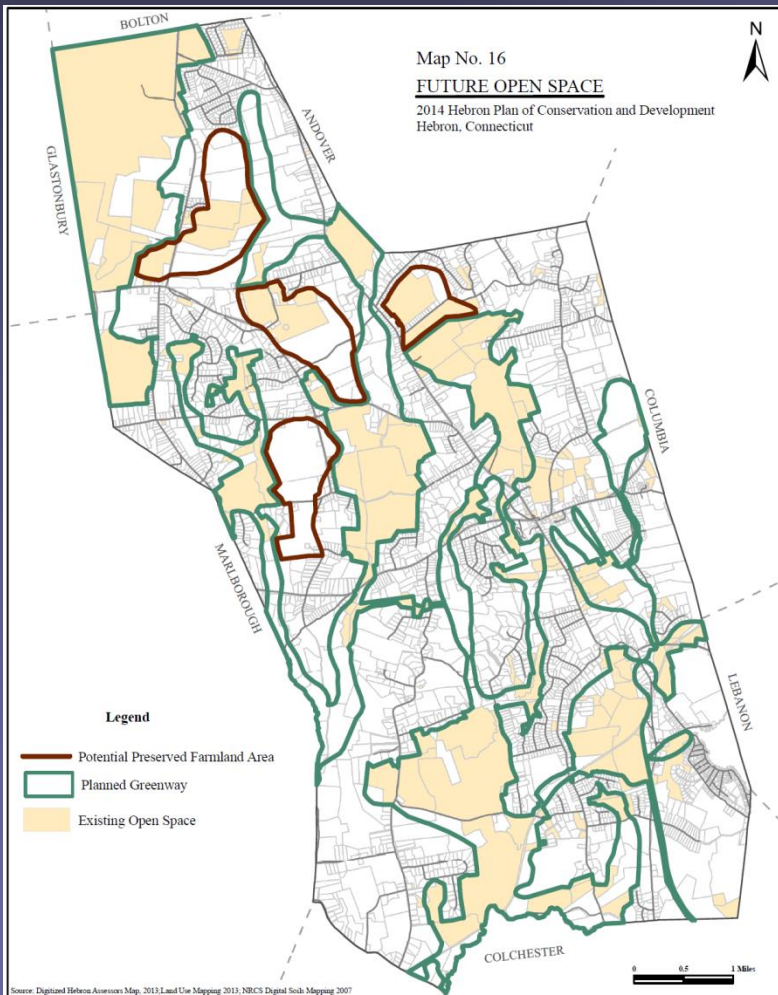
# Policies Overview

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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 will, where possible, promote development of large open space blocks into Greenways
  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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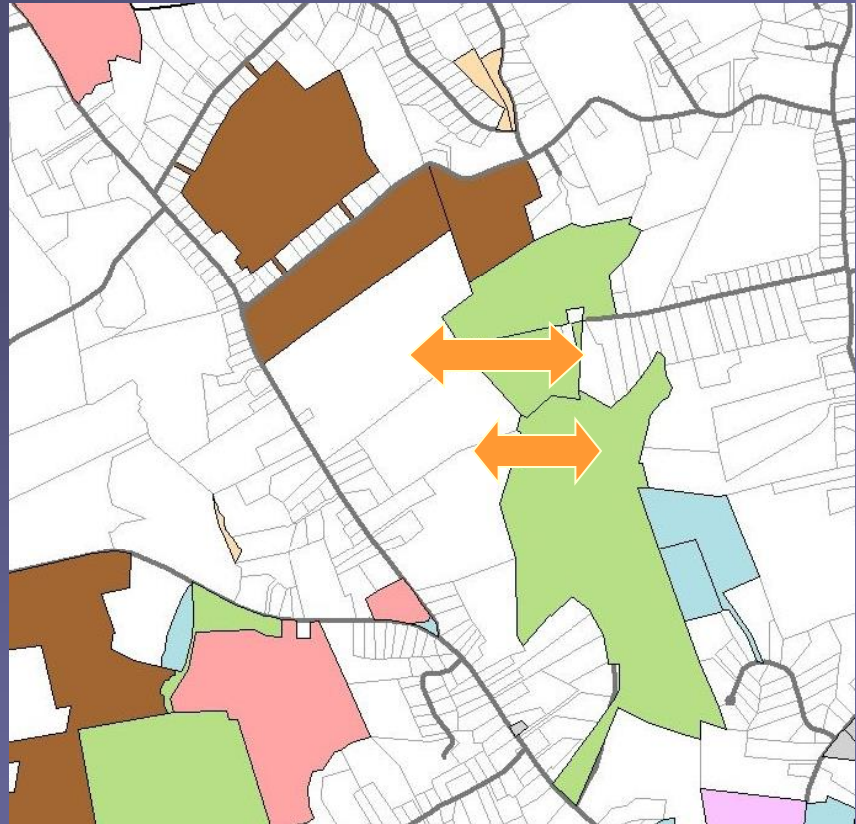
# Policy One:

- Be consistent with Hebron's 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:

- Create large blocks
- Connect the blocks into Greenway corridors



# Policy Three:

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Raymond Brook Preserve

Promote multiple uses  
where possible

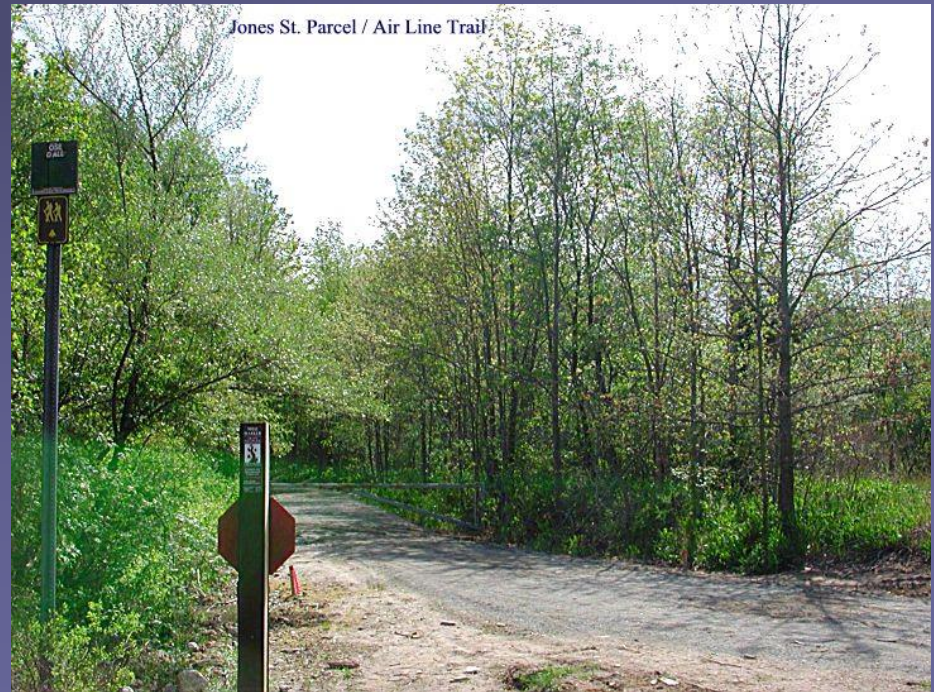
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# Policy Four:

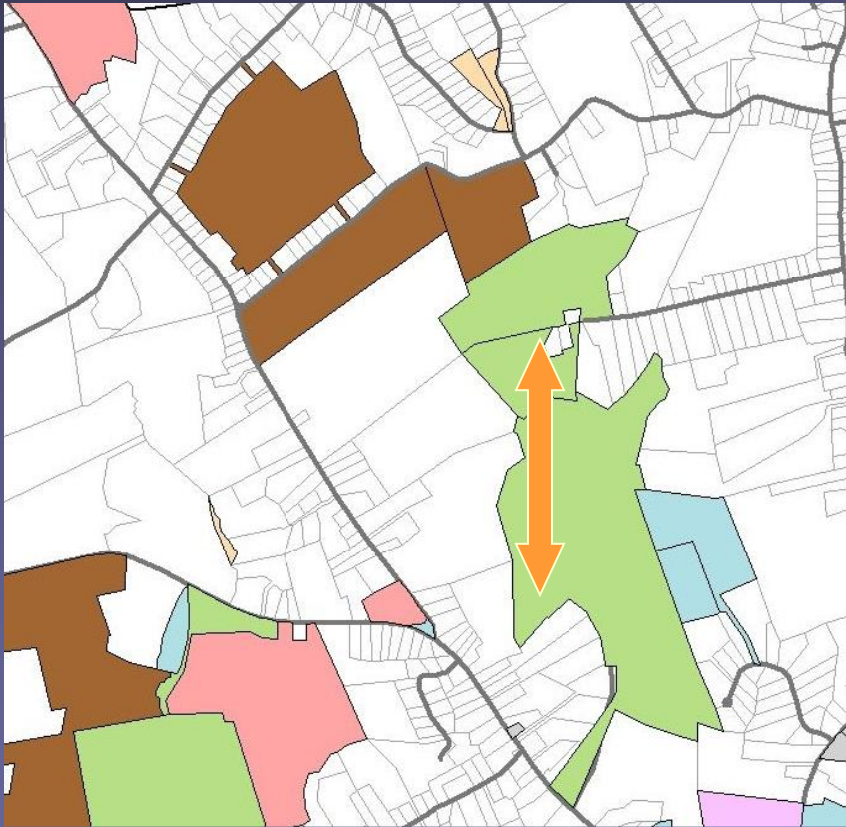
## Partnership with the State of Connecticut

- 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

# **Top Preservation Priorities (cont.)**

## **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

# **Top Preservation Priorities (cont.)**



## **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 and community character
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# Accomplishments

- Since the establishment of the Ordinance in 1998, the following parcels have been acquired by the Town of Hebron:

## Open Space Acquisitions by the Town 1998 - Present

|                             |                         |
|-----------------------------|-------------------------|
| Jagger Lane – 32 acres      | Reid – 2.5 acres        |
| Church Street – 65 acres    | Millstream – 19.4 acres |
| Burnt Hill Park – 112 acres | Daly Road – 9.4 acres   |
| Emmanuelson – 61 acres      | Serra – 10 acres        |
| Kinney Road – 32 acres      | Fish – 47.5 acres       |
| Mussman – 102 acres         | Alpert – 20.2 acres     |
| Harasimowitz – 20 acres     | Hibbert – 81.9 acres    |
| Reed – 14 acres             | Horton – 35 acres       |
| Cardillo – 50 acres         | St. Peter's – 8 acres   |
| Michaud – 3 acres           |                         |

Total Acquisitions – 724.9 acres



# Accomplishments

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- Since 1998, the following parcels have been acquired by the State of Connecticut:
  - Jones Properties – 54 Acres \*
  - Campbell Property – 95 Acres
  - Corapinski Property – 46 Acres
  - Fracchia Property (east) – 104.28 Acres
  - Fracchia Property (west) – 189 Acres
- Total – 488.28 Acres

\* With Town of Hebron assistance

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# Accomplishments

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- 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

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# Total Open Space Preserved

Since 1998 (through land/easement acquisition activities)

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|                                   |                  |
|-----------------------------------|------------------|
| ■ Town of Hebron*:                | 725 acres        |
| ■ State of Connecticut:           | 488 acres        |
| ■ Purchase of Development Rights: | <u>604 acres</u> |
| ■ Total Acres Preserved:          | 1,817 acres      |

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

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# Open Space Inventory

| Ownership   | Acreage      | % Of Town    |
|---|--------------|--------------|
| ■ Town of Hebron                                    | 1,796        | 7.5%         |
| ■ State of CT                                       | <u>3,284</u> | <u>13.7%</u> |
| ■ Total Public Ownership                            | 5,080        | 21.2%        |
| ■ Preserved Agricultural Land                       | <u>1,111</u> | <u>4.6%</u>  |
| <b>Permanently Preserved =</b>                      | <b>6,191</b> | <b>25.8%</b> |
| ■ Private Open Space<br>(not permanently preserved) | 1,117        | 4.7%         |

# Fiscal Impact:

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- The American Farmland Trust has completed 151 *Cost of Community Services* studies in 25 states between 1989 and 2009.
  - 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

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- 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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# Open Space Benefits

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

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- preserves productive farm and forest lands
  - 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 September 30, 2020

## ■ Revenues

|                                      |                  |
|--------------------------------------|------------------|
| ■ Town Contributions -               | \$3,566,695.00   |
| ■ State Grants (6 awarded to date) - | \$609,800.00     |
| ■ Fees-In-Lieu of Open Space -       | \$183,932.37     |
| ■ Donations -                        | \$6,603.53       |
| ■ Investment Earnings -              | \$196,226.81     |
| ■ Other -                            | <u>\$ 293.70</u> |
| ■ Total Revenues:                    | \$4,563,551.41   |

## ■ Expenditures

|                       |                   |
|-----------------------|-------------------|
| ■ Land Acquisition -  | \$3,936,884.10    |
| ■ Surveys -           | \$69,766.33       |
| ■ Site Assessments –  | \$28,266.91       |
| ■ Appraisals –        | \$58,190.00       |
| ■ Other -             | <u>\$1,504.97</u> |
| ■ Total Expenditures: | \$4,094,612.31    |

■ Fund Balance (9/30/20): \$468,939.10

# Ongoing Activities...

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- Pursue connection of Air Line Trail to Hebron business districts
  - Site Walks on Key Parcels
  - Discussions With Landowners
  - Seeking Adequate Local Funding
  - Seeking State Grants
  - Continuing Contacts with State DEEP
  - Re-Evaluate Priority Parcels
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# Hebron's Open Space Land Acquisition Fund

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

